

CASE DESCRIPTION

1511 E. MAPLE (22-25)

Hearing date: June 14, 2022

Appeal No. 22-25: The owner of the property known **1511 E. Maple**, requests the following variance to construct a rear addition to the existing non-conforming house:

- A. 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 20.00 feet on the east side. The proposed is 19.20 feet. Therefore, a variance of 0.80 feet is being requested.

Staff Notes: The applicant is looking to construct a rear addition to the existing non-conforming home that was constructed in 1950.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official