

CASE DESCRIPTION

584 Tooting Lane (23-02)

Hearing date: February 14, 2023

Appeal No. 23-02: The owner of the property known **584 Tooting Lane**, requests the following variances to reconstruct the second floor and roof of an existing non-conforming detached garage:

A. Chapter 126, Article 4, Section 4.03(H) of the Zoning Ordinance requires the maximum area of the first floor of any accessory structure in the R2 zoning district is 550.00 SF and per Section 4.30(C)(6) permits an additional 75.00 SF for having an interior staircase. Therefore, the accessory structure can be 625.00SF. The existing and proposed is 747.50 SF. Therefore, a variance of 122.50 SF is being requested.

B. Chapter 126, Article 4, Section 4.03(B) of the Zoning Ordinance requires that accessory structures shall be at least 3.00 feet from any lot line. The existing and proposed on the southeast side is 0.00 feet. Therefore, a variance of 3.00 feet is being requested.

Staff Notes: This applicant is proposing to reconstruct the roof to an existing non-conforming garage. This location had variances granted in August 1991 for a similar request. (Minutes attached)

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official