



City of Charlotte Unified Development Ordinance Board of Adjustment Meeting  
Government Center – Room 280 – 600 East Fourth Street  
Tuesday, February 24, 2026 – 9:00 a.m.

### **RECOMMENDATION ITEMS**

#### **VAR-2025-00044**

**EPIC REALTY SOLUTIONS LLC (represented by Nicole Emina) located at 110 HONEYWOOD AV., parcel 06512514 owned by EPIC REALTY SOLUTIONS LLC.**

- Variance from UDO Article 8.3.C., Table 8-2 Row A to reduce the frontage setback from 36' to 10' along Honeywood Ave.
- Variance from UDO Article 20.9 Table 20-2 to reduce the width of the required Class A landscape yard from 40 ft to 25 ft.

#### **VAR-2025-00049**

**GSLH CHARLOTTE REALTY HOLDINGS (represented by Sarah Beason of Alexander Ricks PLLC) for property located at 610 S Church, parcel 07304220 owned by GSLH CHARLOTTE REALTY HOLDINGS.**

- Variance from Legacy Ordinance Section 9.906(2)(b) to allow transparent windows and doors arranged so that the uses are visible from and/or accessible to the street on 34% of the length of the first floor street frontage along Brooklyn Village Avenue rather than 50% required.

#### **VAR-2025-00057**

**Four Corners of Charlotte, LLC (represented by Romil Chudgar of Four Corners of Charlotte, LLC) for property located at 2830 HUNTINGTOWNE FARMS LN, parcel 17322195 owned by Four Corners of Charlotte, LLC.**

- Variance from Article 4.3 Table 4.2(row A) for setbacks for N1-A zoning of the UDO to reduce the front plated setback of 35 ft to 20 ft, a 15 ft reduction.

#### **VAR-2026-00001**

**REACHING FREEDOM LLC (represented by Ketal Patel of Leela Construction) for property located at 2125 SHARON FOREST DR, parcel 16511228 owned by REACHING FREEDOM LLC.**

- Variance from UDO Article 4.3.D.1, to increase the maximum required sidewall height from 20 ft to 27 ft, a 7 ft increase for the right side of the building.
- Variance from UDO Article 4.3.D.2, to allow the 45-degree building height plane to begin at the requested 27 ft sidewall height.

#### **VAR-2026-00002**

**Andrew Balogh of Olympia & Wright, LLC (represented by David Murray of Murray Law Firm, PLLC) for property located at 2962 Morning Dr, parcel 14518324 owned by DYNAMIS INVESTMENTS LLC.**

- Variance from UDO Article Table 4-2, 10' rear yard (20' reduction from required for single family detached house).
- Variance from UDO Article 31.3.D.2.a.i., 50' x 50' sight triangle modified to 10' x 70'.

**VAR-2026-00003**

**Tom Henry Design Company (represented by Thomas Podhrazsky of Tom Henry Design Company) for property located at 162 CHEVRON DR, parcel 18915103 owned by BASIL A II POLIVKA and CAITLIN O POLIVKA.**

- Variance from UDO Article 4.3, table 4-2 row D to decrease the required rear setback of 40 ft to 20 ft, a 20 ft reduction.

**VARIANCES**

**VAR-2026-00004**

**Roman Ryzhkov of Roman Design LLC for property located at 2107 ROSLYN AV, parcel 06901814 owned by SCOTT MCMANUS and LORIANN MCMANUS.**

- Variance from UDO Article 4.3, Table 4-2 row D to decrease the required rear setback from 25 ft to 11 ft, a 14 ft reduction.
- Variance from UDO Article 18.2.B.3.A to allow unheated space to encroach more than 25% of the depth of the required rear setback and more than 50% of the width of the dwelling at the rear building line.

**APPEALS**

**APL-2025-00012**

**Robbie Hodge owner of property abutting property located at 3026 Simpson Dr, parcel 09310512 owned by Barbara Steffon.**

- Appealing Zoning Violation determination.

**OTHER AGENDA ITEMS**

**VAR-2025-00050 – Request deferral to March 31<sup>st</sup> BOA meeting.**

**620 Queens Road Condominium Owners' Association, Inc (represented by Sarah Beason of Alexander Ricks PLLC) for property located at 620 QUEENS RD, parcel 12524C93 owned by CHIOTT LLC.**

- Variance from UDO 19.6.A.1.a.iii.E to allow a parking pad within established front setback.

**APPROVAL OF MINUTES**

**January 27<sup>th</sup>, 2026 Minutes**

**THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA.**

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*City of Charlotte will comply with the American Disabilities Act (ADA), which prohibits discrimination on the basis of disability. Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format because of a disability please contact the Clerk to the Charlotte Board of Adjustment, (704) 336-3818 or [kamesha.lampley@charlottenc.gov](mailto:kamesha.lampley@charlottenc.gov) at least 72 hours prior to the meeting.*

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