

CASE DESCRIPTION

1496 Chesterfield (23-01)

Hearing date: January 10, 2023

Appeal No. 23-01: The owner of the property known **1496 Chesterfield**, requests the following variance to construct an addition to an existing non-conforming home:

A. 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 27.10 feet. The proposed is 17.29 feet on the south side. Therefore, a variance of 9.81 feet is being requested.

Staff Notes: This applicant is proposing to construct a rear addition to the existing non-conforming home that was constructed in 1948. The adjoining lots have varying widths.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official