

CASE DESCRIPTION

1663 Fairway

Hearing date: July 12, 2022

Appeal No. 6: The owner of the property known **1663 Fairway**, requests the following variances to construct a rear and second floor addition to an existing non-conforming home:

- A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the combined total side yard is 14 feet or 25 percent of lot width, which is greater. The required is 20.00 feet. The existing/proposed 19.43 feet. Therefore, a variance of 0.57 feet is being requested.
- B. 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 west side. The existing/proposed is 19.08 feet. Therefore, a variance of 0.92 feet is being requested.
- C. 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 existing/proposed is 19.51 feet. Therefore, a variance of 0.51 feet is being requested.
- D. 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 existing garage is 1.04 feet in front of the furthest façade. Therefore, a variance of 6.04 feet is being requested.
- E. Chapter 126, Article 4, Section 4.75(A)(2) of the Zoning Ordinance requires that garage doors on an attached garage which are facing a street may not exceed 9.00 feet in width. The existing and proposed is 16.00 feet. Therefore, a variance of 7.00 feet is being requested.

Staff Notes: The applicant is looking to construct a rear and second story addition to the existing non-conforming home that was constructing in 1949.

This property is zoned R1 – Single family residential.