

# **CASE DESCRIPTION**

## **592 W. Lincoln (23-07)**

**Hearing date: March 14, 2023**

**Appeal No. 23-07:** The owner of the property known **592 W. Lincoln**, requests the following variances for a constructed Pergola:

A. Chapter 126, Article 2, Section 2.10.1 of the Zoning Ordinance requires the maximum lot coverage of the lot is 30% (1936.92 SF). The existing is 30.80% (1989.00 SF). The proposed with the pergola is 32.80% (2120.55 SF). Therefore, a variance of 2.80% (183.63 SF) is being requested.

B. Chapter 126, Article 4, Section 4.61(A)(2) of the Zoning Ordinance requires corner lots where there is no abutting interior residential lot on such side street, the minimum side street setback shall be 15.00 feet for permitted accessory structures. The pergola is 5.03 feet. Therefore, a variance of 9.97 feet is being requested.

C. Chapter 126, Article 4, Section 4.03(B) of the Zoning Ordinance states accessory structures may occupy a portion of the rear open space. They shall be at least 3.00 feet from any lot line. The pergola is 2.61 feet. Therefore, a variance of 0.39 feet is being requested.

**Staff Notes:** The applicant has constructed a pergola on this corner lot. The existing home that has an attached garage was constructed in 2005.

This property is zoned R2 – Single family residential.

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Jeff Zielke, NCIDQ, LEED AP  
Assistant Building Official