

Applicant request a Special Exception under Section 2.16.050 C (Rear yard setback, single-family residence) in an R-3A/c (Residential) zone.

This would permit the construction of a 214.4 sq. ft. addition to the existing single-family residence, proposed to encroach 13.4' into the required rear yard setback and is to be located to within 11' of the rear property line.

The required front and rear yard cumulative setback total is 45 feet in the R-3A zone district.

BACKGROUND

The existing residence was constructed in 1997.

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 = 260.59 sq. ft. (17.8 [Lot Width = 53.4' lot width ÷ 3] x 14.64 [3/5 of 24.4' required rear yard setback])

Requested area of encroachment in rear yard setback = 214.4 sq. ft.

Required rear yard setback = 24.4'

Requested rear yard setback = 11'

STAFF RECOMMENDATION

Staff recommends approval of the special exception request as the requested square footage is less than the maximum permitted.

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

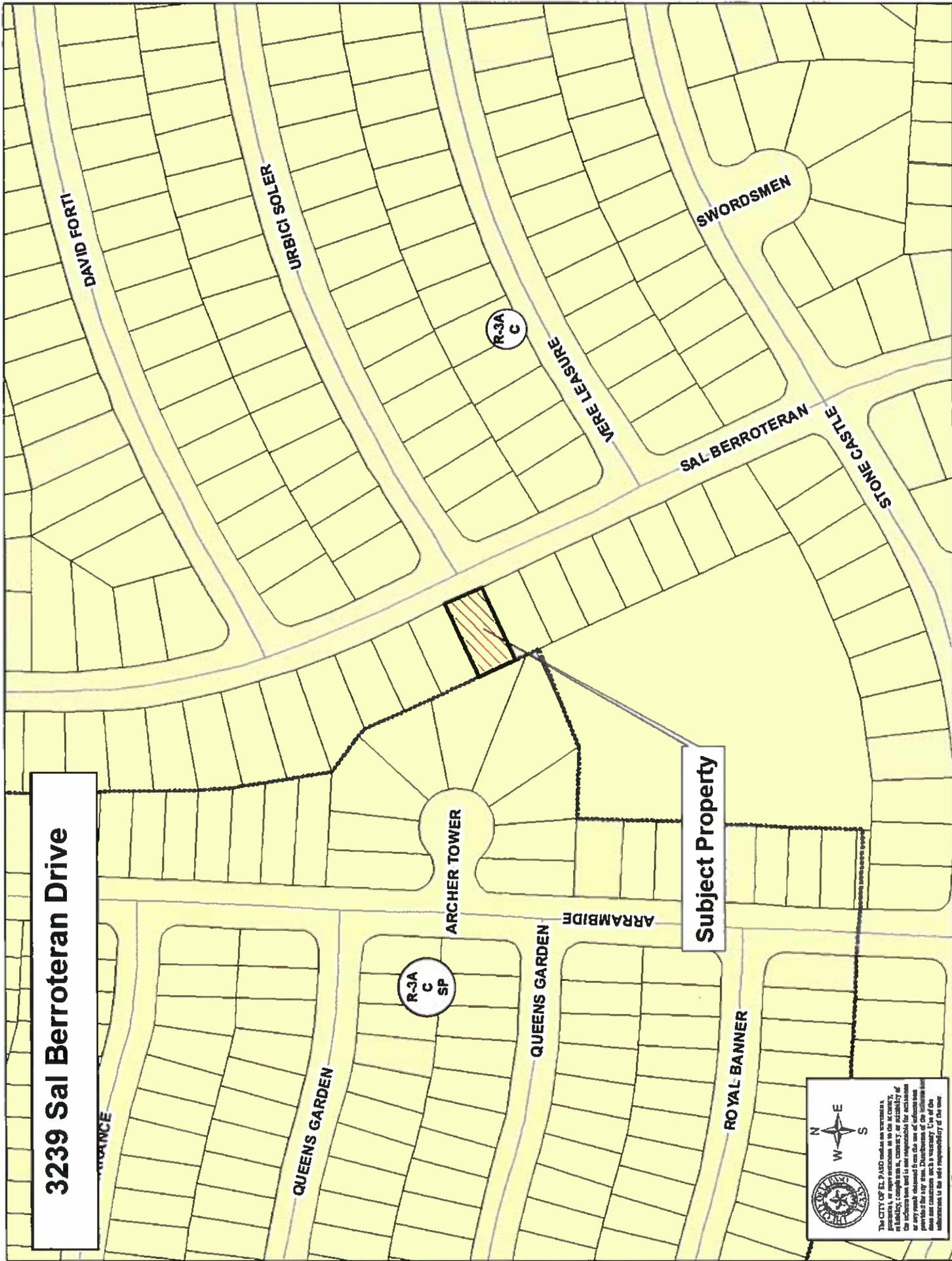


NOTIFICATION MAP



3239 Sal Berroteran Drive

Subject Property



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