

With this application, I Kara Chernet am proposing a rear deck for 2644 10th Street NE, a single family row dwelling. The proposed deck will increase lot coverage beyond what is allowed in an R-2 zone.

The applicant requests that the Board of Zoning Adjustment approve the variances from the area use C-202.2 and D-304.1. The requested variance would merely consume a portion of the rear yard with majority of the rear yard set to remain in the spirit of the zone regulations intent. This property will remain owner occupied with the proposed deck, and the expansion of a nonconforming structure would be nominal not resulting in a structure outside of the character within the zone.