


9. The subject property has 66.7 feet of lot width, which does not meet the 70 foot minimum required lot width.
10. The applicant states that there was a verbal agreement from 2003 to swap land shown on the plat in #5 above, which would provide the 3.3 feet of lot width needed to make the subject property buildable, but the adjacent property owner no longer acknowledges the swap.
11. The applicant is requesting a 3.3 foot variance from the 70 foot minimum lot width required to allow a 66.7 foot lot width.
12. In an effort to reduce or eliminate the need of a variance, the applicants have attempted to but were unable to purchase additional land from the adjacent property owner to the east.
13. The applicant cannot purchase additional property from the adjacent property to the west because it would cause that lot to be noncompliant with lot width requirements.
14. The granting of the variance does not impact public safety.
15. The variance will not detract from the character of the neighborhood.
16. The lot is similar in size and shape with the two adjacent lots created in 2003.
17. The applicant cannot obtain a permit for a single family dwelling on the property without the requested variance.

Based upon the above findings of fact, the Board concludes that the applicant has met the standards set forth in North Carolina General Statutes § 160A-388, and more specifically:

1. Unnecessary hardships would result from the strict application of the Ordinance.
2. The hardship results from conditions that are peculiar to the property (location, size or topography).
3. The hardship does not result from actions taken by the applicant or the property owner.
4. The requested variance is consistent with the spirit, purpose, and intent of the Zoning Ordinance, in that the public safety is secured and substantial justice is achieved.

If any permits are required, please make sure the variance case number is referenced on the permit application and/or site plan. Section 5.111 of the Zoning Ordinance provides that unless otherwise specified by the Board, any decision of the Board granting a variance shall automatically expire if a permit or a certificate of occupancy pertaining to the need for the variance is not obtained within two (2) years from the date of the meeting of the Board at which the Board rendered its decision.

Sincerely,


Paul Arena, Chairperson

Date

**DECISION FILED IN THE
PLANNING DEPARTMENT:**


Shad Spencer, Zoning Administrator

2/6/19
Date