

CASE DESCRIPTION

220 Lake Park (22-48)

Hearing date: November 8, 2022

Appeal No. 22-48: The owner of the property known **220 Lake Park**, requests the following variance to construct a front addition to the existing house:

- A. 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 95.00 feet in front of the furthest façade. Therefore, a variance of 100.00 feet is being requested.

Staff Notes: This applicant is looking to construct an attached garage to the existing home was built in 2007. The lot is known as a flag lot and the existing home was constructed back to the rear setback and forward toward the front.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official