

REVISED

PZBA16-00021

1655 Mosswood Street

Mike Lara (MCMJ, LLC)

Applicant request a Special Exception under Section 2.16.050 F (Side Street Yard Setback) in a C-1 (Commercial) zone.

This would allow existing structures which were built encroaching 5' into the side street yard setback and located to within 5' of the side street property line to remain, as well as an addition to the existing main structure to be within 5' of the side street property line.

The required side street yard setback in the C-1 zone district is 10 feet.

BACKGROUND

The existing commercial structure was built in 1973.

The applicant is requesting a reduction in the side street yard setback in order to add an addition to the existing structure along the side street yard setback. The site plan shows the existing encroachments to remain and the existing carport at the front has been cut back to meet the setback requirements. Traffic Engineering reviewed the request and does not foresee any traffic safety issues with the proposed reduction in side street yard setback.

The Planning Division has not received any communications in support or opposition to the special exception request.

CALCULATIONS

Required side street yard = 10'

Requested side street yard setback = 5'

STAFF RECOMMENDATION

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

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

"Modify district side street yard requirements where the following conditions are met:

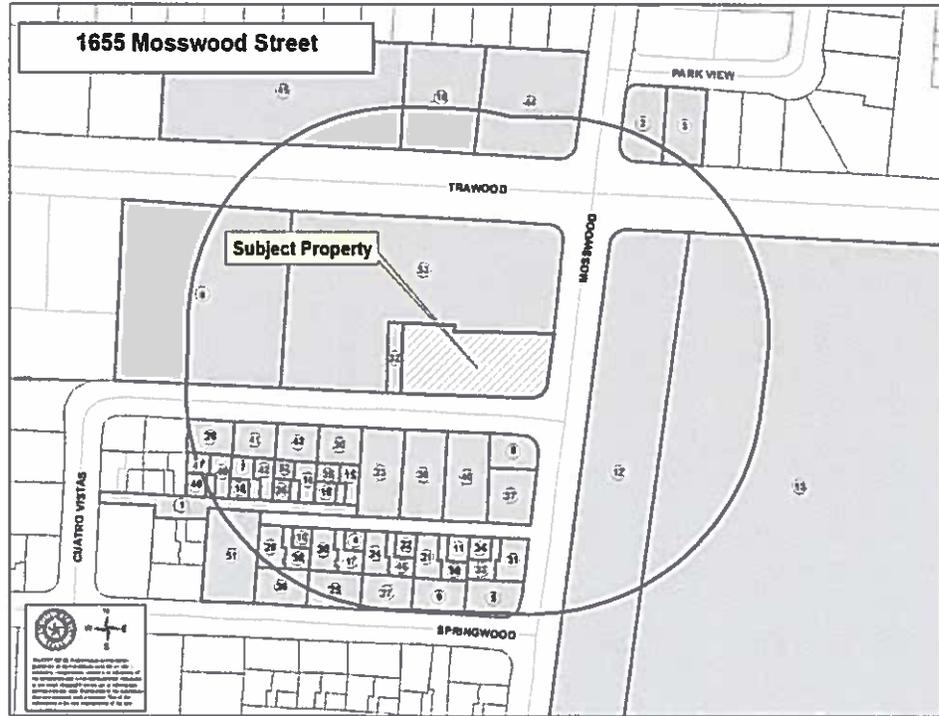
1. The proposed modification does not exceed fifty percent of the required side street yard setback requirement;
2. The minimum front and rear yard setbacks shall not be reduced; and
3. The zoning board of adjustment has received the written approval, based on traffic safety considerations, of the traffic engineer."

ITEM #2

ZONING MAP



NOTIFICATION MAP



1655 Mosswood Street

PARK VIEW
P-R-2

TRAWOOD

C-1

Subject Property



R-3

A-2

SPRINGWOOD

CUATRO VISTAS



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Revised Site Plan

