

CASE DESCRIPTION

832 Ann Street (23-08)

Hearing date: February 14, 2023

Appeal No. 23-08: The owner of the property known **832 Ann Street**, requests the following variances for a constructed Pergola in the rear yard:

A. Chapter 126, Article 2, Section 2.10.1 of the Zoning Ordinance requires the maximum lot coverage of the lot is 30% (1885.80 SF). The existing is 29.10% (1830.00 SF). The proposed with the pergola is 34.01% (2138.00 SF). Therefore, a variance of 4.10% (254.30 SF) is being requested.

B. Chapter 126, Article 4, Section 4.03(H) of the Zoning Ordinance requires the maximum area for permitted accessory structures in the R3 zoning district is 500.00 SF. The existing detached garage is 420 SF and the constructed pergola is 308 SF. The total of accessory structures is 728.00 SF. Therefore, a variance of 228.0 SF is being requested.

Staff Notes: This applicant is requesting an additional square footage on the lot coverage and accessory structures on a home that was constructed in 2019/2020.

This property is zoned R3 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official