

CASE DESCRIPTION

463 Golfview (23-13)

Hearing date: March 14, 2023

Appeal No. 23-13: The owner of the property known as **463 Golfview**, requests the following variance to construct an addition to the existing non-conforming home:

A. Chapter 126, Article 4, Section 4.75(A)(1) of the Zoning Ordinance requires that private residential building with an attached garage that faces the street must be setback a minimum of 5.00 feet from the portion of the front façade on the first floor of a principal residential building. The proposed is 18.92 feet in front of the furthest front facade. Therefore, a variance of 23.92 feet is requested.

Staff Notes: The applicant is proposing to construct a rear addition to the existing home. The rear addition creates a condition where the attached garage will not be setback the required distance behind the furthest front façade.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official