



City of Charlotte Unified Development Ordinance Board of Adjustment Meeting
Government Center – Room 280 – 600 East Fourth Street
Tuesday, March 31, 2026 – 9:00 a.m.

RECOMMENDATION ITEMS

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, to reduce the required rear setback of 30 ft to 10 ft, a 20 ft reduction.
- Variance from UDO Article 31.3.D.2.a.i., to modify the required 50 ft x 50 ft sight triangle.

VAR-2026-00005

Brian Cannella of Benesch for property located at 6001 Quail Hollow Rd parcel 20909301 owned by CHARLOTTE MECKLENBURG BOARD OF EDUCATION.

- Variance from Article 15.4.KK to allow vehicular access from Heathstead Place (Local Road).
- Variance from Article 19.6.A.1.b.i to allow surface parking in the established setback.

VAR-2026-00009

Ray Ashburg (represented by Giovanni Luna Garcia of De Luna's Construction Corp) for property located at 2033 Vinton St, parcel 07507432 owned by Ray Ashburg and Amy S Ashburg.

- Variance from Article 4.3, Table 4-2 (row A) for setbacks for N1-C zoning to reduce the front setback from the required setback of 17 ft to 10 ft, a 7 ft reduction.
- Variance from Article 4.3, Table 4-2 (row D) for setbacks for N1-C zoning to reduce the rear setback from the required setback of 30 ft to 10 ft, a 20 ft reduction.

VAR-2026-00010

NORTHPOINTE LLC (represented by Mansour Edlin of Mansour Edlin Consulting) for property located at 0 Statesville Rd., parcel 02530102 owned by NORTHPOINTE LLC.

- Variance from Article 15.4.LLL.3 to waive the Class C landscape yard along 300' of Statesville Rd and 240' along Twin Lakes Py.
- Variance from Article 20.9.I to place shrubs along top of slope on backside of curb along a portion of the Statesville Rd frontage and to place required trees for Class C landscape yard between the property line & fence.
- Variance from Article 15.4.LLL.3 and 20.9.I, to allow placement of the Class C landscape yard behind tree save area and waive fence requirement along a portion of Twin Lakes Py.
- Variance from Article 15.4.LLL.3 to waive screening fence along the eastern lot line.

RECOMMENDATION ITEMS (Continued)

VAR-2026-00011

Fran Whelan of Bank of America (represented by Michael Wright of Balfour Beatty US) for property located at 110 N IRWIN AV, parcel 07812401 owned by BANK OF AMERICA NATIONAL ASSOCIATION.

- Variance from Article 12.3.E, Table 12-4(C) to allow the substitution of transparency requirements for the installation of a mural as part of the façade. Reduce the upper floor transparency along N Irwin Av from 15% to 0% and reduce the upper floor transparency along Trade St from 25% to 9%.
- Variance from Article 19.7.C.2 to reduce the active use requirement on levels 2-6 to 0% along Trade St.

VARIANCES

VAR-2026-00007

NORTHWAY HOMES LLC (represented by David Murray of Murray Law Firm, PLLC) for property located at 2127 Gemway Dr, parcel 03706416 owned by NORTHWAY HOMES LLC.

- Variance from Article 4.3, Table 4-1 (row A) to reduce the minimum lot size from the required 10,000 sq ft to 6969 sq ft.
- Variance from Article 4.3, Table 4-1 (row C) to reduce the minimum lot width from 70' to 35'.

APPEALS

No Items

OTHER AGENDA ITEMS

VAR-2025-00050 – Requested Deferral to April 28, 2026 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

February 24th, 2026 Minutes

THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA.

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 at least 72 hours prior to the meeting.
