

CASE DESCRIPTION

1998 Bowers (22-43)

Hearing date: October 11, 2022

Appeal No. 22-43: The owner of the property known as **1998 Bowers**, requests the following variances to construct a covered porch.

- A. Chapter 126, Article 2, Section 2.08.1 of the Zoning Ordinance states that the maximum lot coverage is 30% for any lot. The maximum for this property is 1740.00 SF (30%). The existing is 1917.00 SF (33.00%). The proposed is 1929.00 SF (33.25%). Therefore, a variance of 189.00 SF (3.25%) 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 14.00 feet on the west side. The proposed is 10.70 feet. Therefore, a variance of 3.30 feet is being requested.

Staff Notes: The applicant is looking to construct a new front porch to an existing non-conforming home which had a variance granted in May 2005 (minutes attached) for the distance between structures.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official