

# **CASE DESCRIPTION**

**1563 Lakeside (22-13)**

**Hearing date: April 12, 2022**

**Appeal No. 22-13:** The owner of the property known 1563 Lakeside, requests the following variances to construct a new single-family home with an attached garage:

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 46.40 feet. The proposed setback for the home is 33.40 feet; therefore, a variance of 13.00 feet is requested.

B. Chapter 126, Article 4, Section 4.61(1) of the Zoning Ordinance requires the minimum street side yard setback for this property to be 46.40 feet. The proposed setback for a covered porch is 27.40 feet; therefore, a variance of 19.00 feet is requested.

C. Chapter 126, Article 4, Section 4.30(C)(3) of the Zoning Ordinance requires that patios may not project into a required side open space. A proposed patio is projecting into the west required side open space 9.00 feet; therefore, a variance of 9.00 feet is requested.

**Staff Notes:** The applicant appeared before the board in February, and the request for variances were granted. The applicant has revised the plans at the request of the property owner and is requesting that the board grant the same variances for these revisions. All changes still meet the variances granted in February.

This property is zoned R1 – Single family residential.