



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT MEETING
GOVERNMENT CENTER – ROOM 280 – 600 EAST FOURTH STREET
TUESDAY, MAY 30, 2023 – 9:00 A.M.

RECOMMENDATION AGENDA

CONTINUED UNTIL JUNE

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 six variances to allow nonconforming structures, driveways and easements in a required Class C buffer to permit a rezoning and expansion of a facility:

1. A 24 foot variance from a 37.5 foot buffer for an existing building.
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. 2023-027

Birdco Inc. (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 1608 & 1610 Julia Maulden Place, tax parcel 081-075-24.

Requesting a 21 foot variance from required 40 foot proposed right-of-way from the centerline of Parkwood Avenue to allow an existing duplex to remain on the property.

GRANTED

CASE NO. 2023-028

David & Sinclair Gillespie (Represented by Sarah Beason of Alexander Ricks, PLLC) for property located at 7545 Morrocroft Farms Lane, tax parcel 183-173-38.

Requesting a 25 foot variance from required 55 foot rear yard on the southeast (adjacent to parcels 183-203-07 & 183-203-03) to construct an addition.

APPEAL

CONTINUED UNTIL JULY

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

April Minutes

OPEN FORUM

Introduction of UDO Rules of Procedure

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.
