

# **CASE DESCRIPTION**

## **600 Fairfax (23-10)**

**Hearing date: March 14, 2023**

**Appeal No. 23-10:** The owner of the property known **600 Fairfax**, requests the following variance to construct an attached garage to an existing non-conforming home:

A. Chapter 126, Article 2.06.2 of the Zoning Ordinance requires that the minimum total side yard setback are 14.00 feet or 25% of the total lot width whichever is larger. The required is 20.00 feet. The proposed is 16.80 feet. Therefore; a variance of 3.20 feet is being requested.

**Staff Notes:** The applicant has was in front of the board in December 2022 (Minutes attached) for this same request. The difference is that the applicant has made a significant change in the plans by adding a conforming second floor over the garage.

This property is zoned R1 – Single family residential.

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Jeff Zielke, NCIDQ, LEED AP  
Assistant Building Official