

CASE DESCRIPTION

1759 Henrietta (21-49)

Hearing date: November 9, 2021

Appeal No. 21-49: The owner of the property known 1759 Henrietta, requests the following variances to construct a second floor addition to an existing non-conforming single-family home:

- 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 14.00 feet. The proposed is 12.50 feet. Therefore; a variance of 1.50 feet is being requested.
- B. Chapter 126, Article 4.30(C)(1) of the Zoning Ordinance permits a covered or uncovered porch including the steps may project into a front open space for a maximum distance of 10.00 feet. The existing and proposed is 13.59 feet. Therefore; a variance of 3.59 feet is being requested.

Staff Notes: The applicant is proposing to construct a second story addition to the rear of the home on the existing footprint and along with reworking the existing front porch.

This property is zoned R2 – Single family residential.