

# **CASE DESCRIPTION**

**1690 Fairway (22-02)**

**Hearing date: January 11, 2022**

**Appeal No. 22-02:** The owner of the property known 1690 Fairway, requests the following variance to construct an addition to an existing non-conforming single-family home with a detached garage:

A. 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 20.00 feet. The existing and proposed is 18.70 feet. Therefore; a variance of 1.30 feet is being requested.

**Staff Notes:** The applicant is requesting a variance for rear additions that were constructed onto an existing non-conforming home. This home was constructed in 1951.

This property is zoned R1 – Single family residential.

---

Jeff Zielke, NCIDQ, LEED AP  
Assistant Building Official