



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT MEETING  
GOVERNMENT CENTER – ROOM 280 – 600 EAST FOURTH STREET  
TUESDAY, MARCH 28, 2023 – 9:00 A.M.

## RECOMMENDATION AGENDA

### **GRANTED**

#### **CASE NO. 2023-015**

**Steven and Michelle Abels for property located at 335 Heathwood Road, tax parcel 157-122-17.**

Requesting a 20 foot variance from required 45 foot rear yard to permit renovation and expansion within the established rear yard.

### **GRANTED**

#### **CASE NO. 2023-016**

**Olympia and Wright, LLC (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 1006 Rhyne Road, tax parcel 053-015-14.**

Requesting two variances to allow development of a single-family residence on a nonconforming vacant lot:

1. A 10 foot variance from required 30 foot front setback.
2. A 20 foot variance from required 40 foot rear yard.

## AGENDA

### **CONTINUED UNTIL MAY**

#### **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 five variances to allow nonconforming structures, driveways and required site improvements to encroach into a required 50 foot Class C buffer to permit a rezoning and expansion of a facility:

1. A 24 foot variance from the 37.5 foot buffer with a fence for an existing building.
2. A 24 foot variance from the 37.5 foot buffer with a fence for existing parking and fire lane.
3. Allow Access to Colony Road to encroach up to 40 feet into required buffer.
4. A 11.5 foot variance from the 37.5 foot buffer for an existing internal drive.
5. A 18 foot variance from the required 50 foot buffer for existing utility transformers/pedestals.

### **GRANTED**

#### **CASE NO. 2023-014**

**JJ Homes Restorations, LLC (Represented by Daniel Medina of DHM Design NC) for property located at 1211 Rock Haven Drive, tax parcel 033-095-04.**

Requesting a 3 foot variance from the required 30 foot front setback for compliance of an existing home.

## APPEALS

### CONTINUED UNTIL MAY

#### CASE NO. 2022-051

**Thomas Lucian Selzer II, Amanda Marie Simmons Selzer, and Toby Bryan Porter (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 13227 Woody Point Road, tax parcel 199-085-33 owned by Steele Creek Volunteer Fire Department and Rescue Services, Inc.**

Appealing the Zoning Administrator's determination that a volunteer fire station is a permitted use on the subject property based upon the site meeting the prescribed conditions that the use will be located on a lot that fronts a collector street and that primary vehicular access to the use will not be provided by way of a residential local street.

The applicants cite the following Code Sections:

- A. 9.203(9)(c): Government Buildings up to 12,500 square feet
- B. 2.201: Street, Local (Class VI)
- C. 2.201: Street Collector (Class V)

## APPROVAL OF MINUTES

### APPROVED

February Meeting 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 Zoning Board of Adjustment, (704) 336-3818 or [terry.edwards@charlottenc.gov](mailto:terry.edwards@charlottenc.gov) at least 72 hours prior to the meeting.*

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