

Applicant request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.

This would permit the construction of a 1,030 sq. ft. addition to the existing single-family residence, of which approximately 368 square feet (24'-6" x 15') encroaches into the required rear setback and is located to within 10' of the rear property line.

The required rear setback is 20 feet and the required front and rear yard setback cumulative total is 50 feet in the R-3 zone district.

BACKGROUND

The existing residence was constructed in 1968.

The property's subdivision, Eastridge Unit #4, was platted in 1967. At the time of platting, a 25' front setback line and 15' side street setback line were included on the plat. The proposed addition would encroach into the side street yard setback. The property owner is presently pursuing a replat of the lot to remove this restriction.

On October 12, 2015, the ZBA approved a 243 sq. ft. encroachment to within 15'-1" of the rear property line. The applicant has re-applied to the Zoning Board of Adjustment as the original request was in error and was not representative of their desired build out.

The Planning Division has not received any communications in support or opposition to the special exception request.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 375 sq. ft. (25 [75' lot width ÷ 3] x 15 [3/5 of 25' required rear yard setback])

Requested area of encroachment in rear yard setback = 368 sq. ft.

Required rear yard setback = 20'

Requested rear yard setback = 10'

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 35'

STAFF RECOMMENDATION

Staff recommendation is for approval with a condition of the special exception request as follows:

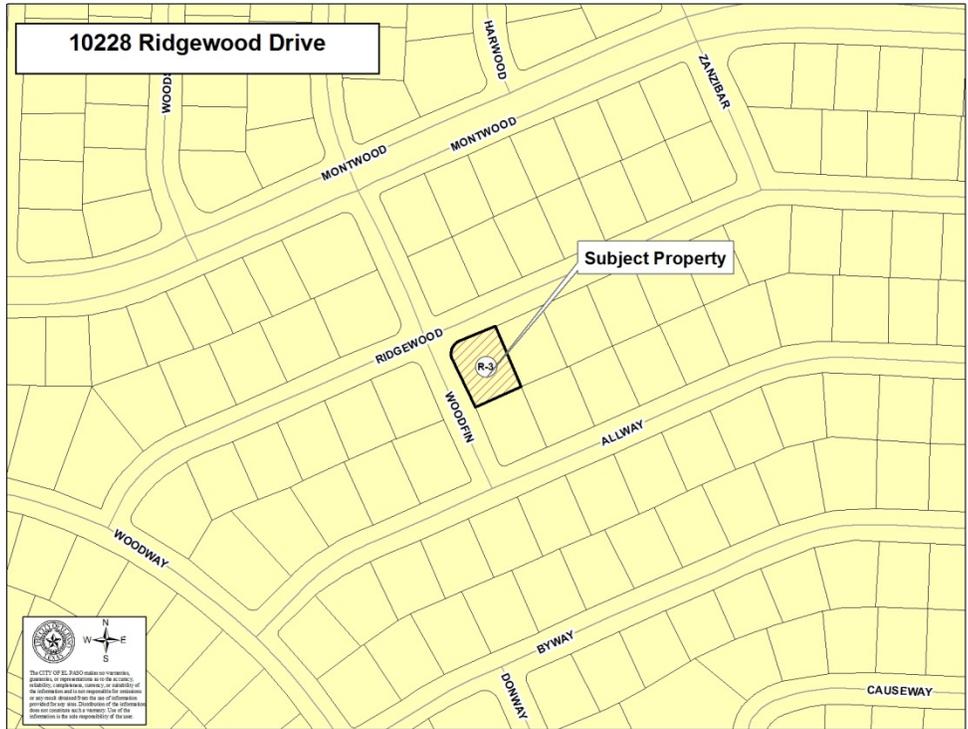
The property shall be replatted so as to remove setback restrictions prior to the issuance of any building permits.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

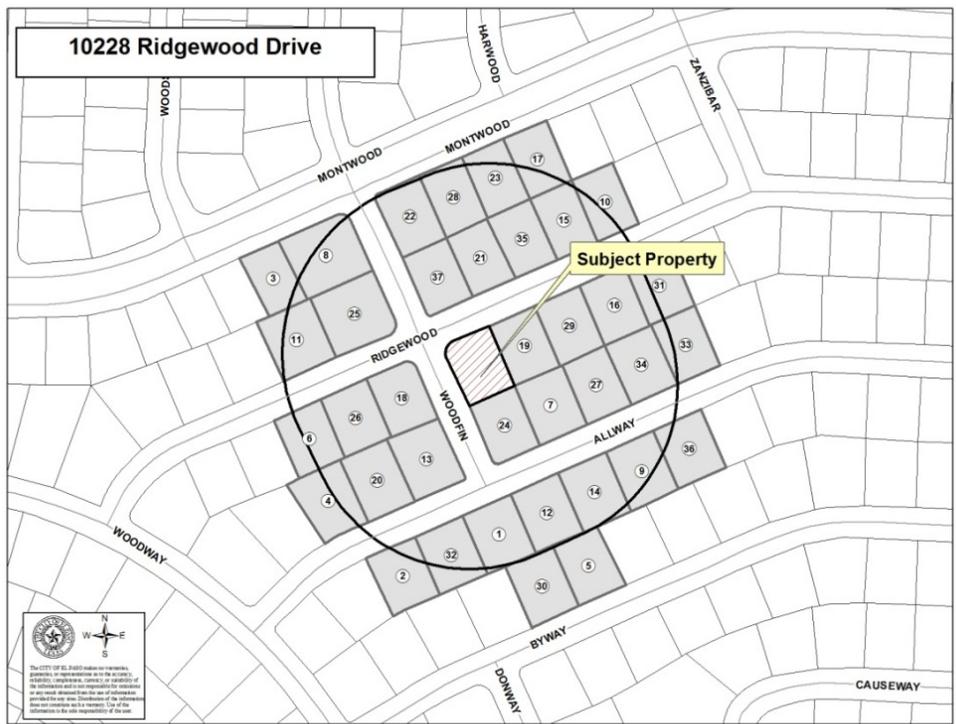
"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

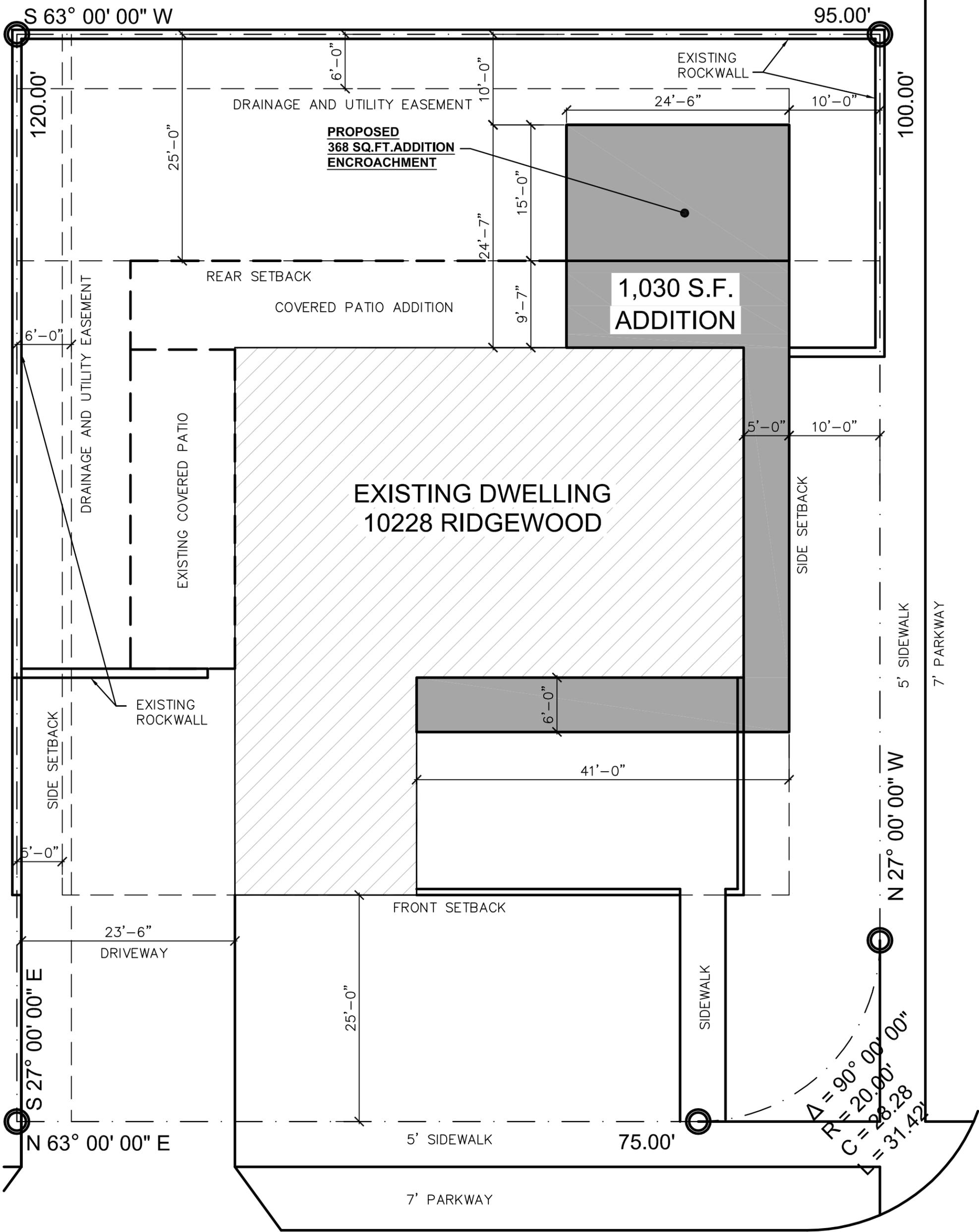
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."

ZONING MAP



NOTIFICATION MAP





PLOT PLAN

SCALE : 1" = 10'-0"



PROJECT INFORMATION	
SQUARE FOOTAGE CALCULATIONS	
EXISTING RESIDENCE	2,520 S.F.
ADDITION	1,030 S.F.
TOTAL UNDER ROOF	3,550 S.F.
LOT AREA	11,314 S.F.
LEGAL DESCRIPTION: <u>S EASTRIDGE LOT 1</u>	
ZONING: <u>R-3</u>	
PIDN: <u>07399000S0100</u>	
REP. DISTRICT: <u>7</u>	
LAND USE: <u>RESIDENTIAL</u>	
YEAR BUILT: <u>1968</u>	