

# **CASE DESCRIPTION**

## **843 TOTTENHAM (22-23)**

**Hearing date: June 14, 2022**

**Appeal No. 22-23:** The owner of the property known **843 Tottenham**, requests the following variances to reconstruct the existing front porch.

- A. 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 16.25 feet. The existing and proposed 13.80 feet. Therefore, a variance of 2.45 feet is required.
- B. 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 16.25 feet on the north side. The existing and proposed is 13.80 feet. Therefore, a variance of 2.45 feet is being requested.

**Staff Notes:** The applicant is looking to reconstruct the failing covered porch on the existing non-conforming home which was constructed in 1954.

This property is zoned R1 – Single family residential.

---

Jeff Zielke, NCIDQ, LEED AP  
Assistant Building Official