



City of Charlotte Unified Development Ordinance Board of Adjustment Meeting
Government Center – Room 280 – 600 East Fourth Street
Tuesday, September 29, 2026 – 9:00 a.m.

RECOMMENDATION ITEMS

VAR-2026-00033

PREMIUM GRADE LANDSCAPING INC. (represented by David Harris of ENGHarris PLLC) for property located at 939 W TREMONT AV, parcel 11904510 owned by PREMIUM GRADE LANDSCAPING INC.

- Variance from UDO Article 8.3, Table 8-2, to reduce the required 36' frontage setback to approximately 15', a 21' reduction along W Tremont Av.
- Variance from UDO Article 8.3, Table 8.2 to reduce the required 20' setback along the I-77 frontage to approximately 5', a 15' reduction.
- Variance from UDO Article 21.4.C to allow refuse collection vehicles to maneuver within the public right-of-way to access the on-site dumpster.
- Variance from UDO Article 19.6, table 19-4 (second row) to allow maneuvering within the required setback.

VAR-2026-00034

CHARLOTTE MECKLENBURG BOARD OF EDUCATION (represented by Rober Keidel of LandDesign) for property located at 2400 HILDEBRAND ST parcel 06912597 owned by CHARLOTTE MECKLENBURG BOARD OF EDUCATION.

- Variance from Article 15.4.KK, To allow primary vehicular access from and local street. (Hildebrand St.)
- Article 20.9, Table 20-3, To waive a portion of the 25' Landscape Yard along the northwestern corner of the property to allow for a secondary access from McDonald St.
- Article 19.6.A.1.b.i, To allow parking in the established setback between the new building and the primary frontage.

VAR-2026-00035

NOVANT HEALTH INC (represented by David Klausman of V3 Southeast) for property located at 1901 E 5TH ST, parcel 12703601 owned by NOVANT HEALTH INC.

- Variance from Article 17.2.F.2.a to allow mechanical equipment and screen wall within the required setback along E 5th St.

VARIANCES

None

APPEALS

None

OTHER AGENDA ITEMS

APL-2026-00003 (Requested Deferral to October 27, 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.

APPROVAL OF MINUTES

- **July 28, 2026 Minutes**
- **August 25, 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.