

CASE DESCRIPTION

1687 Quarton (22-09)

Hearing date: April 12, 2022

Appeal No. 22-09: The owner of the property known as 1687 Quarton requests the following variances to construct a new home with attached garages with an existing accessory structure:

A. Chapter 126, Article 4, Section 4.61(1) of the Zoning Ordinance requires the minimum street side yard setback for this property to be 70.00 feet. The proposed setback for the home is 48.50 feet; therefore, a variance of 21.50 feet is being requested.

B. Chapter 126, Article 4.03(A) of the Zoning Ordinance requires no accessory structures shall be located in the front open space. The required front open space is 38.00 feet. The existing accessory structure is 36.90 feet. Therefore, a variance of 1.10 feet is being requested.

C. Chapter 126, Article 4.03(H) of the Zoning Ordinance requires the maximum area of an accessory structure of 600.00 SF (R1 Zone) and an additional 75 SF is permitted for an interior stairway. The required is 675.00 SF. The existing and proposed is 688.60 SF. Therefore, a variance of 13.60 SF is requested.

Staff Notes: This applicant is looking to construct a new home with attached garage while working around an existing non-conforming detached structure.

This property is zoned R1 – Single family residential.