

**Zoning Board of Appeals
December 7, 2022 Regular Meeting**

STAFF REPORT

Subject: ZBA 22-2024; 1016 Daniel Street

Summary:

Kim Risk representing property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a second story dormer addition that does not meet the required average front setback. The new dormer will create additional living space on the second floor. The property is zoned R2A, Two-Family District. The residence is nonconforming on the Brookridge Street side of the property.

Background:

The subject property is in the Water Hill neighborhood at the corner of Daniel Street and Brookridge Road across from Hunt Park. The home was built in 1952 and is approximately 1,272 square feet in size.

Description:

The owners are proposing a second story dormer that will create a sitting area for the existing second story master bedroom. The new dormer will also allow for an expanded master bathroom and closet. The proposed dormer will not encroach further into the front setback and will remain within the existing footprint of the structure. The average front setback along Brookridge Street is 40 feet and the home does not meet the average on that side of the property.

The subject property has previously been to the Zoning Board of Appeals (ZBA) in May of 2016 for a front porch expansion that was denied and a rear yard setback variance in March of 2019 to allow the detached garage in the rear yard to connect to the principal structure that was approved.

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 proposed project would add a dormer to the second floor of the existing home to increase the living area within the original footprint. The new dormer would marginally alter any neighboring properties views. The new dormer will have little to no detrimental effects on adjacent properties.

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Respectfully submitted,

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