

1912 Oak Street

Applicant's Response to Required Items for Consideration for a Variance

July 30, 2024

Reason for Variance Request:

The parcel at 1912 Oak Street consists of 6 lots of record, as shown on the attached survey map (recorded 1/9/24). These lots are zoned R-7 and are 33' wide. The required minimum side setback is currently 8.5', which yields a maximum structure width of only 16'. To construct a house that is only 16' wide is difficult and would not be consistent with the neighborhood. Reducing the minimum side setback to 4.5' would allow the structure width to increase to 24', which will result in a more attractive house that will be architecturally consistent with the neighborhood.

1. Designing and building a house that is only 16' is challenging. The resulting structure would not be architecturally consistent with the surrounding houses. In addition, long, narrow structures require more materials to build and consume more energy than houses with more square footprints.
2. The hardship results from the size (width) of the lots combined with the minimum side setback of 8.5'. Lots that are 33' wide can be found throughout the 1945 corporate limits. These lots have historically been developed by utilizing smaller side setbacks of 3 to 5 feet. This results in structures that are aesthetically pleasing and contribute to the variety of architecture found in Wilmington.
3. The owner of the property has not contributed to the hardship in any way.
4. The applicant feels that the request being made is consistent with a number of properties along North Carolina Avenue, which is adjacent to the subject property. Public safety will be secured and justice will be achieved, as the side setbacks being requested are precededented in the neighborhood. All proposed structures will be built in accordance with the NC Residential Building Code. The following properties have lot widths of 33' and have house widths consistent with this request:

*Info below comes from NHC Tax Dept.

- a. 214 North Carolina Avenue, Lot width: 33', House width: 27'
- b. 225 North Carolina Avenue, Lot width: 33', House width: 26'
- c. 233 North Carolina Avenue, Lot width: 33', House width: 24'
- d. 241 North Carolina Avenue, Lot width: 33', House width: 24'