

CASE DESCRIPTION

1165 Hillside

Hearing date: July 12, 2022

Appeal No. 5: The owner of the property known **1165 Hillside**, requests the following variances to construct a new home.

- A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum front yard setback be the average of the homes within 200.00 feet in each direction. The required front yard setback is 53.20 feet. The proposed is 41.20 feet. Therefore, a 12.00 foot variance is being requested.
- B. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum front yard setback be the average of the homes within 200.00 feet in each direction. The required front yard setback is 53.20 feet. The proposed covered porch is 32.30 feet. Porches are permitted per article 4, section 4.30(C)(1) to project into the required front open space for 10.00 feet. Therefore, a 10.90 foot variance is being requested.
- C. Chapter 126, Article 4, Section 4.75(A)(1) of the Zoning Ordinance requires that private, attached, single-family residential garages must be setback a minimum of 5.00 feet from the portion of the front façade on the first floor of the principal building that is furthest setback from the front property line. The proposed is the garage is 9.71 feet in front of the furthest façade. Therefore, a variance of 14.71 feet is being requested.

Staff Notes: The applicant is looking to construct a new home this irregular shape lot. This lot has been in front of the board a two times regarding variances on the required front yard setback. In both of these cases the property was sold, and the project never was permitted (See attached minutes from each request)

This property is zoned R1 – Single family residential.