

CASE DESCRIPTION

338 PILGRIM (22-21)

Hearing date: June 14, 2022

Appeal No. 22-21: The owner of the property known **338 Pilgrim**, requests the following variances to construct an addition to an existing non-conforming home:

- A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum front yard setback is the average of homes within 200.00 feet in each direction. The required is 39.46 feet. The existing and proposed is 38.86 feet, therefore, a variance of 0.60 feet is being requested.
- B. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the combined total side yard is 14 feet or 25 percent of lot width, which is greater. The required is 17.50 feet. The proposed 13.96 feet. Therefore, a variance of 3.54 feet is being requested.
- C. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 17.50 feet on the north side. The proposed is 15.80 feet. Therefore, a variance of 1.70 feet is being requested.
- D. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 17.50 feet on the south side. The proposed is 16.08 feet. Therefore, a variance of 1.42 feet is being requested.

Staff Notes: The existing home was constructed in 1952, which is non-conforming with the zoning ordinance for the required front yard setback, total combined setbacks and the distance between structures on the south side.

This property is zoned R1 – Single family residential.