

PZBA15-00013

11529 Clear Lake Circle

Juan and Theresa Prudencio

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

This would allow existing additions, of which approximately 180 square feet (~4.5' x ~39.5') encroaches into the required rear yard setback and is located to within 18'9" of the rear property line.

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

BACKGROUND

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 = 411 sq. ft. (27.4' [82.31' average lot width ÷ 3] x 15' [3/5 of 25' required rear yard setback])

Requested area of encroachment in rear yard setback = 180 sq. ft. (~4.5' x ~39.5')

Required rear yard setback = 25'

Requested rear yard setback = 18'9"

Required front and rear yard setback total = 45'

Requested front and rear yard setback total = 42'2"

STAFF RECOMMENDATION

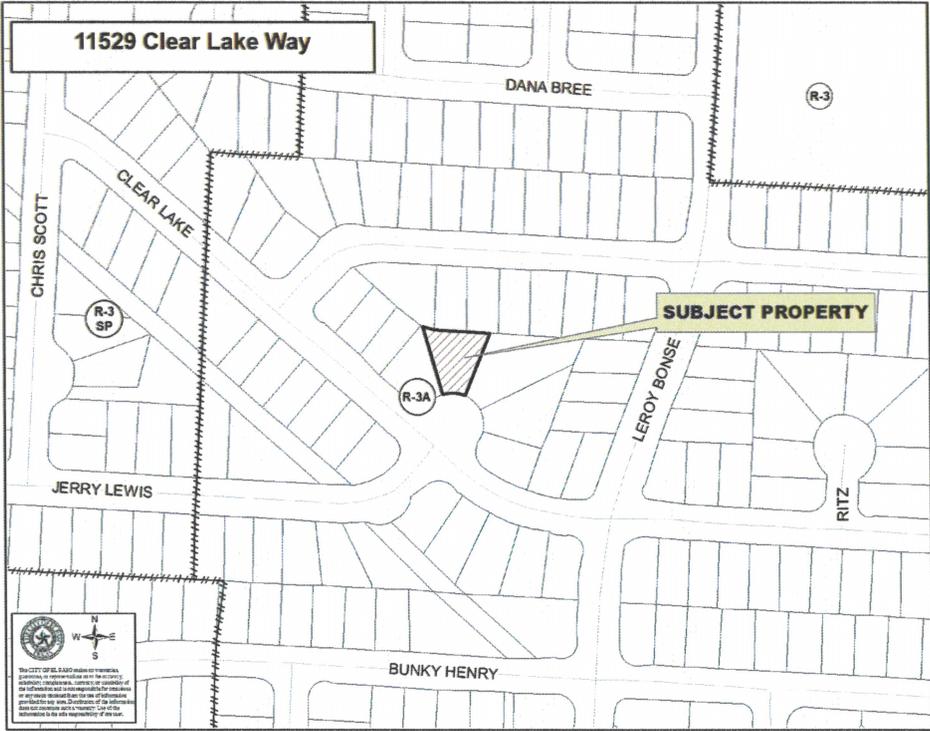
Staff recommends approval as the requested square footage encroachment (180 sq. ft.) is less than the maximum permitted (411 sq. ft.).

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

