

CASE DESCRIPTION

585 WELLESLEY (22-53)

Hearing date: December 13, 2022

Appeal No. 22-53: The owner of the property known **585 Wellesley**, requests the following variance to construct a second floor addition above the garage of an existing non-conforming home:

- A. Chapter 126, Article 2.06.2 of the Zoning Ordinance requires that the minimum total side yard setback are 14.00 feet or 25% of the total lot width whichever is larger. The required is 17.50 feet. The existing and proposed is 14.66 feet. Therefore, a variance of 2.84 feet is being requested.

- B. Chapter 126, Article 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 the total lot width whichever is larger. The required is 17.50 feet. The proposed is 13.04 feet. Therefore, a variance of 4.46 feet is being requested.

Staff Notes: This applicant is looking to construct an addition over the existing attached garage. The existing house, constructed in 1952 is non-conforming regarding the total setback and the distance to neighbors.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official