

# **CASE DESCRIPTION**

**1217 Washington (20-05)**

**Hearing date: January 11, 2022**

**Appeal No. 20-05:** The owner of the property known as 1217 Washington, requests the following variance for the total side yard setback to construct an addition to the existing non-conforming home:

A. Chapter 126, Article 2, Section 2.08.2 of the Zoning Ordinance requires that the minimum total side yard setbacks are 14.0 feet or 25% of the lot width whichever is greater. The required total is 16.25 feet. The existing and proposed total is 12.40 feet. Therefore, a variance of 3.85 feet is being requested.

**Staff Notes:** The existing home was constructed in 1940. The applicant is proposing to add additions and renovate the existing non-conforming home. The applicant was before the board in 2009 for a similar request.

This property is zoned R2 – Single family residential.

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Jeff Zielke, NCIDQ, LEED AP  
Assistant Building Official