

# **CASE DESCRIPTION**

**1974 Holland (21-43)**

**Hearing date: October 12, 2021**

**Appeal No. 21-43:** The owner of the property known 1974 Holland, requests the following variance to construct a new single-family home:

**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 14.00 feet. The proposed is 10.63 feet. Therefore; a variance of 3.35 feet is being requested.

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

This property is zoned R2– Single Family Residential.

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Jeff Zielke, NCIDQ, LEED AP  
Assistant Building Official