STAFF REPORT

Prepared by Nathan Page, City Planner

**Variance for Side Yard at 909 Washington St (VR1601)**

**Type of Request:** Variance

**Meeting Dates**

Board of Adjustment on February 16, 2016

**Contact Information**

Washington Properties II, LLC
913 Washington St, Graham, NC 27253
336-570-2282; rs\_csm@bellsouth.net

**Summary**

**Project Name**Variance for Side Yard at 909 Washington St (VR1601)

**Location**
909 Washington St

GPIN: 8884084619

**Current Zoning**Light Industrial (I-1)

**Current Use**Recycling Center

**Surrounding Zoning**R-7, B-3, I-1 & I-2

**Surrounding Land Uses**Single Family Dwellings, Neighborhood Businesses, Light Industry, Cemetery, Railroad

This is a request for a variance from the required side yard setback, which is 20 feet in the I-1 zoning district. The stated purpose of this request is as follows: “Owner wants to divide the property for a future sale. The distance between the two buildings on the current property is 16 feet which does not meet the side setback requirement of 20 feet. Access easements will be provided for both buildings in the rear of the building from North Main Street and between the buildings where the variance is being requested.”



Attached is a **draft of a Resolution for the Board to consider** when making its decision. This draft Resolution should be modified as the Board sees fit and is only provided by staff as a template.