

CASE DESCRIPTION

791 N Eton (21-42)

Hearing date: November 9, 2021

Appeal No. 21-42: The owner of the property known 791 N Eton, requests the following variance to construct a new single-family home with an attached garage:

A. Chapter 126, Article 2.08.2 of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of the total lot width whichever is larger. The required is 17.50 feet. The proposed is 12.70 feet. Therefore; a variance of 4.80 feet is being requested.

Staff Notes: The applicant is proposing to construct a new home with an attached garage on a corner lot. The applicant had appeared in front of the board in October (See minutes) and tabled at that time for some further information, distance on the west side of the home to the west and its lot width.

This property is zoned R2– Single Family Residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official