

CASE DESCRIPTION

1572 Holland (22-03)

Hearing date: January 11, 2022

Appeal No. 22-03: The owner of the property known as 1572 Holland requests the following variance to construct a new single-family home with an attached 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 19.20 feet. The proposed is 14.61 feet. Therefore; a variance of 4.59 feet is being requested.

Staff Notes: The applicant is proposing to construct a new home on a corner parcel consisting of two platted lots.

This property is zoned R3 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official