

RESOLUTION NO. 2016-38

**A RESOLUTION TO GRANT A ZONING VARIANCE ALLOWING
ENCROACHMENT INTO THE REQUIRED FRONT YARD AT 243 STATE STREET**

WHEREAS, the owners of 243 State Street desire to construct a 2,400 square foot building with dimension of 40 feet by 60 feet; and

WHEREAS, the parcel of property is irregularly shaped, making even reasonable construction difficult; and

WHEREAS, the construction of this building would encroach approximately 12 feet into the 40 foot front yard setback required by the I-1 zoning classification; and

WHEREAS, the City of Charlotte Planning Commission has considered this matter and approved a site plan that includes this future building, pending a variance from the Zoning Board of Appeals.

THEREFORE, BE IT RESOLVED a variance to the zoning ordinance is hereby granted that allows a new building to be constructed at 243 State Street encroaching on the required front yard setback by approximately 12 feet.