

# **CASE DESCRIPTION**

## **300 Shirley (23-11)**

**Hearing date: March 14, 2023**

**Appeal No. 23-11:** The owner of the property known as **300 Shirley**, requests the following variance to allow a basement to project into the required front open space:

A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum front yard setback is the average of home within 200.00 feet in each direction. The required is 67.38 feet. The proposed is 62.88 feet. Therefore, a variance of 4.50 feet is requested.

**Staff Notes:** The applicant has a permit to construct the home on this lot. In the process of a foundation wall inspection it was noted that the permitted front porch has an access to the space underneath, per the ordinance this brings this area into the front yard setback. This is the variance which being requested.

This property is zoned R1 – Single family residential.

---

Jeff Zielke, NCIDQ, LEED AP  
Assistant Building Official