

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3A/c (Residential/condition) zone.

The request is for a proposed 20' by 20' addition of which a 20' by 10.5' portion will encroach in the required rear yard setback.

The required rear yard setback is 24.1' in the R-3A/c zone district.

**BACKGROUND**

The applicants are requesting the Special Exception for the addition of a living room/den that will encroach in the required rear yard setback, to within 11 feet of the rear property line.

**CALCULATIONS**

Required rear yard setback = 24.1'

Requested rear yard setback = 11'

Permitted square feet encroachment = 289.20 sq. ft. (20' [60' lot width ÷3] x 14.46' [3/5 of 24.1'])

Requested square feet encroachment = 210 sq. ft.

**STAFF RECOMMENDATION**

Staff recommends approval of the request as it meets the requirements of the Special Exception.

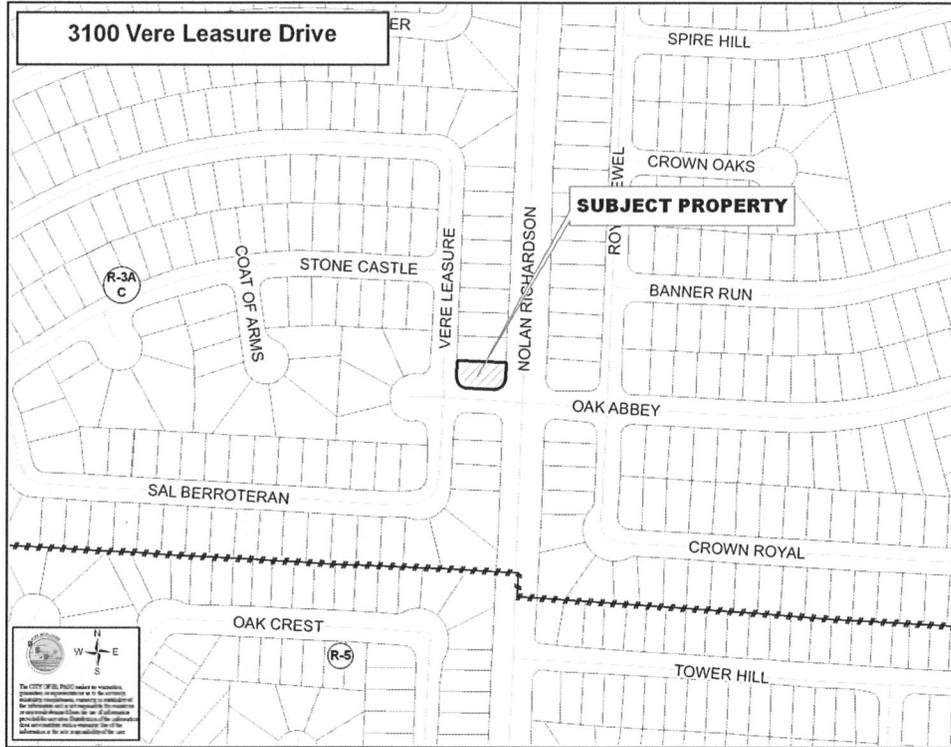
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

“Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; 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;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yards shall not be reduced;
5. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred eighty square feet;
6. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space; and
7. The extension shall not permit the creation of an additional dwelling unit for rental purposes.”



# ZONING MAP



# NOTIFICATION MAP

