

Eli Lurie, Agent for Seth Kovensky
25-006064-ZBA
4 Sir Lancelot Ct
January 22, 2026

Facts & Findings

1. The property is located at 4 Sir Lancelot Ct, with a PIN of 20145 07020, in the Oakdale neighborhood.
2. According to the Chatham County Tax Assessor, the subject property measures approximately 23,086 square feet (0.53 acres) with varying lengths of width and depth. The property is zoned RSF-10 (Residential Single-Family-10) and has lane access.
3. The primary dwelling was built in or about 2004 with a building footprint of approximately 4,427 square feet.
4. There is an existing pool in the rear of the property with a building footprint of approximately 688 square feet. According to the Petitioner, the pool enclosure suffered damage in the last ice storm. The damaged pool enclosure did not have a building permit. The Petitioner is requesting to replace the screened pool enclosure and thus encroach into the rear yard setback. The proposed pool enclosure has a building footprint of 2,030 square feet.
5. [Section 8.7.3.c.i](#) of the Zoning Ordinance requires accessory structures to have a rear yard setback of at least 5 feet. The Petitioner is requesting to reduce this to 2 feet.

i. An accessory building or structure shall not be located within five (5) feet of the side (interior) or rear property lines, except where no setback is required by the zoning district. Provided however, when the building or structure is located within the side yard, such building or structure shall not encroach into the side yard setback except as provided for in Sec. 4.3, Exceptions and Modifications.

6. [Section 8.7.3.e](#) of the Zoning Ordinance does not allow the building footprint of an accessory structure to exceed 40% of the building footprint of the primary dwelling. The primary dwelling has a building footprint of 4,427 square feet. The proposed accessory structure has a building footprint of 2,030 square feet, which is 45.9% of the primary dwelling. Please note that in the recently approved Text Amendment (25-004594-ZA), the language has been changed from 'floor area' to 'footprint'.
7. The Zoning Board of Appeals may grant variances to certain development standards.

Per Section 3.21.10, the granting of variances shall be based on the following criteria:

A. General Consistency

The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare.

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MPC Comment: The requested variances are not consistent with the intent of the Zoning Ordinance. However, the variances are not likely to be injurious to the neighborhood.

B. Special Conditions

i. Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.

MPC Comment: No special circumstances are present regarding the subject property or its contained structures, except the irregular shape of the parcel.

ii. The special conditions and/or circumstances do not result from the actions of the applicant.

MPC Comment: The request is the result of the Petitioner's chosen design.

iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

MPC Comment: The requested variances are likely not financially motivated.

C. Literal Interpretation

Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unnecessary and undue hardship on the applicant.

MPC Comment: The literal interpretation of the regulations would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

D. Minimum Variance

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

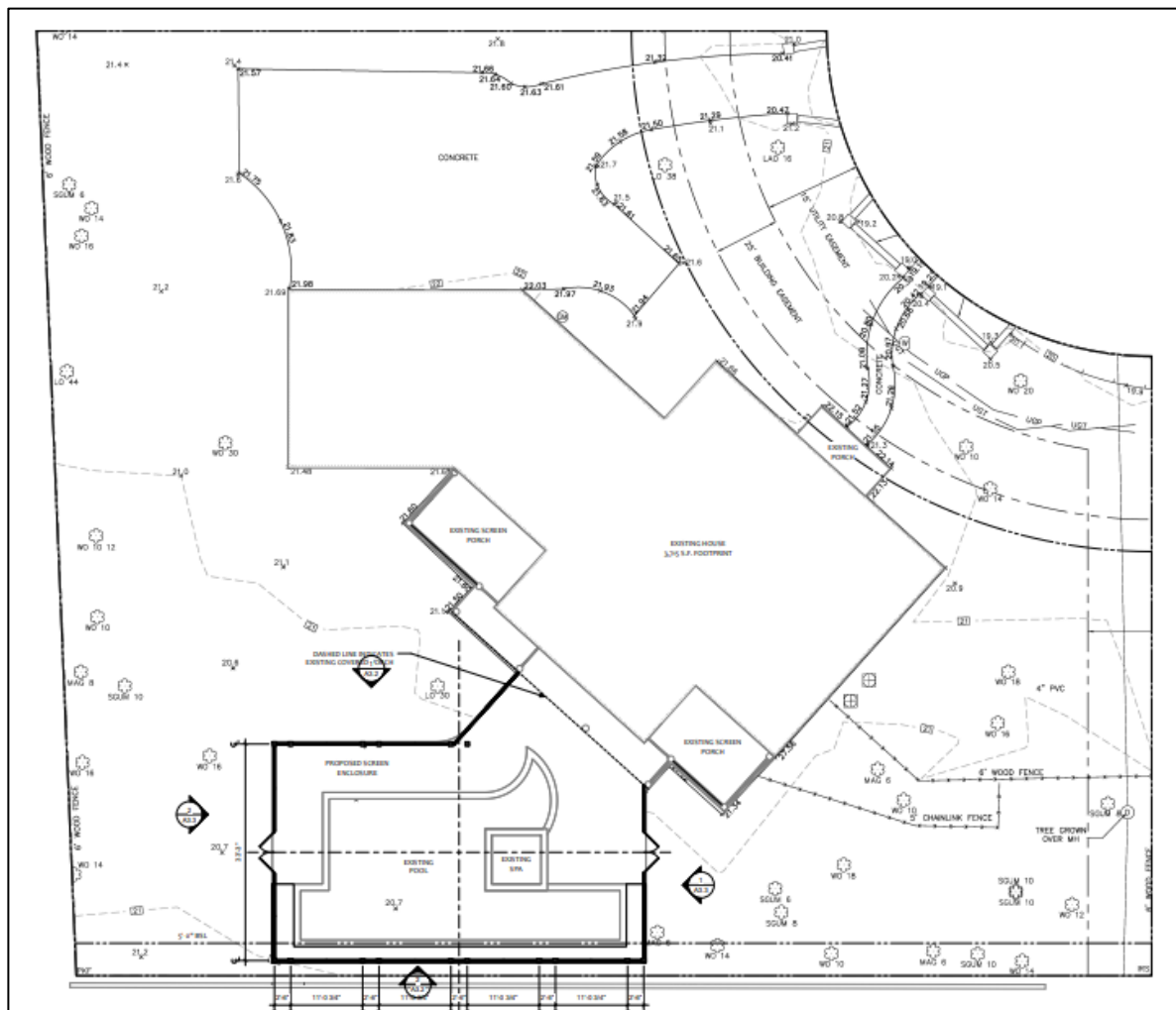
MPC Comment: The variances are not required to make use of the subject property.

E. Special Privilege Not Granted

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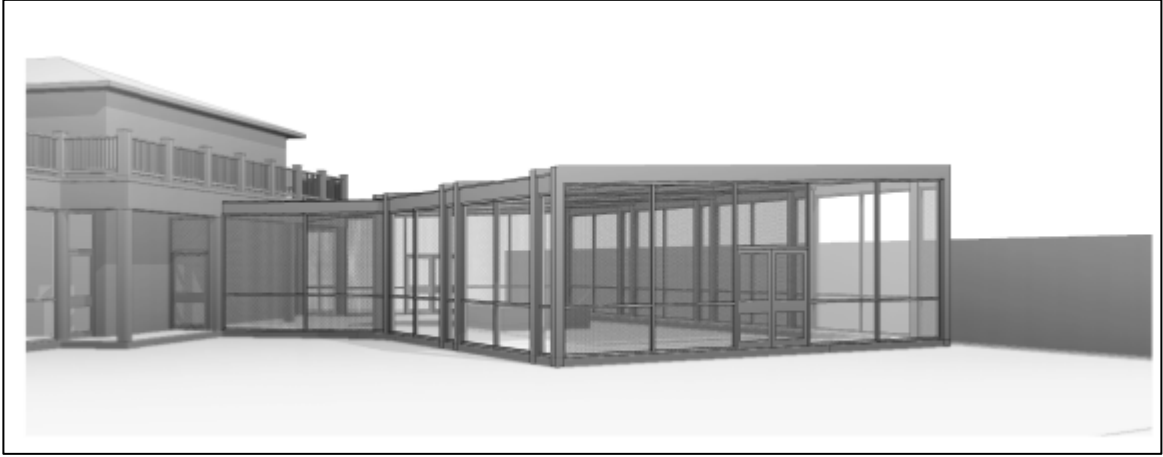
The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.

MPC Comment: Approval of the variances would confer special privilege upon the Petitioner, though variance relief is a remedy afforded to all similarly situated property owners.



Plan for 4 Sir Lancelot Ct Accessory Structure

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Exterior Perspective for 4 Sir Lancelot Ct Accessory Structure

Staff Recommendation

MPC Staff recommends **denial** of the following two variances:

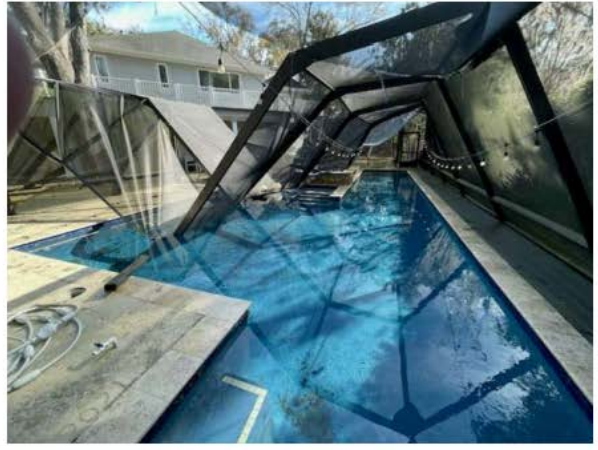
1. To reduce the rear yard setback of an accessory structure from 5 feet to 2 feet in the RSF-10 zoning district;
2. To allow the building footprint of an accessory structure to be 45.9% of the building footprint of the primary dwelling, where a maximum of 40% is permitted.

Note: This recommendation could change subject to new information provided at the Zoning Board of Appeals meeting. Final decisions will be made by the Zoning Board of Appeals at the public hearing based on information provided at the meeting, as well as information submitted for the staff report.

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EXISTING ENCLOSURE CURRENT AERIAL IMAGE
1/4" = 1'-0"



EXISTING ENCLOSURE DAMAGE SOUTHWEST
1/4" = 1'-0"



EXISTING ENCLOSURE DAMAGE SOUTH IMAGE
1/4" = 1'-0"



EXISTING ENCLOSURE DAMAGE AERIAL IMAGE
1/4" = 1'-0"

Damage to the Previous Pool Enclosure