

CASE DESCRIPTION

1001 Willow (22-06)

Hearing date: March 8, 2022

Appeal No. 22-06: The owner of the property known as **1001 Willow** requests the following variances regarding the height of a fence in the side yard and open space to install artificial turf in the rear open space:

A. Chapter 126, Article 4.11(A)1 of the Zoning Ordinance requires that fences shall not exceed 6.00 feet in height above grade when located in any portion of the required side or rear open space. The proposed fence located in the side yard is 7.00 feet in height. Therefore; a variance of 1.00 feet is being requested.

B. Chapter 126, Article 2.06.1 of the Zoning Ordinance requires that a lot maintain a minimum open space of 40% (5422.80 SF). The proposed is 37% (5023.00 SF). Therefore; a variance of 3% (399.80 SF) is being requested.

Staff Notes: The applicant's lot is irregular in shape and has the frontage on two streets. This existing home was constructed in 2008

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official