

CASE DESCRIPTION

1135 Maryland (21-34)

Hearing date: August 10, 2021

Appeal No. 21-34: The owner of the property known 1135 Maryland, requests the following variances to construct an addition to an existing non-conforming single-family home:

- A. Chapter 126, Article 2.06.2** of the Zoning Ordinance requires that the minimum front yard setback is the average setback of homes with 200 feet in each direction. The required front yard setback is 43.03 feet. The existing and proposed is 40.20 feet. Therefore; a variance of 2.83 feet is being requested.
- B. Chapter 126, Article 4.30(C)(1)** of the Zoning Ordinance allows covered or uncovered porches and/or steps to project into the required front open space for a maximum distance of 10.00 feet. The proposed is 13.50 feet, Therefore; a variance of 3.50 feet is being requested.

Staff Notes: The original home was constructed in 1941. There has been an addition constructed to the home in 1996.

This property is zoned R1– Single Family Residential.