

CASE DESCRIPTION

157 E. Frank (21-37)

Hearing date: November 9, 2021

Appeal No. 21-37: The owner of the property known 157 E Frank, requests the following variance to replace the existing driveway:

A. Chapter 126, Article 2.10.1 of the Zoning Ordinance requires that a minimum open space of 40% (2440.00 SF), shall be maintained. The proposed is 33.52% (2045.00 SF). Therefore; a variance of 6.48% (395.00 SF) is being requested.

B. Chapter 126, Article 4.31(A) of the Zoning Ordinance requires that a minimum of 65% (1034.40) of the front open space in all single-family districts shall be free of paved surfaces. The proposed is 45.83% (729.43 SF). Therefore a variance of 19.17% (304.99 SF) is being requested.

Staff Notes: The applicant is requesting variances on the required open space to remove and replace the existing drive. The existing home constructed in 1985 was before lot coverage and open space regulations were in the ordinance. The applicant was in front of the board in September (minutes attached), which was tabled at that time.

This property is zoned R2– Single Family Residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official