

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

The request is for an 18' by 14'2" addition of which 252 square feet is proposed to encroach in the required rear yard setback and to be located to within 10 feet of the rear property line.

The required rear yard setback is 24' in the R-3A (Residential) zone district.

BACKGROUND

The applicants are requesting to encroach in the required rear yard setback for a proposed addition.

CALCULATIONS

Permitted square feet encroachment = 252 sq. ft. (17.5' [52.50' lot width ÷3] x 14.4' [3/5 of 24'])

Requested square feet encroachment = 252 sq. ft.

Required rear yard setback = 24'

Requested rear yard setback = 10'10"

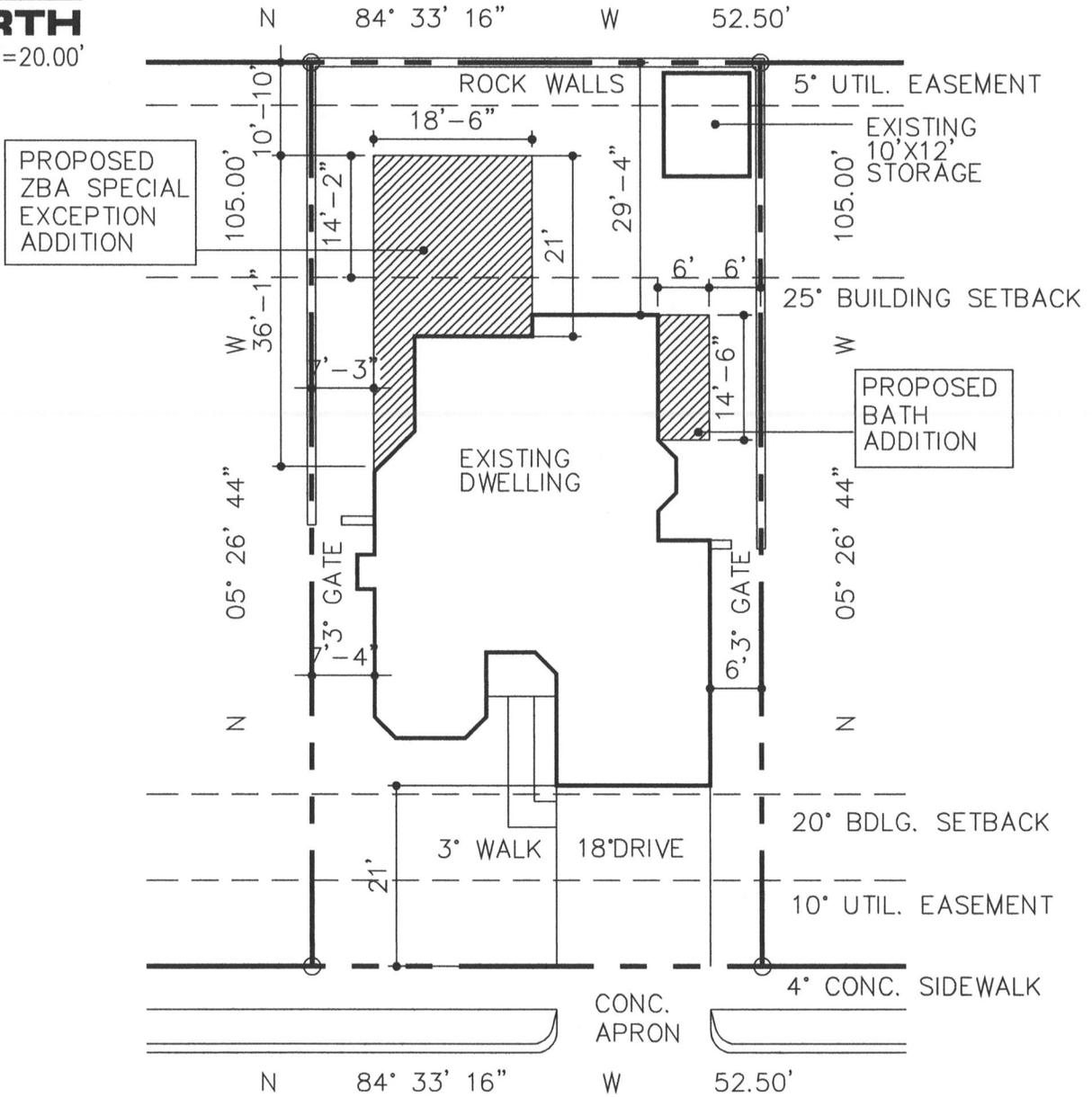
STAFF RECOMMENDATION

Staff recommends 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.”



11551 CABALLO LAKE DRIVE

LEGAL DESCRIPTION:
 LOT NO. 16
 BLOCK NO. 69
 SUBDIVISION: VISTA HILLS UNIT 22

GUTIERREZ
CONSTRUCTION
 ERIQUE GUTIERREZ
 (915) 241-1430

