

CASE DESCRIPTION

282 Greenwood (21-30)

Hearing date: August 10, 2021

Appeal No. 21-30: The owner of the property known 282 Greenwood, requests the following variances to re-construct existing deck and impervious areas to an existing non-conforming single-family home:

- A. Chapter 126, Article 4.30(C)(5)** of the Zoning Ordinance allows a deck and/or steps may project into the rear open space for a maximum distance of 15.00 feet. This provision shall not reduce the required rear setback to less than 15.00 feet. The proposed it reduce the rear yard setback to 5.00 feet. Therefore; a variance of 10.00 feet is being requested.

- B. Chapter 126, Article 4.31(A)** of the Zoning Ordinance requires that a minimum of 65% (998.53 feet) of the front open space in all single-family districts shall be free of paved surfaces. The existing is 43.19% (663.50 SF) and the proposed is 56.44% (867.00 SF). Therefore a variance of 8.56% (131.53 SF) is being requested.

Staff Notes: The applicant is requesting variances to construct a deck and replace the existing impervious surfaces in the front and rear of the home. The existing home constructed in 1996, which is non-conforming to the current ordinance. This appeal was tabled from July. There was a change to the variance A request.

This property is zoned R2– Single Family Residential.