

# 902 HERNDON LANE

2021-000057BA (FORMERLY APPROVED AS C-15-2019-001)

- Replace one-story L-shaped garage with two-story hemp-crete structure on a modified footprint to better accommodate unique placement of trees
- Variance requested from:
  - (1) § 25-2-492(D) – 10 foot to 5 foot (existing) set back
  - (2) IF new structure is considered a secondary dwelling unit, § 25-2-774 – 10-foot separation between structures where 5 feet (existing) and proposed 8' distance
- Variance **granted in 2019** but has expired; this is a re-request with slight modification to accommodate thicker walls from the use of hemp-crete

## Existing (Page 1/12)

---

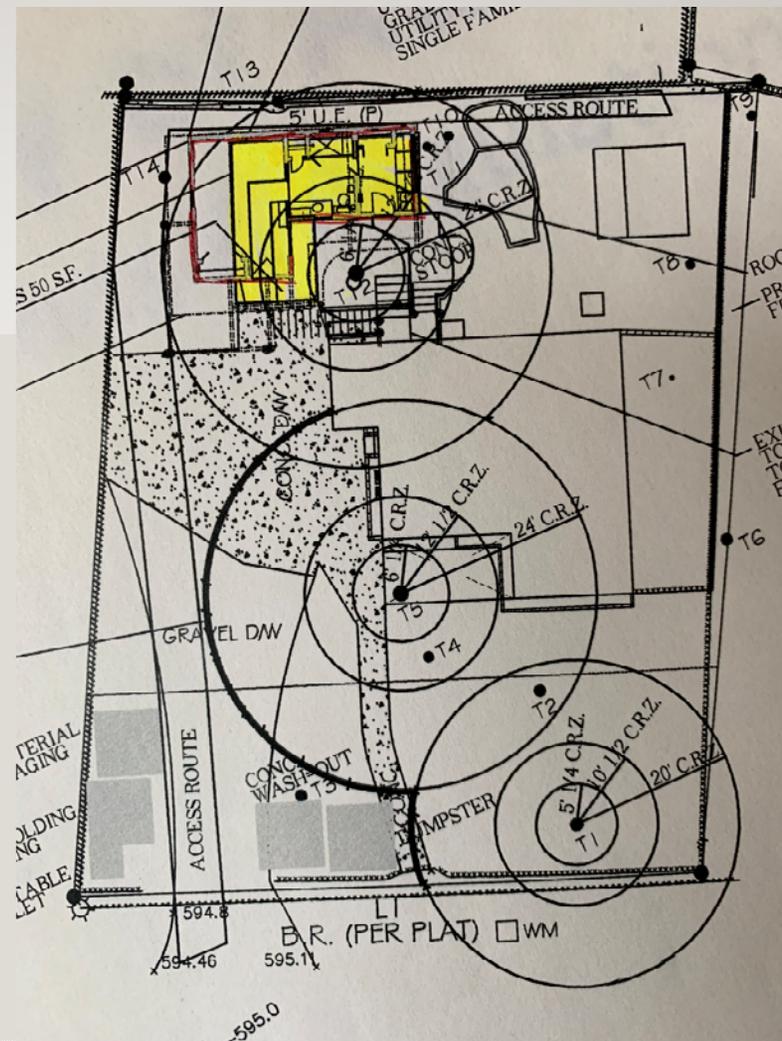


## SITE PLAN with CRZs of the three protected trees

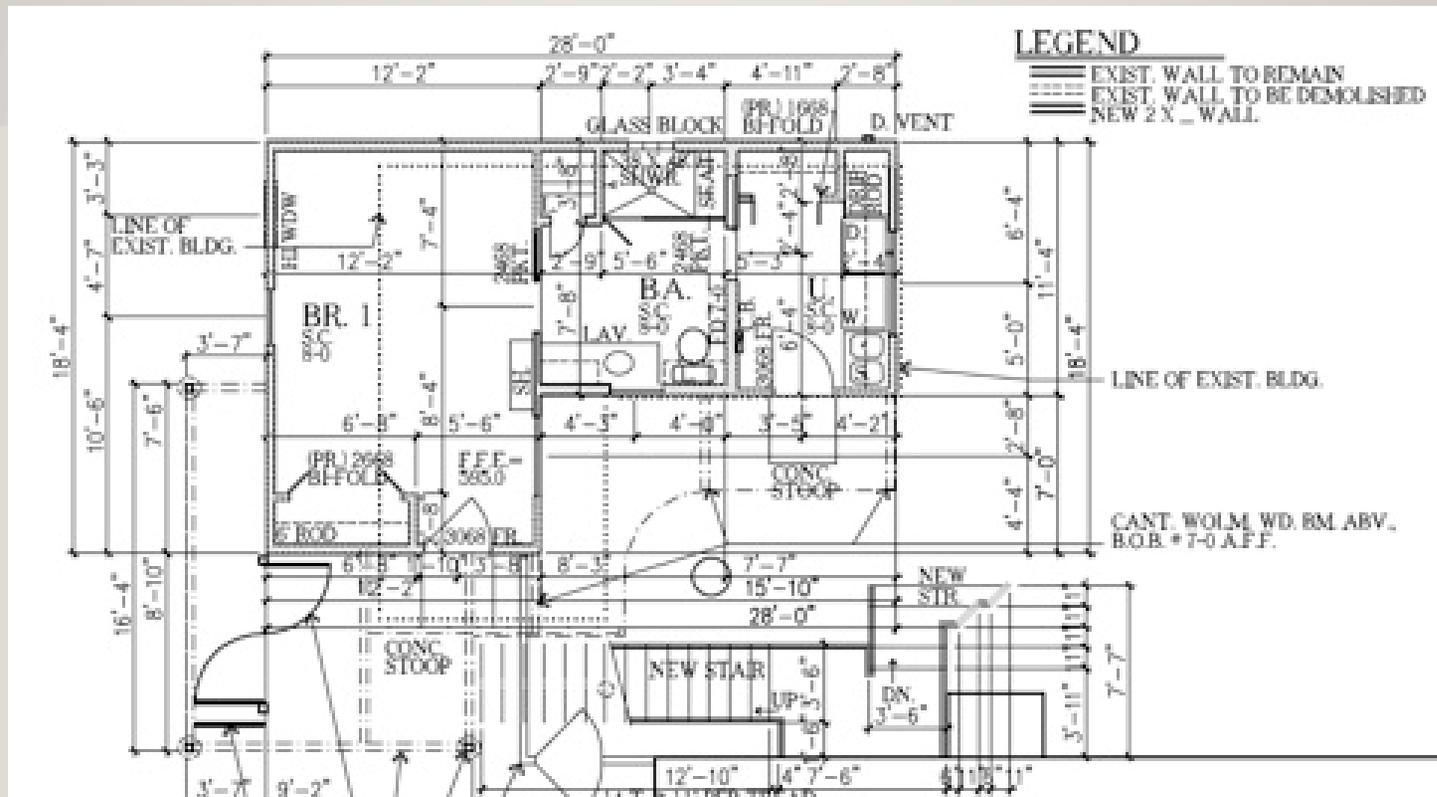
---

Yellow Highlight = Existing Structure

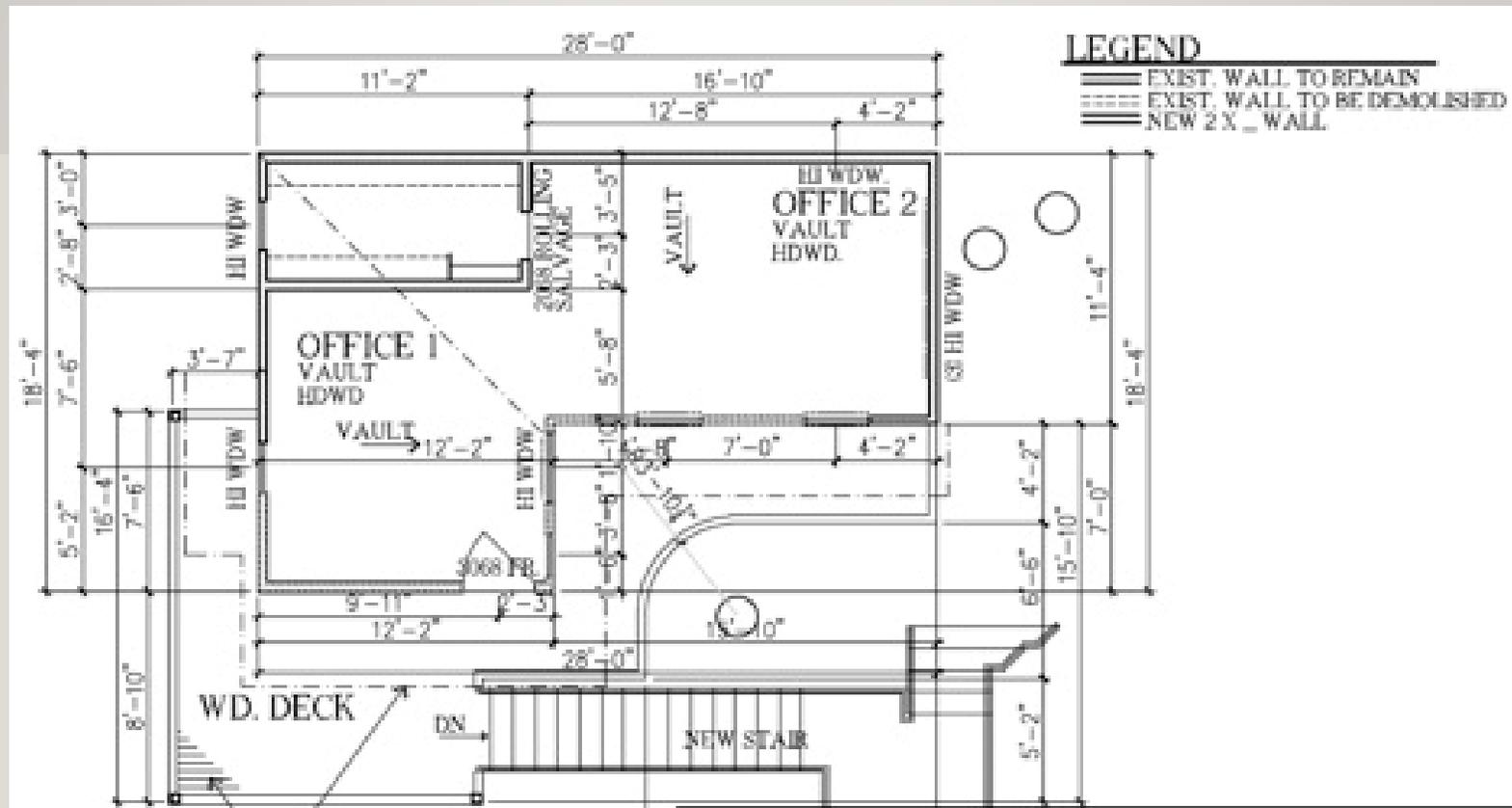
Red Outline = Proposed Change in  
Footprint



## FIRST FLOOR: Bedroom, Bathroom, Utility



## SECOND FLOOR: Office and Closet with deck curving around live oak tree



§ 25-2-774 Applies **IF** the structure is a secondary dwelling unit  
10' between structures. Existing = 5'. Proposed = 9'6"

---

- The proposed structure was not designed for or intended to be a two-family residential use (the title of § 25-2-774)
- “Dwelling Unit” = “a residential unit . . . providing independent living facilities including permanent provisions for living, sleeping, eating, and cooking.” § 25-1-21(37)
- Interpretation Number CI2010-0004: if a structure has both a bathroom AND “a water closet and a lavatory located in the immediate area of the water closet used for the purpose of hand washing, and/or a kitchen sink, or a service sink used for the purpose of food preparation and/or sanitation of dishware”

# D-8/7-PRESENTATION

