

## **Decision on Application 2016-648 Budd Law Group at 352 E. Charles Street**

**DATE: November 8, 2016**

**FROM: Jay Camp**

### **Background/Issue**

Planning Board unanimously recommended approval of the rezoning request at their meeting on September 27th. This past Thursday, the Board of Adjustment granted the needed variances to the front setback, lot frontage coverage and a variance to allow the 18' driveway width. Since the Public Hearing, the following changes have occurred:

1. The detached garage is now located at the terminus of the driveway instead of the left side of the rear parking lot.
2. Parking has been increased from 10 to 13 spaces to address concerns that were raised regarding parking.

### **Financial Impact:**

None

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Approve Application 2016-648

**SUGGESTED  
STATEMENTS OF CONSISTENCY AND REASONABLENESS  
Final Decisions on Zoning-Related Issues**

**ZONING APPLICATION # 2016-648**

**Matthews Board of Commissioners makes the following 2 conclusions:**

**1)**      X   The requested zoning action, as most currently amended, **IS CONSISTENT** with the policies for development as outlined by the Matthews Land Use Plan.

**OR**

       The requested zoning action, as most currently amended, **IS NOT CONSISTENT** with the Matthews Land Use Plan and/or other adopted land development policies and plans.

*(A requested zoning can be found "consistent" and not approved, or found to be "not consistent", but approved.)*

**2)**      X   The requested zoning action **IS REASONABLE** and in the public interest because:  
*(ex., may be appropriate with specific surrounding land uses; has been shown that it will not create significant new traffic beyond area roads' capacities; creates/increases desirable use in Town.)*

**The rezoning is appropriate given the surround nonresidential land uses along Charles Street and creates office employment within the Downtown area**

**OR**

       The requested zoning action **IS NOT REASONABLE** and in the public interest because:

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*(Reasons given for a zoning request being "reasonable" or "not reasonable" are not subject to judicial review.)*

Decision Date      11/14/16