



BOARD ACTION SUMMARY SHEET

MEETING DATE: October 2, 2025

TOPIC A-25-004 – 493 Algene Dr Dimensional Variance Request

BACKGROUND BRIEF: Proposal to construct and addition to an existing single family residential structure.

The applicant is proposing to construct a 485 SF basement and main floor addition on the west elevation in the street/front yard and a 175 SF porch addition on the south elevation in the side yard.

As proposed, the construction of the porch addition on the south elevation in the side yard is in compliance with all zoning ordinance dimensional requirements. The proposed increased square footage from the addition would remove the existing minimum floor area legal nonconformity and make the structure legally conforming to this standard. The location of the proposed main floor addition on the west elevation in the street/front yard would require one (1) variance from the dimensional standards of the zoning ordinance. The applicant is requesting the following variance from the Zoning Ordinance

ARTICLE 12, SCHEDULE OF REGULATIONS, SECTION 12.02 TABLE – RL ZONING DISTRICT

Side Yard (North) Setback:	Required:	5.0 ft. minimum
	Existing:	2.1 ft.
	Proposed (Ex.):	2.1 ft.
	Variance:	2.9 ft.

The Board may grant dimensional variances upon finding evidence of a practical difficulty.

RECOMMENDED MOTION(s):

To **approve** the requested variance of 2.9 feet from the north side yard setback requirement for the property located at 493 Algene Dr, Parcel 09-11-257-006.