



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
REMOTE MEETING  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, MAY 25, 2021 – 9:00 A.M.

RECOMMENDATION AGENDA

**CASE NO. 2021-020**

**Neil Hitchman for property located at 11600 Old Surry Lane, tax parcel 229-243-16.**  
Requesting a 25 foot variance from the 55 foot required setback along Williams Pond Lane to construct a pool.

**CASE NO. 2021-034**

**John and Sandra Ibach for property located at 5600 Wintercrest Lane, tax parcel 177-052-09.**  
Requesting a 3.1 foot variance from the required 15 foot street side yard for an existing addition to the principal structure.

**CASE NO. 2021-036**

**Timothy and Pamela Larson for property located at 5706 Closeburn Road, tax parcel 171-251-77.**  
Requesting variance to permit an accessory structure in the established setback.

**CASE NO. 2021-042**

**Clary Architecture, PLLC for property located at 4604 W. Sugar Creek Road, tax parcel 043-105-09.**  
Requesting a 10 foot variance from the required 40 foot transitional setback to construct a deck.

AGENDA

**CASE NO. 2021-038**

**Mahmoud Alqolaq for property located at 1808 Wilton Gate Drive, tax parcel 029-661-95.**  
Requesting three variances in order to subdivide a property into 3 lots to construct single-family detached dwellings:

1. A 2,000 square foot variance from the minimum 10,000 square foot lot area for detached dwellings.
2. A 10 foot variance from the required 30 foot setback.
3. A 10 foot variance from the required 45 foot rear yard.

**CASE NO. 2021-041**

**Daniel Lineberger for property located at 2427 Elkwood Circle, tax parcel 093-072-18.**  
Requesting an 8 foot variance from the required 40 foot rear yard for an existing addition to the principal structure.

## APPROVAL OF MINUTES

### April Regular Meeting Minutes

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**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 [maxx.oliver@charlottenc.gov](mailto:maxx.oliver@charlottenc.gov) at least 72 hours prior to the meeting.*

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