303 GROVE AVENUE

BLOCK 107, LOT 51

NARRATIVE

Owner/Applicant is renovating the existing one-story brick single family dwelling located at 303 Grove Avenue, which is a 17,155.82 square foot lot on the corner of Grove Avenue and East Chestnut Avenue in the R-1 Zone. The renovation consists of a second story addition to the existing dwelling, utilizing the existing dwelling footprint and the construction of a one-story addition, deck and driveway/garage on the rear of the existing dwelling and a covered porch on the front and right side of the existing dwelling. The renovated dwelling will front on Grove Avenue; however, the proposed driveway/garage will have access on East Chestnut Avenue. The Applicant obtained a building permit for the renovation project and began construction. During the course of the renovation construction, it was discovered that more than 50% of the existing dwelling needed to be renovated to remove and replace rotted/damaged wood. This discovery resulted in the project being subjected to a zoning review, which in turn required a variance for the front yard setback bulk requirement. The standard front yard setback bulk requirement in the R-1 Zone is 25’, however, the averaging of the existing neighborhood front yard setbacks resulted in a bulk requirement of a 37.4’ front yard setback. The existing dwelling front yard setback is 38.1’ and the proposed front yard setback, due to the addition of a covered front porch, is 32.84’. The remainder of the project complies with all bulk requirements.