

## MEMORANDUM

**TO:** John DeFalco, ZBA Chairperson  
ZBA Members

**FROM:** Michelle Kulikowski, AICP  
Planner I

**DATE:** July 24, 2006

**SUBJECT:** **ZBA 06-17: 197 S. Craig Place**

The petitioner of the above noted case is requesting a continuance to the August 23, 2006 meeting so that the petition can be readvertised. The advertised request was to reduce the corner side yard from 20 feet to 9 feet. The petition will be readvertised as a request to reduce the corner side yard to 7 feet.

### *Background*

As noted in the staff report, the petitioner received a building permit for a porch repair and addition on a legal-nonconforming porch. Subsequently, the petitioner removed the porch, and doing so lost all nonconforming rights associated with the porch. The petitioner is requesting a variation to reestablish the nonconforming rights to construct a new porch. Because of the nature of the situation, staff prepared the public hearing request off of the plans that were submitted for permit without delay so that the petition could be advertised for the upcoming Zoning Board of Appeals meeting. The petitioner submitted revised plans after the public hearing request had already been sent out for publication. The revisions are basically field changes. The petitioner indicated that the changes were necessary in order to use some of the existing footings and to tie the porch in with the existing roof line.

Attached are copies of the porch plans. Please note that on the revised plans submitted for the variance that the setback measurements were incorrect. The measurements were taken from the sidewalk, not the property line. The correct setback measurement is circled on the plan. Also, please find attached a table summarizing the changes.

**Summary of Changes for ZBA 06-17**

	Original Porch	Plans Submitted for Permit	Plans for requested variation
Width of the porch on the south side of the house (corner side)	8'	7'	8'
Width of the porch on west side of the house (front side)	8.9'	9.25'	8'
Projection of turret from the south edge of porch	N/A	12"	33"
Corner side yard setback (distance from turret/porch to south property line)	10.10'	9'	7'
Projection of turret from the west edge of the porch	N/A	5.25'	4.5'