

Memo

To: Planning Commission
From: Bryan Myrkle, Community Development Director
Date: November 6, 2020
Re: Lot split request – 414 & 418 Horatio

The City of Charlotte has received a request to approve the detaching of a portion of the rear yard of 418 Horatio to be attached to the property at 414 Horatio. The purpose of this would be to increase the rear yard space at 414.

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

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 transfer of 2,063 square feet for conformance with the code. I did not identify any issues that would prohibit or recommend against its approval. The properties would remain conforming in terms of the lot size, lot coverage, and setbacks. Furthermore, I do not foresee that this transfer of property would have any off-site effects, i.e. the only properties that would be affected by this are the two properties involved.