

# **CASE DESCRIPTION**

**839 Ridgedale (22-05)**

**Hearing date: February 8, 2022**

**Appeal No. 22-05:** The owner of the property known 839 Ridgedale, requests the following variance to construct a second floor addition to an existing non-conforming home:

A. Chapter 126, Article 2.08.2 of the Zoning Ordinance requires that a minimum front yard setback is the average of homes within 200 feet each way. The required is 32.70 feet. The existing and proposed is 28.30 feet. Therefore a variance of 4.40 feet is being requested.

**Staff Notes:** The applicant is proposing to construct a second floor addition which is to expand on the existing dormer.

This property is zoned R2 – Single family residential.

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Jeff Zielke, NCIDQ, LEED AP  
Assistant Building Official