

CASE DESCRIPTION

600 FAIRFAX (22-56)

Hearing date: December 13, 2022

Appeal No. 22-56: The owner of the property known **600 Fairfax**, requests the following variance to construct an attached 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 20.00 feet. The proposed is 16.80 feet. Therefore, a variance of 3.20 feet is being requested.

Staff Notes: This applicant is proposing to reconstruct the garage to be attached which will reduce the required distance between structures. The existing garage is attached with a covered breezeway which is existing non-conforming, and the proposal of this appeal will reduce existing non-conforming by approx. 2.00 feet. The existing house was constructed in 1954.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official