

To: Zoning Board of Appeals

From: Amy Steffens, AICP

Date: July 12, 2023

RE: **ZBA 2023-012**

Owner: Christopher Withorn

Location: 8695 Beach Avenue

Parcel ID: 4715-13-301-062

Request: Variance application to permit the construction of a second-story addition within the required side, front and ordinary high water mark setbacks per Section 36-186.

On June 14, 2023, the property owner of 8695 Beach Avenue filed a variance request to add a half story to an existing non-conforming two-story dwelling. However, after staff further reviewed the construction plans it was determined that the proposed project would not expand an existing non-conforming structure or violate the maximum height allowed in the WFR district.

The proposed project would re-pitch the roof to allow for usable attic space, which would not be a half-story under the Ordinance definitions: *Story, half, means a space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet above the top floor level, and in which space not more than two-thirds of the floor area is finished off for use. A half-story containing independent apartment or living units shall be counted as a full story.*

Therefore, it is staff's opinion that a variance request is not required and the project could be permitted via the normal land use permit process.

Attachments:  
Application  
Email correspondence