



BOARD ACTION SUMMARY SHEET

MEETING DATE: March 6, 2025

TOPIC: A-25-01 (424 Algene) Dimensional Variance Request

BACKGROUND BRIEF: Proposal to renovate and expand an existing, nonconforming, single-family structure at 424 Algene. An existing deck projects into the waterfront setback and was built without permits, likely by a different owner. When applying for zoning compliance for renovations to the existing home, the applicant was told that renovations would need to stay entirely within the footprint of the existing principal structure and that the unpermitted deck would need to be removed.

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 applicant maintained their desire to expand the nonconforming structure, which requires variances for not only the expanded portion of the home, but the entire structure. To renovate the home as proposed, the applicant is requesting three (3) variances from the Zoning Ordinance:

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

Lake Front (West) Yard Setback:	25.0 feet minimum required 11.41 feet existing / 11.41 proposed 13.59-foot variance requested
Lake Front (North) Yard Setback:	25.0 feet minimum required 16.45 feet existing / 16.45 feet proposed 8.55-foot variance requested
Street Front (East) Yard Setback:	25.0 feet maximum required 3.19 feet existing / 3.19 feet proposed 21.81-foot variance requested

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

RECOMMENDED MOTION(s):

1. To **deny** the requested variance of 13.59 feet from the west waterfront setback requirement for the property located at 424 Algene, Parcel 09-11-178-013.
2. To **deny** the requested variance of 8.55 feet from the north street front setback requirement for the property located at 424 Algene, Parcel 09-11-178-013.

3. To **deny** the requested variance of 21.81 feet from the east waterfront setback requirement for the property located at 424 Algene, Parcel 09-11-178-013.
4. To **direct** the applicant to provide the estimated cost of renovations to the Planning Department to determine compliance with Section 17.05(l)(2) for the property located at 424 Algene, Parcel 09-11-178-013