

CASE DESCRIPTION

680 Brookside (22-07)

Hearing date: March 8, 2022

Appeal No. 22-07: The owner of the property known **680 Brookside**, requests the following variances to construct a new single family home with a detached garage:

A. Chapter 126, Article 4.03(B) of the Zoning Ordinance requires if a lot has frontage on two streets so that the rear lot line abuts the street, accessory structures shall be set back from the rear lot line the same distance required as a front setback for lots fronting on the street. The required is 54.80 feet. The proposed is 25.50 feet. Therefore; a variance of 29.30 feet is requested.

B. Chapter 126, Article 4.30(C)1 of the Zoning Ordinance allows covered porches to project into the required front open space and shall not be higher than the floor of the first story. The proposed porch is higher than the floor of the first story. Therefore: a variance for the porch is being requested.

Staff Notes: This lot has frontage on two streets and slopes at the front of the property.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official