



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
CONFERENCE ROOM 280, 2<sup>ND</sup> FLOOR  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, FEBRUARY 25, 2020 – 9:00 A.M.

**RECOMMENDATION AGENDA**

**CASE NO. 2020-008**

*Kenneth and Rosalyn Cox (represented by David Cordes of Intercept Legal Services) for property located at 6014 Sharon Hills Road, tax parcel 209-401-19.*

Requesting a variance of 7 feet from the 45 foot rear yard to allow the encroachment of an existing bay window and a rear portion of the home to remain.

**CASE NO. 2020-009**

*Guy Desormes for property located at 10227 Mallard Creek Road, tax parcel 027-261-40.*

Requesting two variances to allow retail construction on a property:

1. A variance from the transitional setback requirement.
2. A variance from the required loading space.

**CASE NO. 2020-011**

*James Nieman for property located at 1000 Sewickley Drive, tax parcel 149-181-20.*

Requesting two variances for a second story addition and construction of a porch on the rear of an existing home:

1. A variance of 10 feet from the required 40 foot rear yard to allow a second story in the established 30 foot rear yard.
2. A 15% variance from the 25% encroachment allowance to allow a porch to encroach 40% into the rear yard.

**CASE NO. 2020-013**

*Jean Rowntree for property located at 10915 Green Heron Court, tax parcel 199-353-54.*

Requesting a variance to allow an ADU inside an existing accessory structure that is not located within the rear yard.

**CASE NO. 2020-014**

*Magnus Capital Partners (represented by Scott Tyler of Moore & Van Allen, PLLC) for property located at 935 S. Summit Avenue, tax parcel 073-253-01.*

Requesting two variances to allow for the construction of a new floodplain ordinance complaint office building (replacing a noncompliant building) within the Community Floodplain boundary:

1. A variance to allow parking spaces to be more than 0.5 feet below Community Base Flood Elevation.
2. A variance to eliminate the requirement for dryland access.

## **AGENDA**

### **CASE NO. 2020-004**

***Scott Morgan and Kristin Varlas for property located at 411 Clement Avenue, tax parcel 127-032-06.***

Requesting four variances for proposed construction on the property:

1. A 12 foot variance from the 35 foot required rear yard to allow a second story addition to be built in the 23 foot established rear yard using the existing footprint of the single family dwelling.
2. A 34% variance from the 25% encroachment allowance for certain unheated extensions into the required rear yard of a single family home to allow a 59% encroachment.
3. A 20% variance from the maximum width allowance of 50% of the width of the dwelling to allow the deck to be 70% of the dwelling width.
4. An 8" variance from the required 3 foot accessory rear yard to allow a 2 foot accessory rear yard.

## **APPEALS**

### **CASE NO. 2019-092 (Appeal)**

***Shirley Long (Represented by Issac Long) for property located at 4732 Lynn Lee Circle, tax parcel 043-104-62.***

Appealing the Zoning Administrator's interpretation that there is a commercial business and commercial vehicles on the subject property which is located in a residential zoning district.

## **APPROVAL OF 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 [advernon@ci.charlotte.nc.us](mailto:advernon@ci.charlotte.nc.us) at least 72 hours prior to the meeting.*

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