

CASE DESCRIPTION

555 Stanley (22-33)

Hearing date: September 13, 2022

Appeal 22-33: The owner of the property known **555 Stanley**, requests the following variances to construct an addition to an existing non-conforming home:

- A. Chapter 126, Article 2, Section 2.10.1 of the Zoning Ordinance states that the maximum lot coverage is 30% for any lot. The maximum for this property is 1728.00 SF (30%). The existing is 2544.00 SF (44.17%). The proposed is 2580.00 SF (44.79%). Therefore, a variance of 852.00 SF (14.79%) is being requested.
- B. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that a minimum rear yard setback of 30.00 feet. The proposed is 22.17 feet. Therefore, a variance of 7.83 feet is being requested.
- C. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that a minimum combined front and rear yard setback of 55.00 feet. The proposed is 34.50 feet. Therefore, a variance of 20.50 feet is being requested.
- D. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard shall be less than 5.00 feet. The existing and proposed is 3.50 feet. Therefore, a variance of 1.50 feet is being requested.

Staff Notes: The applicant is looking to construct an addition to the existing non-conforming home.

This property is zoned R3 – Single family residential.