

CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Sam Hayes, Planner II	MEETING DATE:	December 10, 2024
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development

TITLE OF ITEM: 2420 Rolfe Street – Variance (B24-081-VAR) – Sam Hayes / Planner II

SUGGESTED MOTION(S):

1 For Decommonding Annual 1 For Decommonding Devial		
 For Recommending Approval: With regard to the request by David Kronen and Ricki 	 For Recommending Denial: With regard to the request by David Kronen and Ricki 	
Reed-Kronen for a variance from <i>Section 5-3-3</i>	Reed-Kronen for a variance from Section 5-3-3	
Dimensional requirements to:	Dimensional requirements to:	
Dimensional requirements to:	Dimensional requirements to:	
1. Reduce the front setback from 30' to 7.5' on the front portion of the property to accommodate an addition.	1. Reduce the front setback from 30' to 7.5' on the front portion of the property to accommodate an addition.	
 I move the Board to find that: 1) An unnecessary hardship would result from the strict application of the ordinance. 	I move the Board to find that: 1) An unnecessary hardship <u>would not</u> result	
 2) The hardship <u>results</u> from the conditions th are peculiar to the property, such as location size, or topography. 2) The hard hard hard hard hard hard hard hard	 from the strict application of the ordinance. 2) The hardship <u>does not</u> result from the conditions that are peculiar to the property, 	
3) The hardship <u>did not</u> result from actions taken by the applicant or the property owner.	such as location, size, or topography.3) The hardship <u>did</u> result from actions taken by	
4) The requested variance is consistent with the	the applicant or the property owner.4) The requested variance is not consistent with	
spirit, purpose, and intent of the regulation, such that public safety is secured and	the spirit, purpose, and intent of the	
substantial justice is achieved.	regulation, such that public safety <u>is not</u>	
For the following reasons: [list factual basis for	secured and substantial justice is not achieved	
Approval here.]	For the following reasons: [list factual basis for	
	Denial below.]	
[DISCUSS & VOTE]		
	[DISCUSS & VOTE]	
	<u> </u>]	

SUMMARY: The Community Development Department has received an application from David Kronen and Ricki Reed-Kronen for a variance from <u>Section 5-3-3</u>. <u>Dimensional Requirements</u> in accordance with the definition of "setback" in <u>Section 12-2 Definition of Terms</u> to reduce the required 30' setback to 7.5' on the front of the property in order to construct a 526 square foot addition. The subject property is currently zoned R-15 Medium-Density Residential.

PROJECT/PETITIONER NUMBER:	B24-081-VAR	
PETITIONER NAME:	David Kronen and Ricki Reed-Kronen (Owner/Applicant)	
	A. Application and Site Plan	
EXHIBITS:	B. Staff Report	
	C. Warranty Deed	
	D. Site Photos	