



CHARLOTTE

PLANNING, DESIGN
& DEVELOPMENT

**Innovative Request
June 2, 2026**

**ZONING
LOCATION**

1989-080 (R-20MF Innovative)
Approximately located near the intersection of N. Sharon Amity Road and
Central Avenue. (3605 Selwyn Farms Ln.)

STAFF RESOURCE: John Kinley

REQUEST:

- Ryan Cox on behalf Jessica Quackenbush (property owner) is requesting approval of Innovative provisions for a parcel within the R-20MF zoned Selwyn Farms Subdivision associated with petition 1989-080. The subdivision is located at the intersection of Marsh Road and Selwyn Farms Lane. The site requested for Innovative provisions is parcel 14912517, located at 3605 Selwyn Farms Lane.
 1. Reduction of the required rear yard from 25 feet to 22 feet (3-foot reduction).

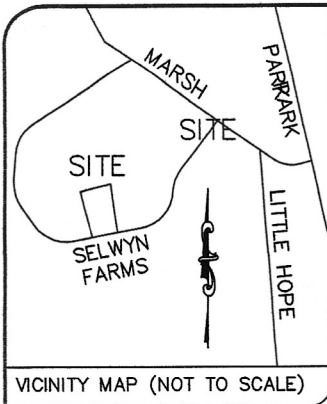
**STAFF
RECOMMENDATION**

Staff recommends approval of the Innovative Request.

Rationale:

- The property is conditionally zoned under the legacy Zoning Ordinance by Petition 1989-080 for R-20 MF Innovative per the conditional zoning approved site plan.
- The approved zoning plan specifies a 25' minimum rear yard setback.
- Innovative zoning allows applicants to request modifications to the setbacks per Section 3214.5 of the 1989 Zoning Ordinance.
- The lot is developed with an existing single family home with a screened room and deck 22 ft from the rear property line. The R-20MF Innovative zoning did not specify allowances for unheated building extensions. The requested 22 ft innovative rear setback is a minor change from the original 25 ft specified on the approved zoning plan.
- According to Section 3214.6. in evaluating an application for innovative developments, the Zoning Committee will consider whether the development plan meets an objective listed below.
 1. Accomplishes objectives as specified in the statement of intent.
The intent of the R-20MF district is to provide low density multi-family development in areas unsuitable for high density multi-family. Single family detached homes can be allowed within R-20MF development when part of an Innovative development. The purpose of innovative development standards is to encourage development with special qualities or concepts that deviate from base Ordinance standards.
 2. Exhibits special, atypical design features and thoughtful, imaginative use of the land.
The overall Selwyn Farms development provided for the opportunity for the lots along Selwyn Farms Lane to be developed with single family detached homes.
 3. Provides for reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development.
Other homes in the neighborhood have rear sunrooms, porches and covered porches and similar unheated extensions. The applicant is seeking the innovative rear yard setback to accommodate an existing screened room. There have been several innovative requests in this neighborhood for similar rear building extensions and this request maintains a reasonable land use relationship within the development.
 4. Provides the community with a beneficial, alternative design concept which is potentially applicable in other community situations.
While the overall Selwyn Farms development would have accomplished this objective, the proposed 22 ft innovative rear yard setback aligns with those applied to other lots in the community for similar unheated extensions.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	424.28'	55.99'	55.94'	S 72°10'08" W	7°33'37"



SELWYN FARMS
MAP BOOK 24, PAGE 486

15' SANITARY SEWER
RIGHT OF WAY
(APPROXIMATE
LOCATION)

REFERENCES:
TAX PARCEL: 149-125-17
DEED BOOK 31583, PAGE 168

BUILDING TIES ARE MEASURED
PERPENDICULAR TO LOT LINES

AREA BY COORDINATES

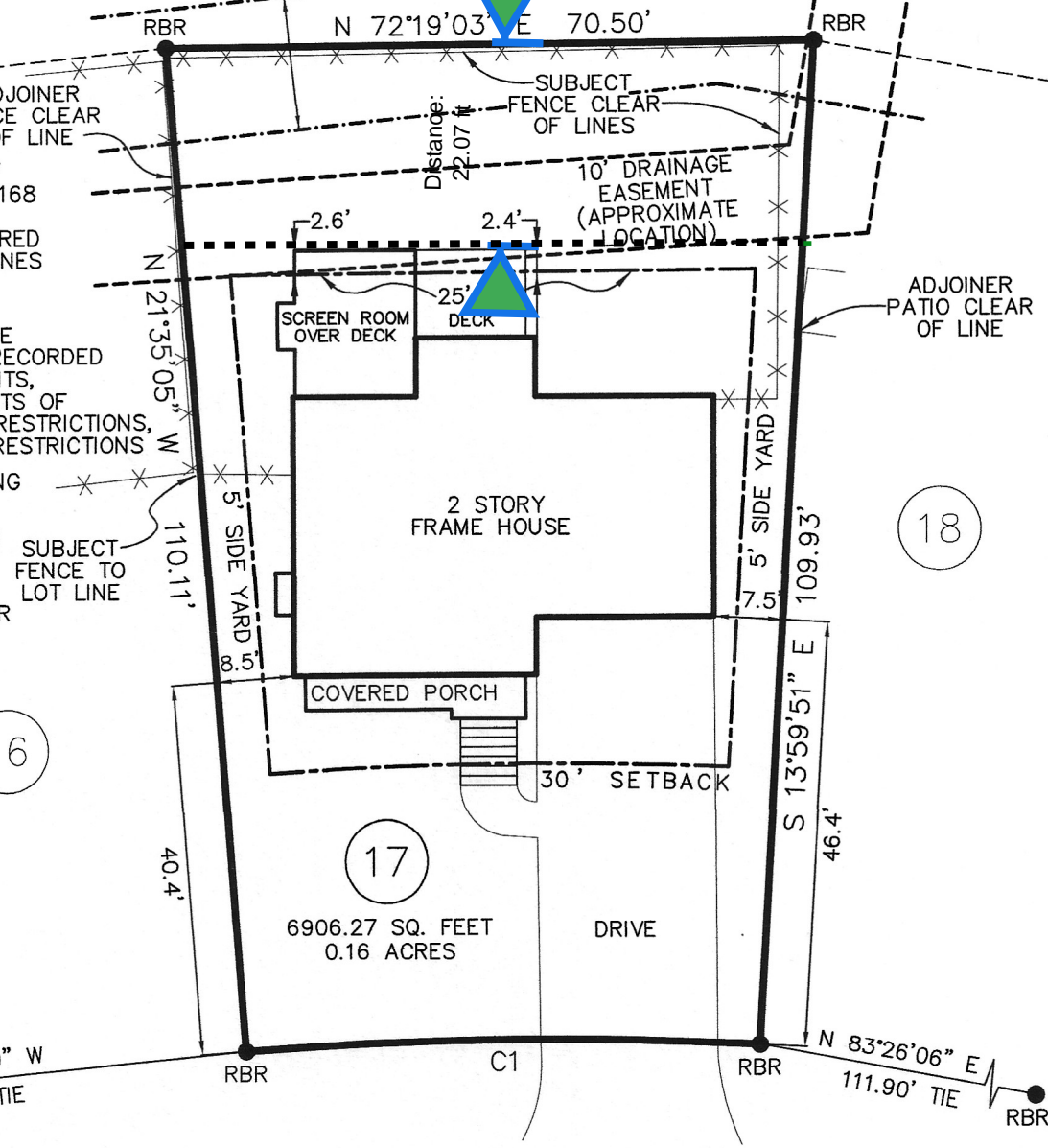
PROPERTY HEREON MAY BE
SUBJECT TO ADDITIONAL RECORDED
OR UNRECORDED EASEMENTS,
SETBACKS, BUFFERS, RIGHTS OF
WAYS, IMPERVIOUS AREA RESTRICTIONS,
& HOA COVENANTS AND RESTRICTIONS

NO EXAMINATION OF ZONING
COMPLIANCE

SETBACKS ARE AS SHOWN
ON RECORD PLAT

LEGEND:

- RBR = FOUND 1/2" REBAR
- X = FENCELINE
- RY = REAR YARD



18

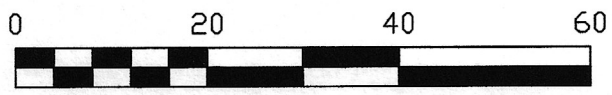
16

17



SELWYN FARMS LANE
(50' PUBLIC RIGHT OF WAY)

FLOOD NOTE: THE PROPERTY SHOWN HEREON
IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA AS DETERMINED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY PER PANEL
3710454200K, ZONE X, DATED 02/19/14
(NOT DETERMINED BY FIELD SURVEY)



SURVEY DATE: 5/8/26

I, James E. Massman, PLS, hereby certify that this plat represents an actual field survey made under my supervision and meets the requirements of the Standards of Practice for Land Surveying in the State of North Carolina. The ratio of precision for this survey exceeds 1:10,000. This plat is certified only to the persons or entities named hereon. Use by third parties shall render this plat void. Not valid without original signature.

James E. Massman, PLS L-3616 Firm P-0462
© Copyright 2026 James E. Massman, PLS, PLLC

PREPARED FOR:
**PETER GALLITANO and
KRISTAN GALLITANO**
3605 SELWYN FARMS LANE
CHARLOTTE, NC
CITY OF CHARLOTTE MECKLENBURG COUNTY, NC

LOT No. 17, BLOCK N/A	SCALE 1" = 20'
SELWYN FARMS SUBDIVISION	FIELD BOOK 60
MAP BOOK 23, PAGE 827	JOB No. 4586

JAMES E. MASSMAN, PLS, PLLC
7421 WATERCREST ROAD
CHARLOTTE, NC 28210 704.905.0752
SURVEYOR3616@GMAIL.COM

Development Data

EXISTING ZONING	R-12 MF (CD)
EXISTING APPROVED UNITS	220±
PROPOSED ZONING	R-20 MF (INNOVATIVE)
PROPOSED USE	SINGLE FAMILY DETACHED
MINIMUM LOT SIZE	4700 SF
MINIMUM LOT WIDTH	50'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	25'
ACREAGE IN BUFFER	.56± Ac.
TOTAL ACREAGE	18.67± Ac.
ACREAGE IN COMMON OPEN SPACE (SEE NOTE #1)	1.13± Ac.
MAXIMUM # OF LOTS	105
SUBMITTED SETBACKS ON CORNER LOTS	(AS NOTED)

Adjoining Property Owners

1. Selwyn Farms Communities One Tryon Center #1500 Charlotte, NC 28284	149-122-97 Common Open Space	6. Hunters Run Homeowners Ass. c/o Cline and Co., Inc. 1711 East Blvd. Charlotte, N.C. 28203	149-122- Common Open Space
2. Slate Stone Hills, Inc. First Union Plaza Charlotte, NC 28288	149-122-96 Common Open Space	7. Selwyn Farms Communities One Tryon Center Charlotte, N.C. 28284	147-111-96 Common Open Space
3. Hobb's Ridge Homeowners Ass. c/o Cline and Co., Inc. 1711 East Blvd. Charlotte, NC 28203	149-122- Common Open Space	8. Stone Orchard Homeowners Assoc. c/o Homeowners Management Co. 8037 Knight's Bridge Rd. Charlotte, NC 28210	149-111- Common Open Space
4. Slate StoneHills, Inc. First Union Plaza Charlotte, NC 28288	149-121-02 Common Open Space	9. Slate StoneHills, Inc. First Union Plaza Charlotte, NC 28284	149-101-69 Common Open Space
5. Selwyn Farms Communities One Tryon Center #1500 Charlotte, NC 28284	149-222-96 Common Open Space		

GENERAL NOTES (cont.)

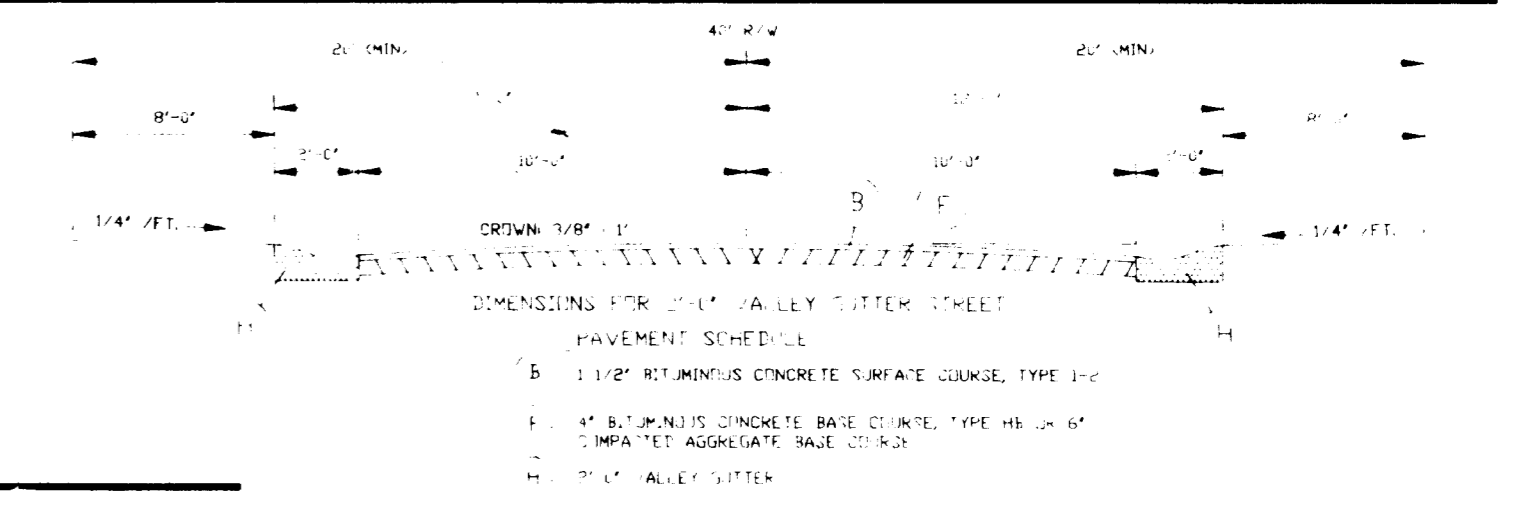
- Each bannerhead area shown within the development will be designed and constructed on an appropriate base for utility/vehicle use. Placement will be subject to utility standards established and approved by CMRD.
- The plan will acknowledge right of CMRD to restrict parking within bannerhead area if any new utility lines are to be placed for the safety and welfare of residents within the development.

General Notes (cont.)

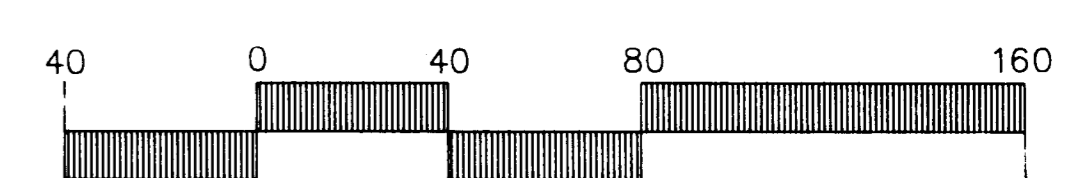
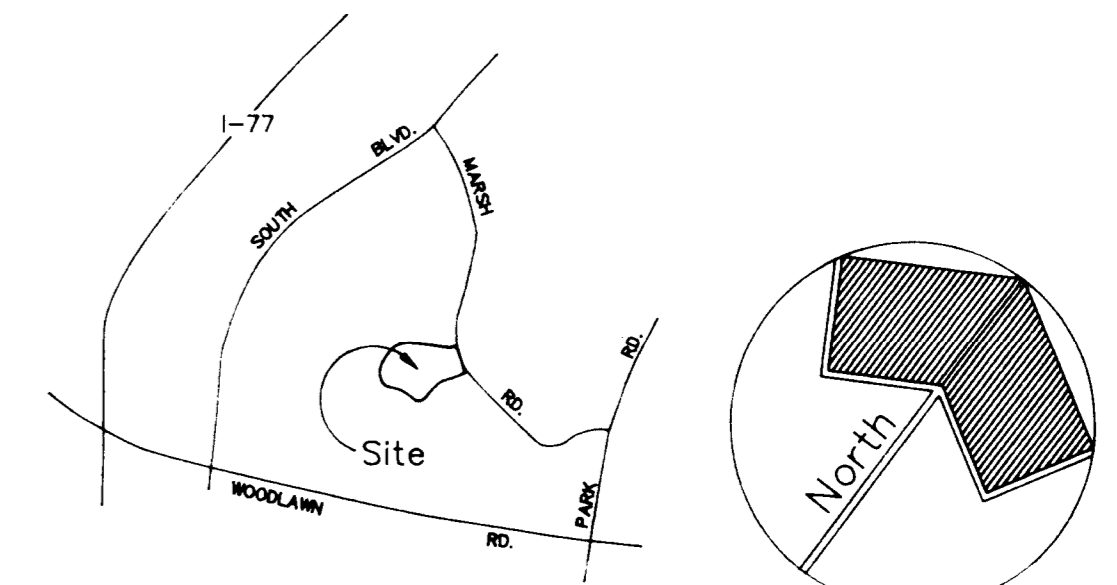
- Streets and driveways shall be located to provide adequate sight distance on Selwyn Farms Lane.
- Developer will work with City Engineering staff to study possible off-site drainage problems generated by development of the property. Storm water detention or off-site drainage improvements will be provided if necessary to contain onsite storm water in accordance with standards established and approved by CMRD.
- Fire hydrants shall be located to meet current Fire Department standards.

(cont.)

Street Cross-Section



Location Map



Project Manager
GER
Drawn by
DEW
Checked by
GER
Date
7-12-89
Project Number
89032

- Revisions:
- 8-7-89: REVISED NOTES. ADDED LOTS TO EXISTING HOUSE AREA.
 - 9-27-89: REVISED PER CMRD COMMENTS.
 - 11-10-89: REVISED PER CLIENTS COMMENTS.
 - 11-21-89: REVISED PER CLIENTS COMMENTS.



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204

Rezoning Plan • Petition No. 89-80

Selwyn Farms Lane Property
For: Crosland Land Company
Charlotte, North Carolina

APPROVED BY CITY COUNCIL
DATE 11/20/89

Scale: 1" = 40'
Sheet Number
RZ-1
of ONE total ONE

Pet 89-80 (B) Do Seal

May 12, 2026

John Kinley
Senior Project Manager – Land Development/Zoning
City of Charlotte

RE: Innovation Request – Rear Yard Setback Reduction
Property Address: 3605 Selwyn Farms Lane, Charlotte, NC

Dear Mr. Kinley,

I am writing to formally request an Innovation Request to reduce the required rear yard setback from 25 feet to 22 feet for the property located at 3605 Selwyn Farms Lane, Charlotte, NC.

A recent survey completed during the pending sale of the property identified that the existing covered rear porch encroaches approximately 2.6 feet into the required 25-foot rear yard setback. The encroachment appears to be limited solely to the covered porch structure.

The property is currently under contract and scheduled to close on May 29, 2026. The buyers' closing attorney has advised that this matter must be resolved in order for the title insurance company to issue coverage under the policy.

Given the minor nature of the encroachment and the fact that the structure is existing, we respectfully request approval of an Innovation Request reducing the rear yard setback requirement from 25 feet to 22 feet for this property.

Please let me know if any additional documentation or information is needed to process this request. Thank you for your time and consideration.

Sincerely,

eSign
Jessica Lindblom
05/12/26 - 09:20 PM EDT

Jessica Quackenbush