

CASE DESCRIPTION

843 CHESTNUT (22-24)

Hearing date: June 14, 2022

Appeal No. 22-24: The owner of the property known **843 Chestnut**, requests the following variance to reconstruct the existing rear patio.

A. Chapter 126, Article 4, Section 4.30(C)5 of the Zoning Ordinance permits patios to project into the rear open space for a minimum distance of 15.00 feet. The provision shall not reduce the required rear setback to less than 15.00. The existing reduces the rear setback to 13.95 feet. Therefore, a variance of 1.05 feet is being requested.

Staff Notes: The applicant is looking to rework the existing rear patio to create additional green space. The home was constructed in 2014. The patio was not on the approved plans when the home was constructed. The existing patio is non-conforming.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official