

CASE DESCRIPTION

967 Southfield (23-09)

Hearing date: March 14, 2023

Appeal No. 23-09: The owner of the property known **967 Southfield**, requests the following variances to reconstruct a rear and side patio:

A. Chapter 126, Article 4, Section 4.03(A) of the Zoning Ordinance requires that no structure shall be erected in the required front or side open space. This is a corner lot and per Section 6.61(A)1; A Corner lot which has on its side street an abutting an interior residential lot shall have a minimum setback from the side street equal to the minimum front setback for the zoning district in which such building is located. The required is 31.15 feet. The constructed rear porch is 14.24 feet. Therefore, a variance of 16.91 feet is requested.

B. Chapter 126, Article 4, Section 4.30 (C) (3) of the Zoning Ordinance requires that patios, porches or decks may not project into the required side open space. The patio is in the required side open space. Therefore, a variance to permit a patio in the side open space is requested.

Staff Notes: The applicant's home was constructed in 1923 that is located on a corner lot that is abutting an interior lot with a rear deck permitted in 1988. The lot is irregular in shape.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official