



Legislation Text

File #: ABZA 20-7, **Version:** 1

Public hearing to consider the appeal of William Garman Hargens and Mary Staples Thompson to a decision of the Board of Zoning Appeals (BZA) approving six variances (for primary entrance location, number of off-street parking spaces provided, lot coverage, lot size, lot width, and rear yard setback) for a second triplex to be constructed on a lot that has an existing triplex at 542 Portland Avenue. (Public hearing closed on November 18)

See attached BZA Resolution

William Garman Hargens and Mary Staples Thompson are appealing a decision by the BZA approving six variances for primary entrance location, number of off-street parking spaces provided, lot coverage, lot size, lot width, and rear yard setback in order to construct a second triplex on a lot that has an existing triplex. The following variances are required:

- 1.) A primary entrance of principal structures shall be located within the front third of the structure. The applicant is proposing the main entrance to be in the rear of the building, for a variance of this requirement.
- 2.) 10 off-street parking spaces are required, 8 spaces are proposed including one bicycle rack, for a variance of 2 parking spaces.
- 3.) In residential districts, principal buildings shall not cover more than 35% of any zoning lot, 38.39% is proposed, for a lot coverage variance of 3.39%.
- 4.) This property is located in the RT2 zoning district and requires 2,500 square feet of lot size per unit. A lot size of 15,000 square feet is required for 6 units, 12,493 square feet is available, for a lot size variance of 2,507 square feet.
- 5.) A minimum lot width of 20' per unit is required in this zoning district. The existing lot width is nonconforming at 46.08' wide, the new triplex requires an additional 60' of lot width, for a variance of 60' of lot width.
- 6.) A minimum rear yard setback of 25' is required, 15' is proposed, for a variance of 10'.

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? October 29, 2020

Has an extension been granted? Yes

If so, to what date? December 31, 2020

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