

# **CASE DESCRIPTION**

**791 N Eton (21-42)**

**Hearing date: October 12, 2021**

**Appeal No. 21-42:** The owner of the property known 791 N Eton, requests the following variances to construct a new single-family home with an attached garage:

- A. Chapter 126, Article 2.08.2** of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of the total lot width whichever is larger. The required is 17.50 feet. The proposed is 12.70 feet. Therefore; a variance of 4.80 feet is being requested.
- B. Chapter 126, Article 4.30(C)4** of the Zoning Ordinance does not permit window wells in the required front open space. The proposed is to place a window well in the required front yard.
- C. Chapter 126, Article 4.30(C)4** of the Zoning Ordinance permits window wells projecting into the required open space shall not exceed 6.00 feet in width. The proposed is 13.30 feet. Therefore a variance of 7.30 feet is being requested.

**Staff Notes:** The applicant is proposing to construct a new home with an attached garage.

This property is zoned R2– Single Family Residential.