

# **CASE DESCRIPTION**

**1853 Fairview (21-44)**

**Hearing date: October 12, 2021**

**Appeal No. 21-44:** The owner of the property known 1853 Fairview, requests the following variance to replace the existing A/C condensers:

**A. Chapter 126, Article 4, Section 4.03(A)** of the Zoning Ordinance requires that no accessory structures shall be located in the required side open space. The minimum required side open space is 5.00 feet. The existing and proposed is 2.60 feet. Therefore a variance of 2.40 feet is being requested.

**Staff Notes:** .

This property is zoned R2– Single Family Residential.

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Jeff Zielke, NCIDQ, LEED AP  
Assistant Building Official