

CASE DESCRIPTION

839 Ridgedale (22-49)

Hearing date: November 8, 2022

Appeal No. 22-49: The owner of the property known 839 Ridgedale, requests the following variance to construct a second floor addition to an existing non-conforming home:

A. Chapter 126, Article 2.08.2 of the Zoning Ordinance requires that a minimum front yard setback is the average of homes within 200 feet each way. The required is 32.70 feet. The existing and proposed is 28.30 feet. Therefore a variance of 4.40 feet is being requested.

Staff Notes: This applicant was in front of the board in February 2022 (Minutes attached). The applicant is back requesting the same variance that was granted for the expansion on the existing dormer width. The plans has revisions to the first floor, the applicants requesting that these plans be tied to the variance granted.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official