

**RESOLUTION NO. 2018 – 78**

**A RESOLUTION TO APPROVE A VARIANCE TO ALLOW BUILDING ON A NON-CONFORMING LOT AT THE SOUTHWEST CORNER OF SEMINARY AND HORATIO STREETS**

**WHEREAS**, Rob Jewett and Karry McConnell own a parcel of property on the southwest corner of Seminary Street and Horatio Street, parcel number 200-062-600-084-00; and

**WHEREAS**, this is a lot of record in the City; and

**WHEREAS**, due to its small size, the lot does not conform with the City of Charlotte's Zoning Ordinance; and

**WHEREAS**, the City of Charlotte is obligated to allow reasonable development on all lots of record; and

**WHEREAS**, the City of Charlotte Zoning Board of Appeals can authorize development based on a non-conforming site plan; and

**WHEREAS**, the owners of this parcel have submitted a site plan for development of this site; and

**WHEREAS**, while the development plan is non-conforming, it would not negatively affect the health, safety nor welfare of the community.

**THEREFORE, BE IT RESOLVED** the City of Charlotte Zoning Board of Appeals hereby authorizes the development of parcel number 200-062-600-084-00 in accordance with the submitted site plan; and

**BE IT FURTHER RESOLVED** that the City of Charlotte Zoning Board of Appeals hereby approves the following variances for lot size, required yards, and corner clearance for this development proposal:

- Minimum lot size – 3,075 rather than 4,000
- Minimum lot width – 37.5 rather than 40
- Front yard setback – 10 feet rather than 25
- Rear yard setback – 5 feet rather than 35
- Driveway corner clearance – 10 feet rather than 15