

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-3 zone.

This would permit the construction of a 20'4" by 12' addition that is proposed to encroach 6' into the required rear yard setback.

The required cumulative front and rear yard setback total is 50' in an R-3 zone.

BACKGROUND

The applicant started construction of an addition to her house without a building permit. She is requesting to add a bedroom and hallway that encroach the maximum permitted width of 20'4" and a depth of 6 feet into the required rear yard setback.

CALCULATIONS

1/3 average lot width = 20.31' (60.97' ÷ 3)
Requested width of encroachment = 20.33'
Required rear yard setback = 25'
Requested rear yard setback = 19'

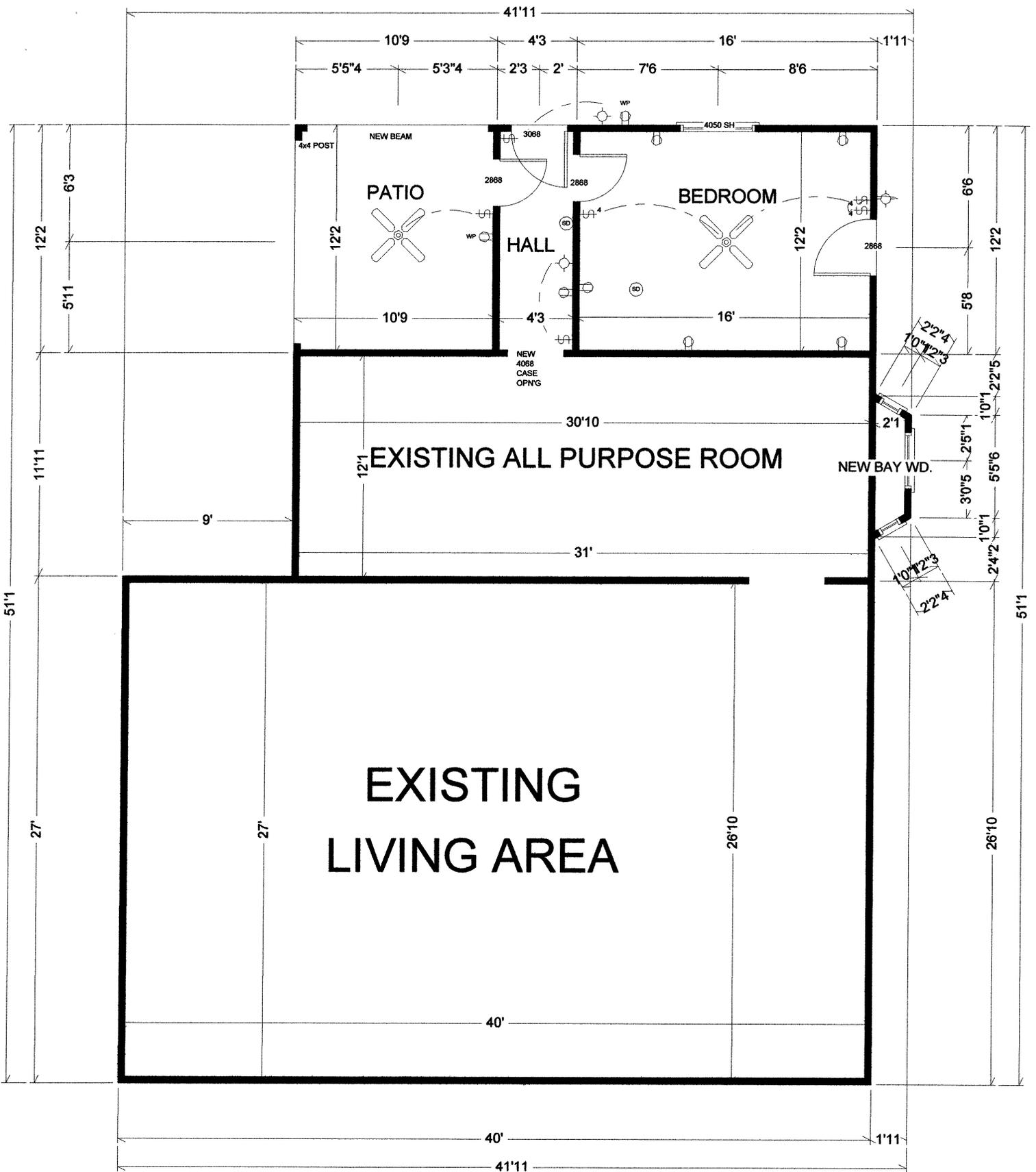
STAFF RECOMMENDATION

Staff recommends approval of the request as it meets the requirements of the Special Exception G, with the condition that the 12' by 11' patio shall not be enclosed because the width of the bedroom and hallway are the maximum width of extensions permitted under the Special Exception.

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

"Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; provided, however, that:

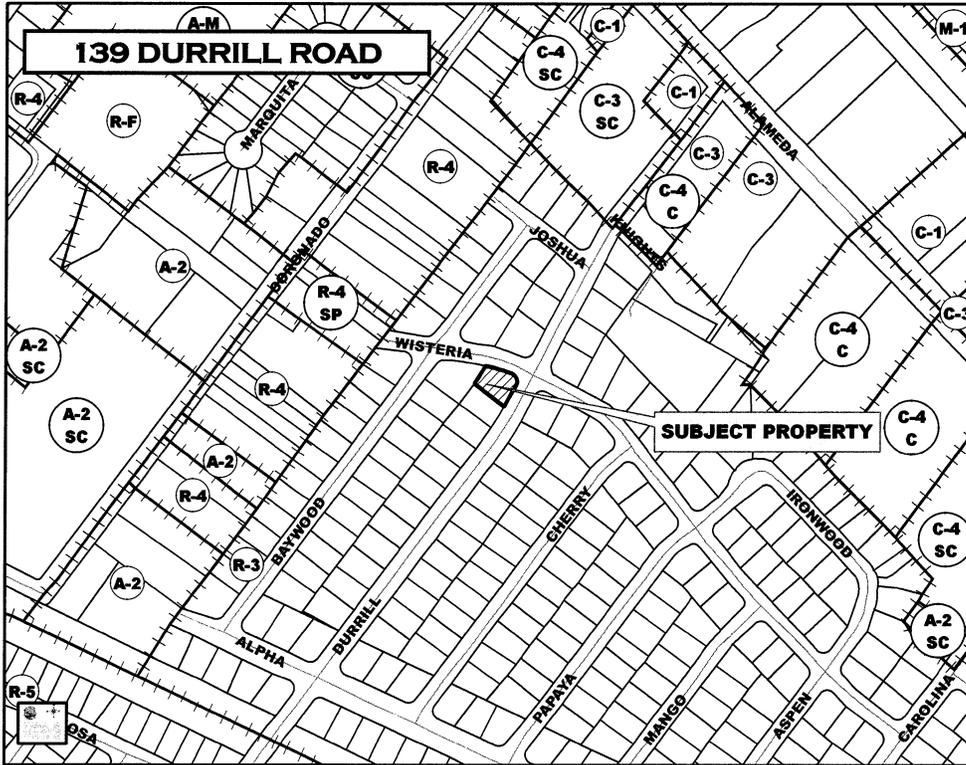
1. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum 10 foot rear yard setback shall be required;
2. The total width of all extensions granted shall not exceed one-third of the average width of the site;
3. The minimum side and side street yards shall not be reduced;
4. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred and twenty square feet;
5. Unless otherwise provided in this ordinance, all remaining areas of the required rear yard shall be permanent open space;
6. The extension shall not permit the creation of an additional dwelling unit or an over-intensive use or coverage of the site;
7. The exceptions will be in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which is located the property for which the exception is sought;
8. The public convenience and welfare will be substantially served;
9. The use of neighboring property will not be substantially injured; and
10. Include any conditions and safeguards which the board deems appropriate, such as site arrangement, landscaping and hours of operation."



PATIO ENCLOSURE & NEW PATIO FLOOR PLAN

SCALE: 1/8"=1'-0"

ZONING MAP



NOTIFICATION MAP

