

8/6/14

LETTER OF INTENT

APPLICANT RICARDO DEL CUETO AND LILIANA DEL CUETO  
ARE REQUESTING A NON-USE VARIANCE TO ALLOW  
AN ACCESSORY STRUCTURE (GUEST HOUSE AND, SWIMMING POOL  
& CANOPY CARPORT IN FRONT OF THE PRINCIPAL  
BUILDING ON A THROUGH LOT, ALLOW ACCESSORY  
STRUCTURE USE OF GUEST HOUSE, SWIMMING POOL  
& CANOPY CARPORT IN FRONT OF THE PRINCIPAL  
BUILDING.

CARLOS LANZA



## Sec. 33-75. Canopy carports in certain residential districts.

In certain residential districts as shown in Section 33-50, attached or detached fabric, fiberglass or metal canopy carports shall be permitted. Such canopies shall comply with the setback requirements pursuant to Section 33-50 and with lot coverage requirements. The canopy carport shall not exceed ten (10) feet in height as measured from grade to the horizontal element of the frame structure. When placed in the front setback area, the canopy carport shall be no greater than one-half ( $\frac{1}{2}$ ) the width of the residence. No more than one (1) such canopy carport shall be provided for each dwelling unit on the premises concerned.



- b) *Permanent.* Accessory buildings, structures or uses shall not be closer than seventy-five (75) feet to the front property line except where it is desired to place them closer than seventy-five (75) feet to the front property line; each side line offset distance required for such lot shall be increased by the number of feet less than seventy-five (75) feet above referred to, provided such setback from the front property line is at least fifteen (15) feet greater than the setback for a principal building in the same block and said front line setback is not less than fifty (50) feet. No permit shall be issued for an accessory building for any use unless the principal building exists on front of lot, or unless a permit is obtained simultaneously for both buildings and construction progress concurrently. Accessory buildings shall not occupy a greater percent of the rear yard area than the following:

<i>District</i>	<i>Percent</i>
EU-M	20
RU-1	30
RU-2	30
EU-1	5
EU-2	2
BU & IU	30

- 49) *Garage, private.* A structure not larger than five hundred (500) square feet in area for the private use solely for the owner or occupant of the principal building on a lot or of his family or domestic employees for the storage of noncommercial motor vehicles, and which has no public shop or mechanical service in connection therewith.

EU-1: One	50	25	—	15	25
Acc. bldg.			—same as EU-M accessory buildings—		
Canopy carport	28	5	—	2	5