

CASE DESCRIPTION

1511 E. MAPLE (22-50)

Hearing date: November 8, 2022

Appeal No. 22-50: The owner of the property known **1511 E. Maple**, requests the following variance to construct a rear addition to the existing non-conforming house:

- A. 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 20.00 feet on the east side. The proposed is 17.20 feet. Therefore, a variance of 2.80 feet is being requested.

Staff Notes: This applicant was in front of the board in June 2022 (attached minutes). The applicant is looking to construct a rear addition to the existing non-conforming home that was constructed in 1950. The applicant's variance to construct the rear addition, which had been approved, requires a greater amount than which was published and approved in June. This was discovery was noticed during further reviews. The applicant is back requesting the variance with the correct amount required.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official