

**Zoning Board of Appeals
October 23, 2024, Regular Meeting**

STAFF REPORT

Subject: ZBA 24-0036; 2281 Delaware Drive

Summary:

Adrian Fazecas, representing the property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to construct a second story addition to the existing nonconforming residence. The second floor will contain a new bedroom and bathroom. The residence is nonconforming for the average front setback along Delaware Drive. The property is zoned R1C, Single-Family Residential.

Background:

The subject property is located on the south side of Delaware Drive and west of South Seventh Street in the Dicken neighborhood. The home was built in 1969 and is approximately 2,052 square feet in size.

Description:

The subject property is nonconforming as it is located 24.2 feet from the front lot line and the average front setback is 28 feet. The owners are proposing a new second story addition that will contain a new bedroom and bathroom above the existing garage and family room area. The proposed second story addition will not encroach further into the front or side yard setbacks and the footprint will remain unchanged.

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 property is a single family home and would remain as such. We are requesting approval to add a bedroom and bathroom above the existing garage / family room area while maintaining the existing footprint of the house.

The house setback is 24.2' and the average setback is 28'.

It will have no detrimental impact on the neighboring properties as the footprint will remain as is.”

Respectfully submitted,

Zoning Board of Appeals
October 23, 2024

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