



CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE BOARD OF ADJUSTMENT MEETING
GOVERNMENT CENTER – ROOM 280 – 600 EAST FOURTH STREET
TUESDAY, JUNE 27, 2023 – 9:00 A.M.

RECOMMENDATION AGENDA

GRANTED

CASE NO. 2023-011

Carmel Hills, Inc. (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 2801 Carmel Road & 6024 Colony Road, tax parcel 211-632-98 & 211-361-18.

Requesting the following variances to allow existing structures, driveways and easements to remain to permit a rezoning and expansion of a facility:

1. A 24 foot variance from a 37.5 foot buffer for an existing cabin.
- 1.A A 27 foot variance from the 40 foot transitional setback.
- 1.B A 6.5 foot variance from the 20 foot side yard.
2. A 24 foot variance from a 37.5 foot buffer for an existing parking and fire lane.
3. A 10 foot variance from a 37.5 foot buffer for an existing cottage sidewalk and ramp.
4. A 11.5 foot variance from a 37.5 foot buffer for an existing internal drive.
5. A 18 foot variance from a 50 foot buffer for an existing utility transformers/pedestals.
6. A 39.5 foot variance from a 50 foot buffer for an existing 20 foot storm drain easement & existing cottage ramp and decking.

GRANTED

CASE NO. 2023-035

Kyle and Paulomi Campbell (Represented by Nick Tosco of Poyner Spruill, LLP) for property located at 420 Sardis Lane, tax parcel 187-181-78.

Requesting two variances to bring an existing accessory structure into compliance:

1. An 8 foot variance from the required 15 foot rear setback.
2. A 2 foot variance from the required 5 foot side setback.

GRANTED

CASE NO. 2023-044

Tracy Avenue Trust No. 2302281447 (Represented by David W. Murray, Murray Law Firm, PLLC) for property located at 6625 Tracy Avenue, tax parcel 055-163-06.

Requesting two variances to construct a residential dwelling:

1. A 7 foot variance from the required 27 foot front setback.
2. A 15 foot variance from the required 35 foot rear setback.

AGENDA

CONTINUED UNTIL JULY

CASE NO. 2022-077

Hallmark Building Corporation (Represented by John Galarde of Hallmark Buildings and David W. Murray of Murray Law Firm, PLLC) for property located at 1108 Fairmont Street, tax parcel 075-071-32.

Requesting three variances for compliance of a duplex dwelling:

1. A 9.8 foot variance from the required 20 foot setback for a duplex dwelling.
2. A 1 foot variance from the minimum 20 foot length for driveways and parking pads.
3. A 13.7 foot variance from the minimum 20 foot setback from back of sidewalk for a driveway and garage.

GRANTED

CASE NO. 2023-029

The City of Charlotte (Represented by The NRP Group) for property located at 818 E Arrowood Road, tax parcel 205-173-03.

Requesting two variances for a proposed multi-family dwelling:

1. A variance from the requirement for other-primary frontage within 100 linear feet of a transit station to allow the western boundary of the site to be considered secondary frontage.
2. A 20% variance from the 80% minimum build-to zone percentage for structures to allow a 60% build to zone along the requested secondary frontage.

GRANTED

Case No. 2023-041

Peggy L. Johnson (Represented by Thomas Bradley Johnson) for property located at 9509 Idlewild Road, tax parcel 135-163-11.

Requesting a variance to allow an accessory structure on a property with no principal structure.

CONTINUED UNTIL JULY

CASE NO. 2023-043

Dew Green LCID, LLC & Sanders Partnership, LLC (Represented by David W. Murray, Murray Law Firm, PLLC) for property located at 7040 Pleasant Grove Road & Kelly Road, tax parcels 033-094-01, 033-093-05, 033-093-04, 033-093-03, 033-093-02, 033-093-01.

Requesting a variance to allow vehicle access on a residential Collector Street for a Land Clearing and Inert Debris landfill.

APPROVAL OF MINUTES

APPROVED

May Minutes

OPEN FORUM

APPROVED

UDO Rules of Procedure Vote

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 Zoning Board of Adjustment, (704) 336-3818 or terry.edwards@charlottenc.gov at least 72 hours prior to the meeting.
