



BOARD ACTION SUMMARY SHEET

MEETING DATE: March 6, 2025

TOPIC: A-25-02 (635 Central) Dimensional Variance Request

BACKGROUND BRIEF: The applicant was granted a zoning permit (Z-23-048) to renovate an existing single-family structure, with the condition that certain improvements – namely, a proposed nonconforming deck extension and a new balcony – be removed/reduced so as not to violate the Zoning Ordinance. Section 17.05 of the Zoning Ordinance permits renovations to nonconforming structures provided the cost of the renovations do not exceed 50% of the True Cash Value of the property and do not have the effect of expanding the existing nonconformities. The nonconforming deck on the west side was permitted to be renovated provided its nonconformity is not enlarged.

The applicant took willful action in violating the condition of the zoning permit and made improvements to the property that expanded the nonconforming deck on the west and introduced a new nonconforming balcony on the east. A Stop Work order was placed and the applicant was ordered to either remove the unpermitted improvements or apply for and obtain variances to allow the improvements to remain.

As such, the applicant is requesting two (2) variances from the Zoning Ordinance:

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

<u>Side Yard (West) Setback:</u>	Required:	5.0 ft. minimum
	Existing (Prev.):	2.5 ft.
	Proposed (Ex.):	2.3 ft.
	Variance:	2.7 ft.
<u>Side Yard (East) Setback:</u>	Required:	5.0 ft. minimum
	Existing (Prev.):	4.3 ft.
	Proposed (Ex.):	1.1 ft.
	Variance:	3.9 ft.

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

RECOMMENDED MOTION(s):

1. To **deny** the requested variance of 2.7 feet from the west side yard setback requirement for the property located at 635 Central, Parcel 09-03-435-008.
2. To **deny** the requested variance of 3.9 feet from the east side yard setback requirement for the property located at 635 Central, Parcel 09-03-435-008.

3. To **direct** the applicant to cause for the removal of the noncompliant improvements within 21 days of this meeting held on March 3, 2025 and maintain compliance with all approved plans, permits, and conditions.