

Memo

To: Board of Appeals

From: Thomas Harrigan, Zoning & Planning Administrator/ Asst. to the Village Manager

Date: February 15, 2019

Re: Review of Agenda for Thursday – February 21st, 2019

3. Consideration, hearing, and action on appeal for variance request – 1200 Blue Ridge Blvd.

Wendy Bautch is requesting a variance from §335-19F(2) to allow for a side yard setback of 13 feet from the northern lot line to allow for construction of a sun porch. 1200 Blue Ridge Boulevard is located within the Rs-3 Single-family Residential Zoning District. Per Code, there shall be a side yard setback on each side of any principal or accessory structure not less than 20 feet in width.

After reviewing the property file for 1200 Blue Ridge Boulevard, it has been determined that a building permit was issued for the construction of a 440 square foot deck within the side yard of the property. The deck proposal was reviewed and approved by the Village Building Board on April 21st, 1992. As you can see from the enclosed Plat of Survey, the approved deck had a footprint that encroached into the 20 foot side yard setback, resulting in a 10.2 foot setback from the edge of the deck to the northern lot line. Recently the deck was removed from the property with the assumption that construction of the sun porch would be permitted within the footprint of the deck.

Village records from previous Board of Appeals meetings were researched and there appears to be no application for a variance for encroachment into the side yard setback.

Please see the enclosed statement from the homeowner, letters from neighboring property owners, Plat of Survey, Minutes from the April 21st, 1992 Building Board meeting, Approved Building Permit and photo of the former deck.

If you have any questions prior to the meeting, please do not hesitate to contact me.