

**Zoning Board of Appeals
February 26, 2025, Regular Meeting**

STAFF REPORT

Subject: ZBA 25-0001; 311 Westwood Avenue

Summary:

Forwal Construction, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to construct a 36 square foot addition to the existing nonconforming residence. The alteration will allow the new addition to be located four feet from the side lot line. The new addition is to be part of a kitchen remodel. The property is zoned R1C Single-Family Residential District.

Background:

The subject property is in the Arborview neighborhood between Linwood Avenue and Arborview Boulevard. The home was built in 1926 and is approximately 2,182 square feet in size. The current two-story home is nonconforming as it does not comply with the required five foot side yard setback on the north side of the lot.

Description:

The northeast corner of the home is currently 2 feet 10 inches from the side lot line. The owners are proposing a small addition that will be four feet from the side lot line. The addition will not encroach further into the setback than the existing residence. The new addition is part of a kitchen remodel and expansion.

Standards for Approval- Alteration to a Nonconforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5.32.2, Application of the Variance Power from the UDC. The following criteria shall apply:

- A) The alteration is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

The applicants had the following response regarding potential detrimental effects to neighboring properties:

“The current home is the residence for Susan Karp. The proposed alteration is a 6x6 addition in the back right corner of the home to square off the kitchen for a more useful footprint. There would be no impact on the neighboring property as this area is within the current line of the existing home and would simply be squaring off the back of the home.”

Respectfully submitted,

Zoning Board of Appeals
February 26, 2025

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with a large, circular initial "J" and a long, sweeping underline.

Jon Barrett
Zoning Coordinator