CHARLOTTE

City of Charlotte Unified Development Ordinance Board of Adjustment Meeting
Government Center – Room 280 – 600 East Fourth Street
Tuesday, November 17, 2026 – 9:00 a.m.

RECOMMENDATION ITEMS

None

VARIANCES

VAR-2026-00039 ***(Continued to November 17th hearing)***
CIRCAR INVESTMENT LLC (represented by Brian Smith of Urban Design Partners) for property located at 130 Lambeth Dr parcel 08911101 owned by CIRCAR INVESTMENT LLC.

- Variance from UDO Article 20.9, to reduce the required 25' wide Class B Landscape Yard on the property side and rear.

VAR-2026-00040 **(*requesting deferral to December 15 to revise plans*)**
MRL HOLDINGS LLC (represented by Sarah Beason of Alexander Ricks PLLC) for property located at 620 E 15TH ST parcel 08109316 owned by MRL HOLDINGS LLC

- Variance from UDO Article 13, Table 13-1 to reduce the required 10' side yard setback to 5', a 5' reduction.
- Variance from UDO Article 20.9, Table 20-3 to waive the required 25' wide Class B Landscape Yard between TOD-NC and N2-B zoned property.

VAR-2026-00041
HOSKINS COMMUNITY CENTER LLC (represented by Beverly Davis) for property located at 510 Sinclair St, parcel 06311315 owned by HOSKINS COMMUNITY CENTER LLC.

- Variance from UDO Article 20.9.B.4 to reduce the required 25' wide Class B Landscape Yard to 2 ft on the left and right side and to 5 ft on the rear with landscaping specified on the applicant's variance plan exhibit.

VAR-2026-00042
TARAJ LLC (represented by Mads Adams of Colony Builders, Inc.) for property located at 501 E Morehead St parcel 12517503 owned by TARAJ LLC.

- Variance from UDO Article 13.3.B. Table 13-1 Row A to reduce the required 20 ft frontage setback along E. Morehead St. to 10 ft a 10 ft reduction.
- Variance from UDO Article 13.3.B. Table 13-1 Row B to waive the Frontage Build-To Zone (BTZ) along E. Morehead Street.
- Variance from UDO Article 13.3.B. Table 13-1 Row C to waive the Minimum BTZ Build-To Percentage for Structure along E. Morehead Street.

APPEALS

None

OTHER AGENDA ITEMS

Vote on Findings of fact and conclusions of law for case VAR-2026-00037

To Be Determined - Requested Stay of development approvals and building permits for the property located at 2006 Roslyn Av (06901515) identified as L15 B3 M3 -35 in accordance with 160D-405(f) due to appeal applications received related to the proposed development.

APPROVAL OF MINUTES

- **October 27, 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.