

# **CASE DESCRIPTION**

## **924 LAKEPARK (22-54)**

**Hearing date: December 13, 2022**

**Appeal No. 22-54:** The owner of the property known **924 Lakeside**, requests the following variance to construct an uncovered porch in the required front open space:

- A. Chapter 126, Article 4.30(C)(1) of the Zoning Ordinance permits an unenclosed, covered or uncovered, concrete, masonry or wooden porch, deck and/or steps may project into a front open space for a maximum distance of 10.00 feet. The proposed is 13.66 feet. Therefore, a variance of 3.66 feet is being requested.

**Staff Notes:** This applicant is constructing a new home with an attached garage on a lot that slopes toward the street. The front porch constructed is further than the allowable amount projection of 10.00 feet.

This property is zoned R1 – Single family residential.

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Jeff Zielke, NCIDQ, LEED AP  
Assistant Building Official