

CASE DESCRIPTION

269 Southlawn

Hearing date: July 12, 2022

Appeal No. 3: The owner of the property known **269 Southlawn**, requests the following variance to construct a new detached garage.

A. Chapter 126, Article 4, Section 4.03(B) of the Zoning Ordinance does not permit accessory building to be constructed closer to a principal building on an adjoining lot than the sum of the minimum required side setbacks as determined in Section 4.74. The required distance is 14.00 feet. The Proposed is 12.77 feet. Therefore, a variance of 1.23 feet is being requested.

Staff Notes: The applicant is looking to demolish their existing deteriorating garage and to construct a new garage in the same location.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official