



City of Charlotte Unified Development Ordinance Board of Adjustment Meeting  
Government Center – Room 280 – 600 East Fourth Street  
Tuesday, June 30, 2026 – 9:00 a.m.

### **RECOMMENDATION ITEMS**

#### **VAR-2026-00020**

**EASTWOOD CONSTRUCTION PARTNERS LLC (represented by Marc Battiste of Eastwood Homes) for property located at 13115 Foxberry Rd, parcel 05120624 owned by EASTWOOD CONSTRUCTION PARTNERS LLC.**

- Variance from Article 19.6.A.I.a.iii.C & D to reduce the minimum required 20 ft driveway and parking pad length and the minimum 20 ft garage setback from 20 ft to 17 ft, a 3 ft reduction.

#### **VAR-2026-00023**

**MAXIM STARK for property located at 1927 St John St, parcel 07505814 owned by MAXIM STARK.**

- Variance from Article 4.3.D.1 to increase the maximum required sidewall height.

#### **VAR-2026-00025**

**Vincent Chevrier (represented by Sarah Beason of Alexander Ricks PLLC) for property located at 17932 Snug Harbor Rd, parcel 21717231 owned by Vincent & Jamie Chervier.**

- Variance from Article 17.1.E.1 to allow an Accessory Dwelling Unit (ADU) to be located in the established front setback.

#### **VAR-2026-00027**

**SDH CHARLOTTE LLC (represented by Sarah Beason of Alexander Ricks PLLC) for property located at 7611 Beatties Ford Rd, parcel 03315202 owned by SDH CHARLOTTE LLC.**

- Variance from Article 4.3.C (Table 4-2) footnote 5 to reduce the minimum required corner side setback along an arterial from 27 ft to 13.5 ft, a 13.5 ft decrease.

### **VARIANCES**

#### **VAR-2026-00019**

**Architect Builder Group (represented by Abraham Khalil of 650 INVESTMENTS LLC) for property located at 1218 East Bv, parcel 12111315 owned by 650 INVESTMENTS LLC and EQUITY TRUST COMPANY.**

- Variance from UDO 20.9 to waive the required landscape yard.

#### **VAR-2026-00021**

**CHARLOTTE MECKLENBURG BOARD OF EDUCATION (represented by Jeff Fuller of Optima Engineering) for property located at 15340 Smith Rd parcel 21932393 owned by CHARLOTTE MECKLENBURG BOARD OF EDUCATION.**

- Variance from Article 17.2.F.3 to waive the requirement that roof-mounted mechanical equipment shall be screened by an architectural element so that it is not visible from an abutting frontage.

## APPEALS

None

## OTHER AGENDA ITEMS

### VAR-2025-00050 (Requested Deferral to July 28, 2026)

**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.

### APL-2026-00003 (Requested Deferral to July 28, 2026)

**David Murray for property located at 2424 Cedarvale Dr, parcel 05319305 owned by HK CEDARVALE LLC.**

- Appeal of Zoning Administrator Interpretation of proposed use under I-2 (CD) zoning plan.

### VAR-2026-00022 (Requested Deferral to July 28, 2026)

**PIEDMONT NATURAL GAS COMPANY INC (represented by Crystal Fox of BMCD EGS PC) for property located at 9365 South Bv, parcel 20701202 owned by COMPANY INC  
PIEDMONT NATURAL GAS.**

- Variance from Legacy ordinance section 15.6.6 to reduce the required 10 ft landscape buffer as required by 15.8.4.A.9.b.ii.
- Variance from Legacy ordinance section 15.8.4.A.9.b.iii to reduce the 7 ft fence setback measured from required setback lines.

### VAR-2026-00026 (Requested Deferral to July 28, 2026)

**Jeremy Deese (represented by Sarah Beason of Alexander Ricks PLLC) for property located at 2500 E 5<sup>th</sup> St, parcel 12713701 owned by Jeremy & Lauren Deese.**

- Variance from Article 17.2.E to reduce the minimum required 20 ft garage setback from 20 ft to 11.5 ft, an 8.5 ft decrease.

## APPROVAL OF MINUTES

**May 26, 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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