

Memo

To: Planning Commission
From: Bryan Myrkle, Community Development Director
Date: November 6, 2020
Re: Lot split request – 214 & 216 Pleasant St. and 334 Lovett St.

The City of Charlotte has received a request to approve the relocation of boundaries between the properties located at 214 & 216 Pleasant Street, as well as 334 Lovett St. The purpose of this request is to better align the boundaries of these lots to match how they have been developed.

In the older parts of the City, it is common to find that driveways, fences and even structures have been built over the years in places that do not properly align with actual parcel boundaries.

This request comes from property owners who have realized that recently surveyed property lines do not mesh well with the actual built features of their lots, and they are seeking to correct that problem. This is a particularly good example for a property re-alignment action, in that the surveyed boundaries are dividing driveways, and even pass through a detached garage. Furthermore, the property owners have proposed a mutually beneficial solution.

There are several supporting documents included in your packet explaining the request in more detail.

Similar to the other property transfer on your November agenda, the Planning Commission's approval is required, yet the City Code does not provide any guidance or standards for evaluation.

Despite requiring Planning Commission approval, the City Code does not provide any guidance or standards for evaluation. However, in order to help facilitate your decision-making, I have evaluated this proposed

boundary adjustment, and did not identify any serious issues that would prohibit or recommend against its approval. The properties are seriously out of conformity now, especially as the garage placement is concerned. While this adjustment would not bring the properties into 100 percent compliance with current code requirements, it would reduce the degree of non-conformity significantly. I also do not see any significant chance that this adjustment would have any negative off-site effects.