

CASE DESCRIPTION

1679 Dorchester (21-51)

Hearing date: December 14, 2021

Appeal No. 21-51: The owner of the property known 1679 Dorchester, requests the following variances to construct a second floor addition to an existing non-conforming single-family home:

- A. Chapter 126, Article 2.06.2 of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of the total lot width whichever is larger. The required is 22.13 feet. The existing and proposed is 18.50 feet. Therefore; a variance of 3.63 feet is being requested.
- B. Chapter 126, Article 4.61(A)(2) of the Zoning Ordinance states that a corner lot where there is no abutting interior residential lot on such side street, the minimum side street setback shall be 10.00 feet from the permitted principal building. The existing and proposed is 9.00 feet. Therefore; a variance of 1.00 feet is being requested.
- C. Chapter 126, Article 4.75(A)(1) of the Zoning Ordinance requires that a private attached, single-family residential garage shall not occupy more than 50% (15.40 feet) of a linear building width of a principal residential building that faces a street. The existing and proposed on the east side occupies 91.56% (28.20 feet). Therefore; a variance of 41.56% (12.80 feet) is being requested.
- D. Chapter 126, Article 4.75(A)(1) of the Zoning Ordinance requires that a private attached, single-family residential garage 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 that is furthest setback from the front property line. The existing and proposed is in line with the garage (0.00 feet). Therefore; a variance of 5.00 feet is being requested.

Staff Notes: The applicant is proposing to construct an addition to an existing non-conforming home. The home was constructed in 1946.

This property is zoned R2 – Single family residential.