

ZONING BOARD OF APPEALS RESOLUTION 2020 – 154

**A RESOLUTION TO AUTHORIZE A MODIFICATION TO ROOM DENSITY
REGULATIONS FOR 301 & 335 HORATIO AVENUE**

WHEREAS, the City of Charlotte has received a Zoning Board of Appeals application for consideration of a modification to the room density regulations for a development at 301 & 335 Horatio Avenue; and

WHEREAS, the purpose of this modification would be to allow the construction and occupancy of 203 rooms in residential rental units at this site; and

WHEREAS, the Zoning Board of Appeals has the authority to grant modifications to these regulations in order to secure an improvement of a lot that cannot otherwise be improved without such modification; and

WHEREAS, the Zoning Board of Appeals has made the following determinations in relation to this request:

- The proposed modification will not impair an adequate supply of light and air to adjacent properties.
- The proposed modification will not unreasonably increase the congestion in public streets.
- The proposed modification will not increase the danger of fire or endanger to the public safety.
- The proposed modification will not unreasonably diminish or impair established property values in the surrounding area.
- The proposed modification will not impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.
- The proposed modification will secure the improvement of a parcel that, due to its relationship to surrounding development and physical characteristics cannot be appropriately improved without such modification.

THEREFORE, BE IT RESOLVED that the City of Charlotte Zoning Board of Appeals hereby grants the requested modification to room density regulations for the development at 301 & 335 Horatio Avenue.