

# **CASE DESCRIPTION**

## **600 Aten Court (22-40)**

**Hearing date: September 13, 2022**

**Appeal No. 22-40:** The owner of the property known **600 Aten Court**, requests the following variances to construct a new single family home with an attached garage:

- A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum front yard setback is the average of homes within 200.00 feet in each direction. The required is 32.40 feet. The proposed is 27.83 feet, therefore, a variance of 4.57 feet is being requested.
  
- B. 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 0.23 feet in behind the furthest façade. Therefore, a variance of 4.77 feet is being requested.

**Staff Notes:** The applicant is looking to construct a new home with an attached garage on an irregular shaped lot.

This property is zoned R2 – Single family residential.