

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

This would permit a 24' by 13' addition that is proposed to encroach in the rear yard setback and to be located to within 20 feet of the rear property line.

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

BACKGROUND

The applicant is requesting an addition which will encroach in the required rear yard setback.

CALCULATIONS

Required cumulative front and rear yard setback = 45'

Requested cumulative front and rear yard setback = 40.39'

STAFF RECOMMENDATION

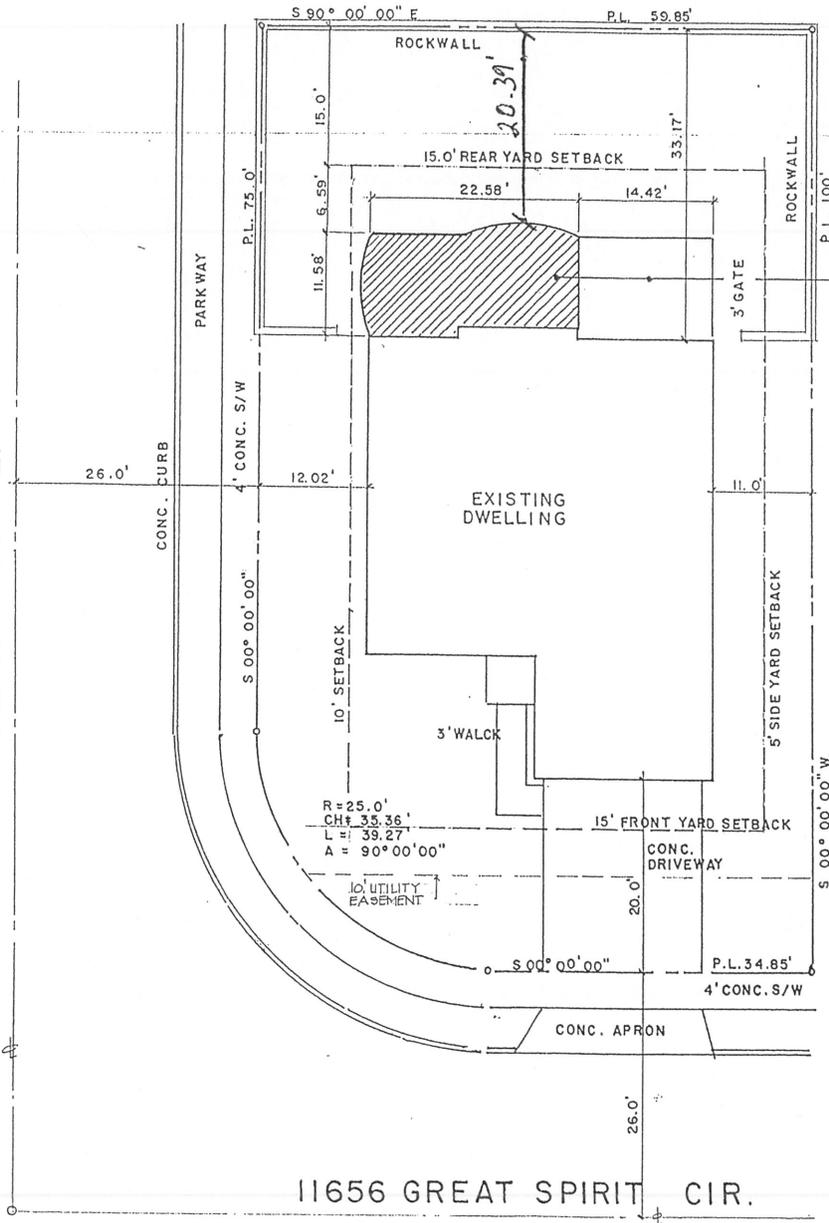
Staff recommendation is for approval of the request as it meets the requirements of the Special Exception C.

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, 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.

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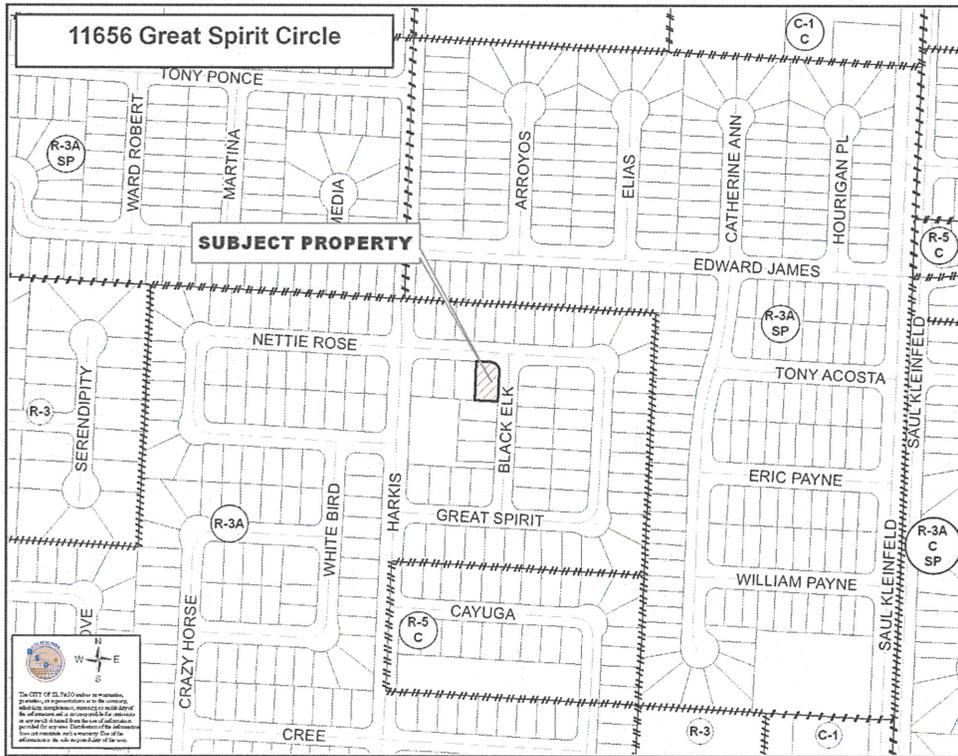


PROPOSED ZBA ESPECIAL
 EXCEPTION ADDITION
 250 SQ. FT. L.A.
 165 SQ. FT. C.P.
 ENCROACHMENT.

owner: Suanita Antunez
 LEGAL DESCRIPTION
 SUB: INDIAN HEIGHTS UNIT 5
 LOT No. 4
 BLOCK No 11

PLOT PLAN (ENCROCH INTO REAR YARD SET BACK)
 1" = 10'

ZONING MAP



NOTIFICATION MAP

