

CASE DESCRIPTION

448 Willits (21-35)

Hearing date: September 14, 2021

Appeal No. 21-35: The owner of the property known 448 Willits, requests the following variances to renovate the exterior of an existing non-conforming single-family home:

- A. Chapter 126, Article 4.30(C)(2)** of the Zoning Ordinance allows roof overhangs to extend or project into a required side open space not more than 2 inches for each 1 foot of width of such required open space. The West side yard setback is non-conforming by 5.40 feet. A one (1.00) foot overhang is proposed. Therefore; a variance of 3.74 feet for the overhang is being requested.
- B. Chapter 126, Article 4.30(C)(2)** of the Zoning Ordinance allows roof overhangs to extend or project into a required side open space not more than 2 inches for each 1 foot of width of such required open space. The East side yard setback is non-conforming by 2.30 feet. An existing/proposed one (1.00) foot overhang is being proposed. Therefore; a variance of 2.47 feet for the overhang is being requested.
- C. Chapter 126, Article 4.30(C)(2)** of the Zoning Ordinance allows roof overhangs to extend or project into a required front open space not more than 2 inches for each 1 foot of width of such required open space provided that such extensions may not project more than 2 feet into the front open space. The front yard setback is non-conforming by 6.30 feet. A two (2.00) foot overhang is being proposed. Therefore a variance of 6.30 feet for the overhang is be requested.

Staff Notes: The applicant is proposing to re-side and restore the existing exterior of the existing non-conforming home that was constructed in 1924.

This property is zoned R2– Single Family Residential.