

CASE DESCRIPTION

375 Lakepark (21-36)

Hearing date: August 10, 2021

Appeal No. 21-36: The owner of the property known 375 Lakepark, 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 45.50 feet. The proposed is 43.60 feet. Therefore; a variance of 1.90 feet is being requested.

- B. Chapter 126, Article 4.75(B)(1)** of the Zoning Ordinance required that no individual dormer may exceed 8.00 feet in width as measured to the interior dimension. The existing is 16.75 feet. The proposed 11.33 feet, Therefore; a variance of 3.33 feet is being requested.

Staff Notes: The original home was constructed in 1926 and had an addition in 2003. The applicant is looking to renovate the existing home. The existing home is non-conforming with the required front yard setback, along with an existing dormer in the rear of the home exceeds the allowable width per the current ordinance. The applicant was in front of the board in July 2021 (see draft minutes from July). The applicant reworked the existing plan due to the decision of the previous appeal.

This property is zoned R1– Single Family Residential.