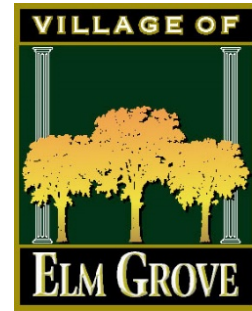


Memo



To: Board of Appeals
From: Katherine Gehl, Zoning & Planning Administrator / Assistant Village Manager
Date: March 28, 2023
Re: Review of Agenda for Tuesday, April 11, 2023

Item 3. Consideration, hearing, and action on appeal for a variance request from §335-18F(1) to allow for a front entryway overhang with a street right-of-way setback of 42.57 feet pursuant to §335-70 for the property located at 14270 Creekwood Court.

Matt Anton, the property owner at 14270 Creekwood Court, is requesting a variance from the required street right-of-way setback allowed within the Rs-2 Zoning District, which is to be no less than 50 feet.

The homeowner came before the Building Board on February 22nd, 2023 for a home addition project. The applicants' project was given Building Board approval with the condition of receiving a variance for a proposed front entryway overhang. The home is currently a legal non-conforming structure because it has a street right-of-way setback of 49.9 feet. Additions can be made through the Special Exception process as long as the addition does not increase non-conformity. However, the overhang is proposed to extend 6 feet from the home further into the street right-of-way setback so this addition would not be permitted. It is important to note that §335-39B states that, "architectural projections, such as bay windows, chimneys, flues, sills, eaves, belt courses and ornaments, may project into any required yard, but such projection shall not exceed two feet into any setback area," but this provision would not apply in this case as the proposed addition will encroach more than 2 feet into the setback area.

Please see the enclosed plan set and variance application materials for review.