



## Legislation Text

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**File #:** ABZA 19-5, **Version:** 1

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Public hearing to consider Dorian P. Nelson's appeal of a decision by the Board of Zoning Appeals (BZA) denying variances of the sidewall articulation and the maximum building height requirements in order to construct a two-story addition to an existing single-family dwelling at 1946 Wellesley Avenue.

See attached BZA Resolution

Dorian P. Nelson is appealing a decision by the Board of Zoning Appeals (BZA) denying variances of the sidewall articulation and the maximum building height requirements in order to construct a two-story addition to an existing single family dwelling. Mr. Nelson requested the following variances: The sidewall articulation, the maximum building height and the minimum side yard setback requirements.

The zoning code requires a sidewall articulation for building faces that exceed thirty-five (35) feet in length for R1-R4 residential districts in Planning District 14. Articulation shall be in the form of a structural projection of at least one (1) foot in depth and six (6) feet in length, and must extend from grade to the eave. The maximum building height for properties in the R4 zoning district in Planning District 14 is 22' and the minimum required side yard setback is 4'. The applicant proposed no sidewall articulation, a building height of 23'-10" and a side yard setback of 3.12'.

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? October 14, 2019

Has an extension been granted? Yes

If so, to what date? December 13, 2019

A letter extending the deadline for action by another 60 days was sent on September 27, 2019.

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