

Memo

To: Zoning Board of Appeals
From: Bryan Myrkle, Community Development Director
Date: June 20, 2018
Re: Development of Seminary & Horatio lot

The City of Charlotte has received a request from Rob Jewett and Karry McConnell to develop a small parcel of property they own at the corner of Seminary and Horatio Streets.

This parcel is smaller than the minimum lot size required for development in an RT district (4,000 sq. ft.), but because it is an established zoning lot of record, the City is obligated to allow basic and reasonable development of the site.

City Manager Guetschow and I have worked with Mr. Jewett and Ms. McConnell to prepare a site plan that we believe makes a good faith effort to construct a residence that is in keeping with the spirit of our zoning code, knowing that it cannot meet the letter of those laws. Variance is needed from rules regarding yards, lot coverage and corner clearance.

Approving a non-conforming development such as this is the responsibility of the Zoning Board of Appeals. I have included a copy of the proposed site plan in your packet for your reference, along with a resolution for your use.