



CHARLOTTE

City of Charlotte Unified Development Ordinance Board of Adjustment Meeting
Government Center – Room 280 – 600 East Fourth Street
Tuesday, May 26, 2026 – 9:00 a.m.

RECOMMENDATION ITEMS

VAR-2026-00015

BALLANTYNE JEWISH CENTER INC (represented by David Murray of Murray Law Firm, PLLC) for property located at 8632 Bryant Farms Rd, parcel 22328285 owned by **BALLANTYNE JEWISH CENTER INC**.

- Variance from Article 4.3, Table 4-5(B) to reduce the ground floor transparency requirement from 30% to 17%, a 13% reduction, to construct a synagogue building.

VAR-2026-00017

JAMIE RIOS SANCHEZ (represented by Ramon Adames of Archdeco) for property located at 310 Wellingford St, parcel 08903132 owned by **JAMIE RIOS SANCHEZ**.

- Variance from Article 4.3.D.1.a to increase the maximum required sidewall height from 20 ft to 27 ft, a 7 ft increase.

VAR-2026-00018

Mo Mcrae (represented by Adam Mcguire of Land Design) for property located at 2700 Oak Valley Ln parcel 12905203 owned by **INC HORIZON DEVELOPMENT PROPERTIES**

- Variance from Article 15.4.HHH.2.b to waive the requirement that all portions of each residential buildings are to be within 400 feet of a qualifying street.

VARIANCES

None

APPEALS

None

OTHER AGENDA ITEMS

VAR-2025-00050 (Requested Deferral to June 30, 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 June 30, 2026)

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

- Variance from Article 4.3, Table 4-2 for setbacks for N1-C zoning of the UDO to reduce the required rear setback of 30 ft to 15 ft, a 15 ft reduction.

APPROVAL OF MINUTES

April 28, 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.
