

CASE DESCRIPTION

227 Northlawn (21-54)

Hearing date: December 14, 2021

Appeal No. 21-54: The owner of the property known 227 Northlawn, requests the following variances to construct a new single-family home with a detached garage and with an A/C unit in the side yard:

- A. Chapter 126, Article 4, Section 4.03(A) of the Zoning Ordinance requires that no accessory structures shall be located in the required side open space. The minimum required side open space is 5.00 feet. The proposed is 2.00 feet. Therefore a variance of 3.00 feet is being requested.

- B. Chapter 126, Article 4.74(C) 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 14.00 feet. The proposed is 12.50 feet. Therefore; a variance of 1.50 feet is being requested.

Staff Notes: The applicant is proposing to construct a new single family home with a detached garage on a corner lot.

This property is zoned R2 – Single family residential.