

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

This would allow a 27'1" by 16'2" addition of which an approximate 27'1" by 14'3" portion (378 sq. ft.) is proposed to encroach into the rear yard setback and to be located to within 10 feet of the rear property line.

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

BACKGROUND

The applicant is remodeling his house and is requesting an addition that will encroach in the required rear yard setback.

CALCULATIONS

Permitted area of encroachment in required rear yard = 408.30 sq. ft. (27.44' [82.32' lot width ÷ 3] x 14.88' [3/5 of 24.80'])

Requested area of encroachment = 378 sq. ft. (27'1" x ~14'3")

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 35'

STAFF RECOMMENDATION

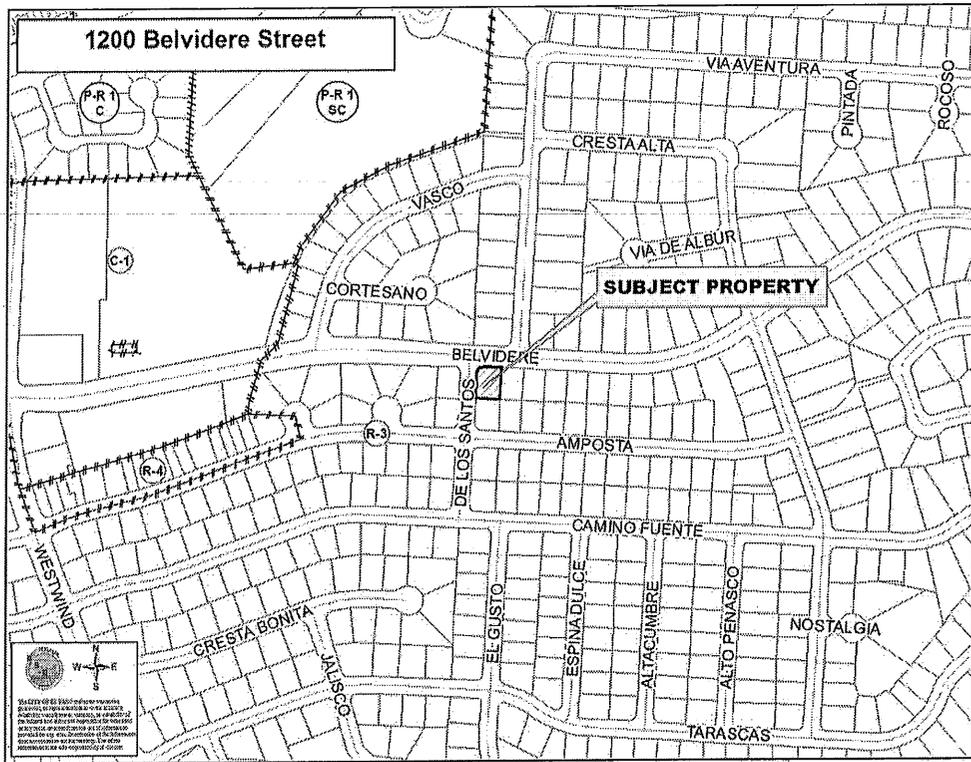
Staff recommendation is for approval of the request as it meets the requirements of the Special Exception C.

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

