

# **CASE DESCRIPTION**

**564 Ridgedale**

**Hearing date: July 12, 2022**

**Appeal No. 2:** The owner of the property known **564 Ridgedale**, requests the following variance to construct a patio in the side yard:

A. Chapter 126, Article 4, Section 4.30(C)(3) of the Zoning Ordinance requires that patios may not project into a required side open space. A proposed patio is projecting into the east required side open space 5.03 feet; therefore, a variance of 5.03 feet is requested.

**Staff Notes:** The applicant is looking to construct a patio in the required side yard. The existing home was constructed in 1923 and there was a permit for interior/exterior work in 2015. This property consists of one and a half lots.

This property is zoned R2 – Single family residential.

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Jeff Zielke, NCIDQ, LEED AP  
Assistant Building Official