

APPLICATION NUMBER

5114

A REQUEST FOR

**SIDE YARD AND COMBINED SIDE YARD VARIANCES
TO ALLOW THE CONSTRUCTION OF A 29' X 32'
ADDITION TO AN EXISTING STRUCTURE WITHIN 6.3'
OF THE EAST SIDE PROPERTY LINE AND TO ALLOW A
COMBINED SIDE YARD TOTAL OF 17.8'; A 8' MINIMUM
SIDE YARD SETBACK AND A TOTAL OF 19.6'
COMBINED SIDE YARD TOTAL ARE REQUIRED ON A
59' LOT.**

LOCATED AT

1110 PALMETTO STREET

(North side of Palmetto Street, 260' \pm West of George Street)

APPLICANT

ERIC JASON OLIVER

BOARD OF ZONING ADJUSTMENT

MAY 2002

The applicant is requesting a Side Yard and Combined Side Yard Variances to allow the construction of a 29' x 32' addition to an existing structure within 6.3' of the east side property line and to allow a combined side yard total of 17.8'; a 8' minimum side yard setback and a total of 19.6' combined side yard total are required on a 59' lot.

The applicant states that he proposes to add a dining room, two bedrooms, and a bathroom to the existing structure and that the proposed addition would be in line with the current house. Currently, the house has one bedroom and a bathroom and the additional room would make the house more comfortable to live in.

The proposed addition would maintain the residential character of the neighborhood and the Board has been sympathetic of the unique character of the historical districts and older areas when considering site variance applications. It should be noted that numerous variances have granted in the vicinity for rear and side yard variances.

The site is located in the Oakleigh Garden Historic District; therefore, any exterior improvements will require Architectural Review Board approval.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed, and substantial justice done to the applicant and the surrounding neighborhood.

RECOMMENDATION 5114**Date: May 6, 2002**

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the approval from the Architectural Review Board prior to the issuance of any permits; and 2) the provision of gutters and downspouts.

BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by single and multiple family residential dwellings.
Museums are located to the southwest.

APPLICATION NUMBER 5114 DATE May 6, 2002

APPLICANT Eric Jason Oliver

REQUEST Side Yard and Combined Side Yard Variances

LEGEND

R-1	R-2	R-3	R-B	H-B	B-1	B-2	B-3	B-4	B-5	I-1

N
NTS
I-2

SITE PLAN



The site is located on the north side of Palmetto Street, 260' west of George Street.
The plan illustrates the existing structure and proposed addition.

APPLICATION NUMBER 5114 DATE May 6, 2002
APPLICANT Eric James Oliver
USE/REQUEST Side Yard and Combined Side Yard Variances



NTS