

Tarra Jolly

From: Chris Murphy
Sent: Tuesday, November 23, 2021 8:48 AM
To: Tarra Jolly
Subject: FW: [EXTERNAL] UDO-C-15 Question

From: Chris Murphy
Sent: Tuesday, November 9, 2021 1:11 PM
To: Julie Magness <julie.l.magness@gmail.com>; Aaron King <aaronk@CITYOFWS.ORG>; Desmond Corley <desmondc@CITYOFWS.ORG>; Carolyn A. Highsmith <carolyn_highsmith@outlook.com>
Cc: Kirk Ericson <kirke@CITYOFWS.ORG>; Amy Crum <AMYC@CITYOFWS.ORG>
Subject: RE: [EXTERNAL] UDO-C-15 Question

Julie:

In item 1 – it would be an application for a variance for the addition to the home down a line of less than 7' – because it is an extension down a non-conforming line of the principal structure. If approved, the new accessory dwelling unit could be built as close as 5', as that is what would be allowed in the ordinance (the same thing as is allowed today for the accessory structure being within 3'). There is no equity issue there because they are each contemplated and accounted for in the ordinance (if adopted).

In item 2 – you possibly could. I believe our advice from the outset would be to meet the 5' for flexibility in the future for the garage for future conversions (and not having to meet the more stringent building code requirements dealing with fire ratings and limited penetrations). This language was included in recognition that we may have existing structures closer to the line that could be converted and this is a method by which to do that (through meeting the fire separation/code requirements).

In item 3 – in my opinion, you couldn't build the breezeway attaching the two structure because then the ADU would need to meet the principal setbacks (7') because it is "attached" via the breezeway.

As with any current or proposed regulation, various scenarios can be put forth that, depending on the circumstances, can bring forth unique/peculiar quirks. We experience these weekly if not daily on items that are submitted for permitting. We utilize the ordinance and the intent behind the same to guide our decisions.

Best regards!

Chris

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From: Julie Magness <julie.l.magness@gmail.com>

Sent: Tuesday, November 9, 2021 12:51 PM

To: Chris Murphy <chrism@cityofws.org>; Aaron King <aaronk@cityofws.org>; Desmond Corley <desmondc@cityofws.org>; Carolyn A. Highsmith <carolyn_highsmith@outlook.com>

Subject: [EXTERNAL] UDO-C-15 Question

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This proposed amendment allows for an existing structure that has a 3' set back to be converted into a ADU. A newly built structure must have a 5' Set back. And existing house in R-S-9 needs a 7 ' side yard setback.

Please clarify for me:

1. I would need to pay \$1,000 for a special use permit to make an addition to my home that follows the exact line of my home in order to build an addition if it is under 7 feet. (I did BTW so that 6 inches would be forgiven for 12 feet so that I could extend the roof line of my home when I put a screened porch on.)

But I could build a new freestanding dwelling in my backyard that forgives 2 full feet and not have to pay that SUP fee, have no PB review, and not go before an elected body?

2. I could use the 1996 ordinance and build a garage with a 3 foot setback. And then come back in a month and convert that garage to a second dwelling on my property. It would be easy to have the garage set and ready to go for the additions. I wouldn't have to pave that garage floor and could come back and put in the plumbing and then pour a slab after the construction was inspected.

3. A home meets the 7 ' required set back. The new ADU meets the 5 ' required set back. Can a breezeway be built between the 2 that only has to meet the 5' or 3' grandfathered setback?

These are equity/consistency issues that I am confused about.

Thank you for your help.

Julie L Magness