



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
REMOTE MEETING  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, JANUARY 26, 2021 – 9:00 A.M.

RECOMMENDATION AGENDA

**GRANTED**

**CASE NO. 2020-113**

**Val Kovalenko, represented by David W. Murray, for Diaz Construction, LLC, for property located at 417 Centerfield Dr, tax parcel 055-042-28.**

Requesting a 13 foot variance from the required 20 foot setback in order to construct a new house.

**GRANTED**

**CASE NO. 2020-114**

**Val Kovalenko, represented by David W. Murray, for Diaz Construction, LLC, for property located at 411 Centerfield Dr, tax parcel 055-042-29.**

Requesting a 12 foot variance from the required 20 foot setback in order to construct a new house.

**GRANTED**

**CASE NO. 2020-115**

**Val Kovalenko, represented by David W. Murray, for Diaz Construction, LLC, for property located at 407 Centerfield Dr, tax parcel 055-042-30.**

Requesting an 23 foot variance from the required 35 foot setback in order to construct a new house.

**GRANTED**

**CASE NO. 2020-127**

**Anna Trakas for property located at 624 Mount Vernon Avenue, tax parcel 123-057-13.**

Requesting two variances to construct a second story on a nonconforming detached accessory structure:

1. 1.4 foot from the 3 foot accessory side yard.
2. 1.4 foot from the 3 foot accessory rear yard.

**GRANTED**

**CASE NO. 2020-128**

**Andrew Feund for property located at 11707 Riverhaven Drive, tax parcel 031-211-06.**

Requesting a variance to allow development within an existing encroachment into the 100 foot watershed buffer that includes a home addition and the removal of an existing built upon area.

**GRANTED**

**CASE NO. 2020-134**

**Roof Above, Inc, represented by John Carmichael, for property located at 575 Clanton Road, tax parcel 145-132-02.**

Requesting a 0.6 floor area ratio variance to allow a building addition and the adaptative reuse of an existing building.

**AGENDA**

**DENIED**

**CASE NO. 2020-099**

**Susan Murray for property located at 1824 Hall Avenue, tax parcel 095-074-01.**

Requesting a variance from the 25% encroachment allowance to allow a deck to encroach 80% into the required rear yard.

**GRANTED**

**CASE NO. 2020-124**

**Robin H. Fox for property located on Nance Road, tax parcel 055-101-11.**

Requesting a variance to construct a single family home on an existing lot that does not abut a street.

**APPROVAL OF MINUTES**

**APPROVED**

**December Regular Meeting Minutes**

**ELECTION**

**Rick Sanderson Elected Chairman**

**Election of Chairperson**

**Patrick Welch Elected Vice-Chairman**

**Election of Vice-Chairperson**

**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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