

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 17,154.99 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 front yard setback bulk requirement for this property is 41.3 feet (Grove Avenue) and 30.4 feet (E. Chestnut). The existing dwelling front yard setback is 38.0 feet (Grove Avenue) and 15.1 feet (E. Chestnut). The proposed front yard setback is 32.67 feet (Grove Avenue) and 25.44 feet (E. Chestnut). There is also a variance required for Section 110-110 (Permitted Projections) to accommodate the proposed front porch extending greater than 8 feet into the required front yard setbacks along both streets. The remaining variance required is for Section 110.112.7.B (Façade Width), which exceeds 50% of the Lot Width requirement along both streets. The remainder of the project complies with all bulk requirements.