

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

This would allow an existing addition, of which approximately 252 square feet (~10.5' x ~22.75') encroaches into the required rear yard setback and is located to within 13.16 feet of the rear property line.

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

BACKGROUND

The applicant was recently cited for building without permits, when the offending construction was discovered.

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 = 302.1 sq. ft. (20.14' [60.43' average lot width ÷ 3] x 15' [3/5 of 25' required rear yard setback])

Requested area of encroachment in rear yard setback = 252 sq. ft. (~10.5' x 22.75')

Required rear yard setback = 25'

Requested rear yard setback = 13.16'

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 38.16'

STAFF RECOMMENDATION

Staff recommends approval with a condition as the requested square footage encroachment (252 sq. ft.) is less than the maximum permitted (302.1 sq. ft.).

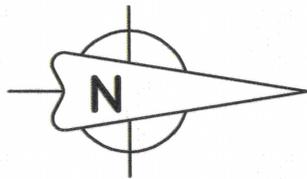
Condition as follows:

The non-conforming storage structure located in the rear yard shall be removed, as shown on the submitted site plan.

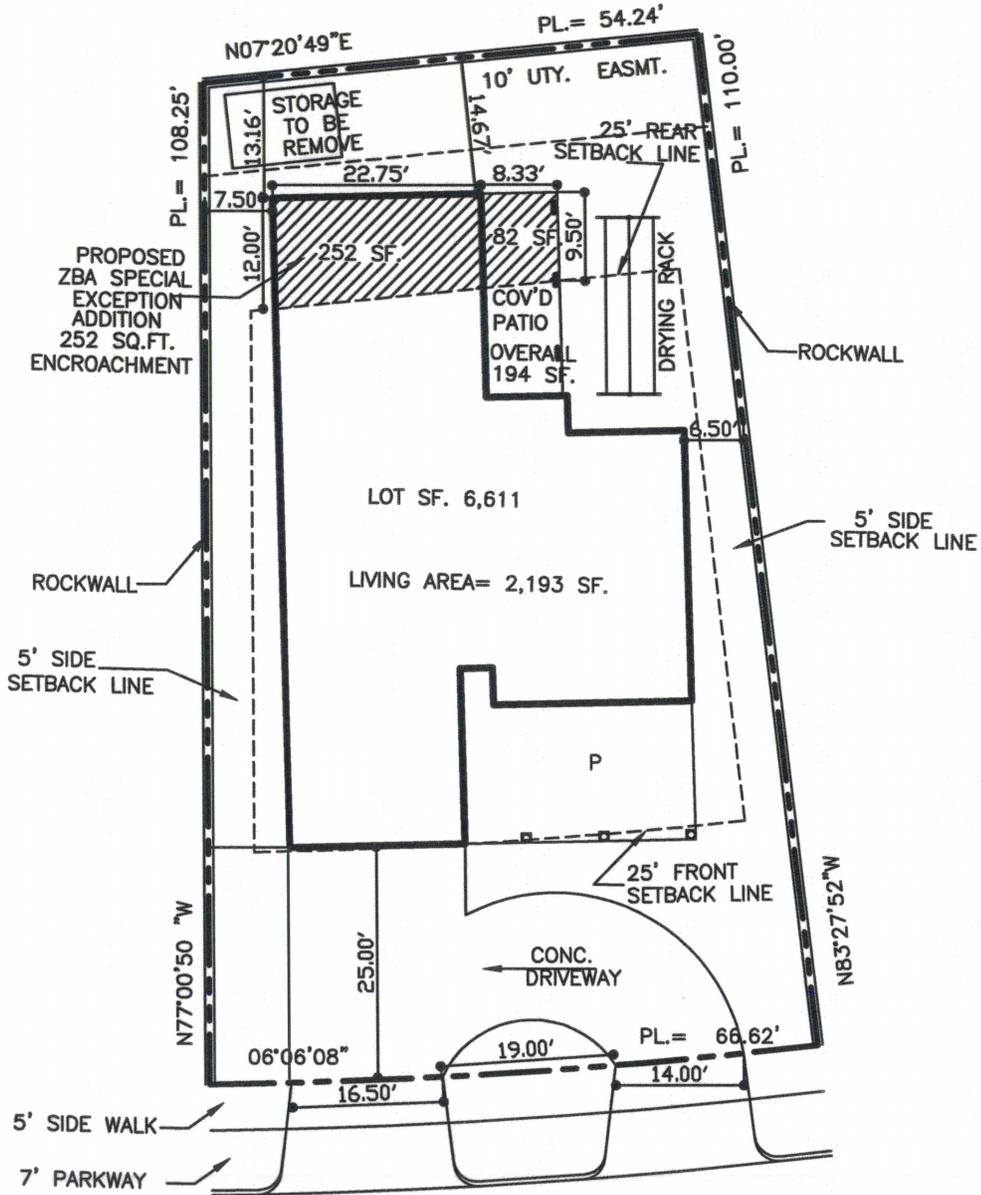
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

“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.”



NORTH SCALE: 1"=20'

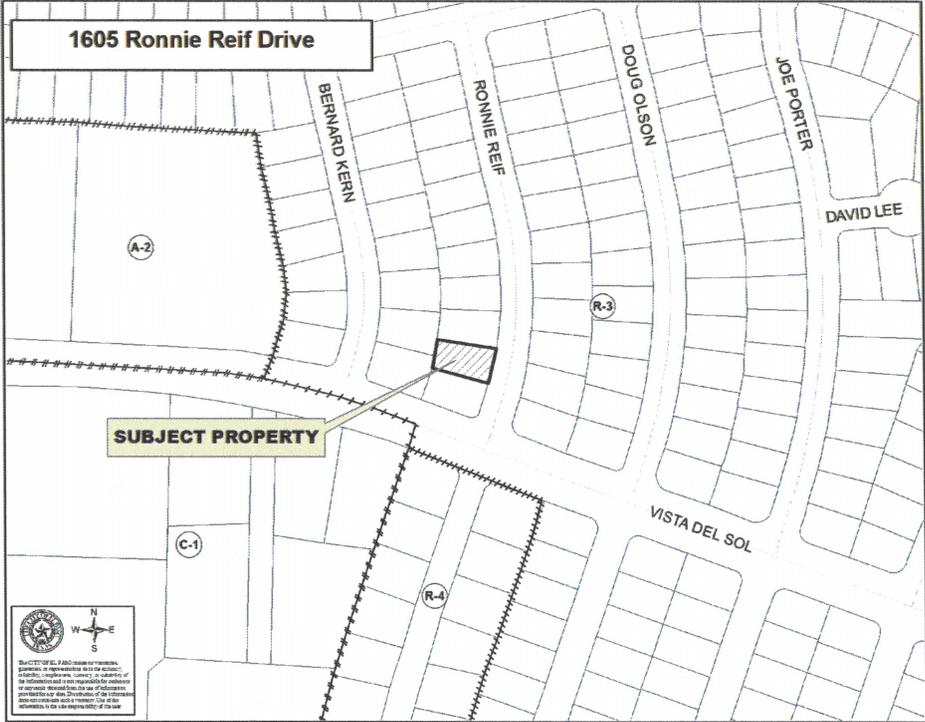


A. = 66.25'
 CH. = 66.62'
 Δ = 06°06'08"

VISTA DEL SOL UNIT FORTY SIX REPLAT " A "

1605 RONNIE REIF DR.
 LOT 10 BLOCK 241

ZONING MAP



NOTIFICATION MAP

