

CASE DESCRIPTION

551 S Bates (21-50)

Hearing date: November 9, 2021

Appeal No. 21-50: The owner of the property known 551 S Bates, requests the following variances to construct a front and rear patio to an existing non-conforming home:

- A. Chapter 126, Article 2.10.1 of the Zoning Ordinance requires that the maximum lot coverage is 30% (1826.40 SF) of the lot. The proposed is 35.82% (2181.00 SF). Therefore; a variance of 5.82% (354.60 SF) is being requested.
- B. Chapter 126, Article 4.31(A) of the Zoning Ordinance requires that a minimum of 65% (958.75) of the front open space in all single-family districts shall be free of paved surfaces. The proposed is 63.34% (935.00 SF). Therefore; a variance of 1.66% (23.75 SF) is being requested
- C. 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 13.60 feet. Therefore; a variance of 3.60 feet is being requested.

Staff Notes: The applicant is proposing to construct a raised stone patio to replace the existing wood deck in the rear of the home. The existing front porch is to be repaired which is currently existing non-conforming and the front walkway is to be reworked as well which the required variances are requested.

This property is zoned R2 – Single family residential.