

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-2/spc (Residential/special protective covenants) zone.

The request is for an addition of which approximately 165 square feet (15' by 11') is proposed to encroach into the required rear yard setback and to be located to within 15 feet of the rear property line.

The required front and rear yard setback cumulative total is 60 feet in the R-2 zone district.

BACKGROUND

The request is for a family room addition that encroaches into the required rear yard setback. The applicant has submitted a site plan that shows a 30' front setback along Trails End Court and a 15' rear yard setback along the rear alley. The special protective covenants in rezoning Ordinance No. 009307 do not apply to this property.

CALCULATIONS

Permitted square feet encroachment = 520 sq. ft. (28' [84' average lot width ÷3] x 15' [3/5 of 25'])

Requested square feet encroachment = 140 sq. ft. (14' x 10')

Required cumulative setback = 60'

Requested cumulative setback = 45'

STAFF RECOMMENDATION

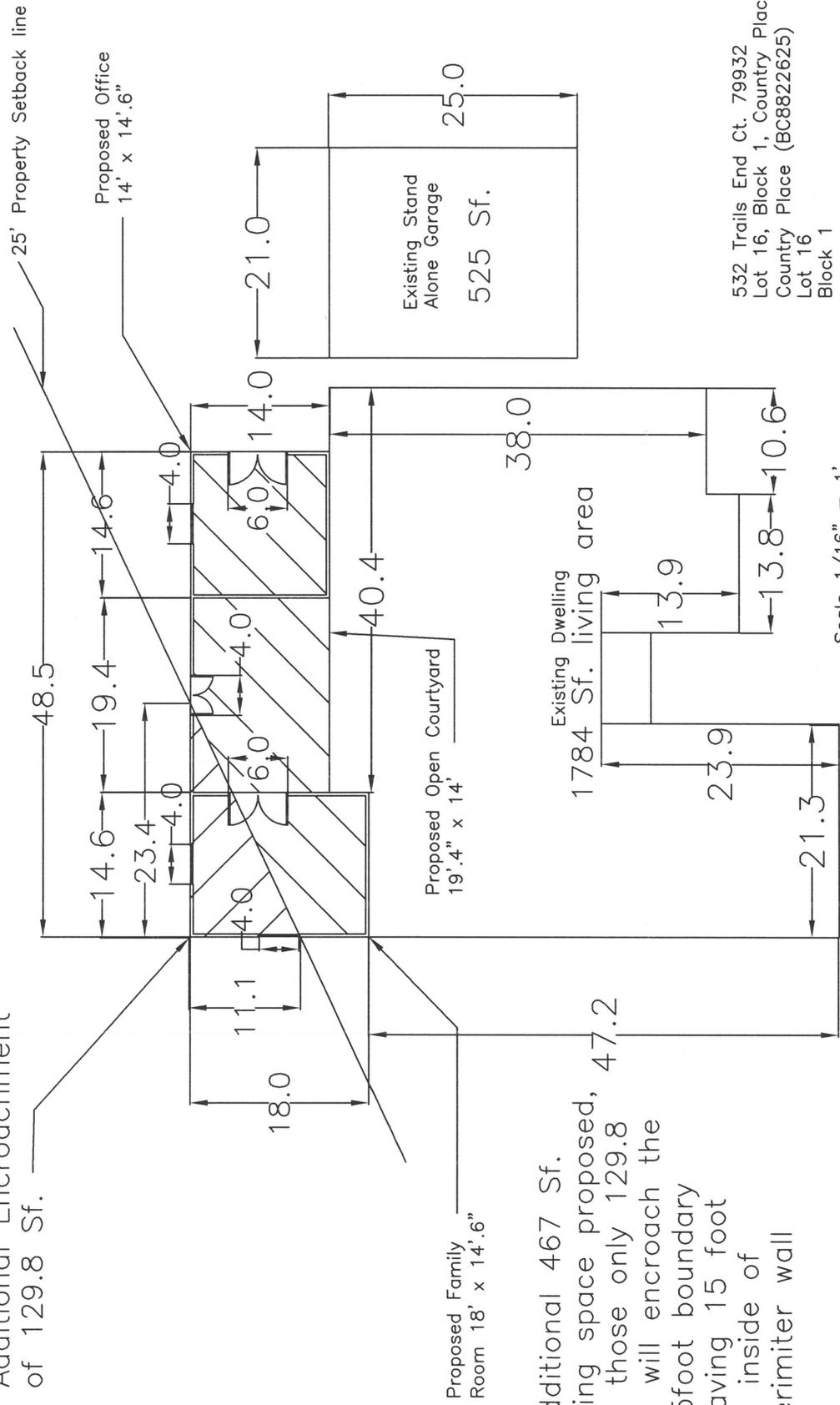
Staff recommendation is for approval of the request as it meets the requirements of the Special Exception C.

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 and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum ten foot rear yard setback shall be required; and,
3. The total width of all extensions granted shall not exceed one-third of the average width of the site; and,
4. The minimum side and side street yards shall not be reduced; and,
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; and,
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.

Additional Encroachment
of 129.8 Sf.



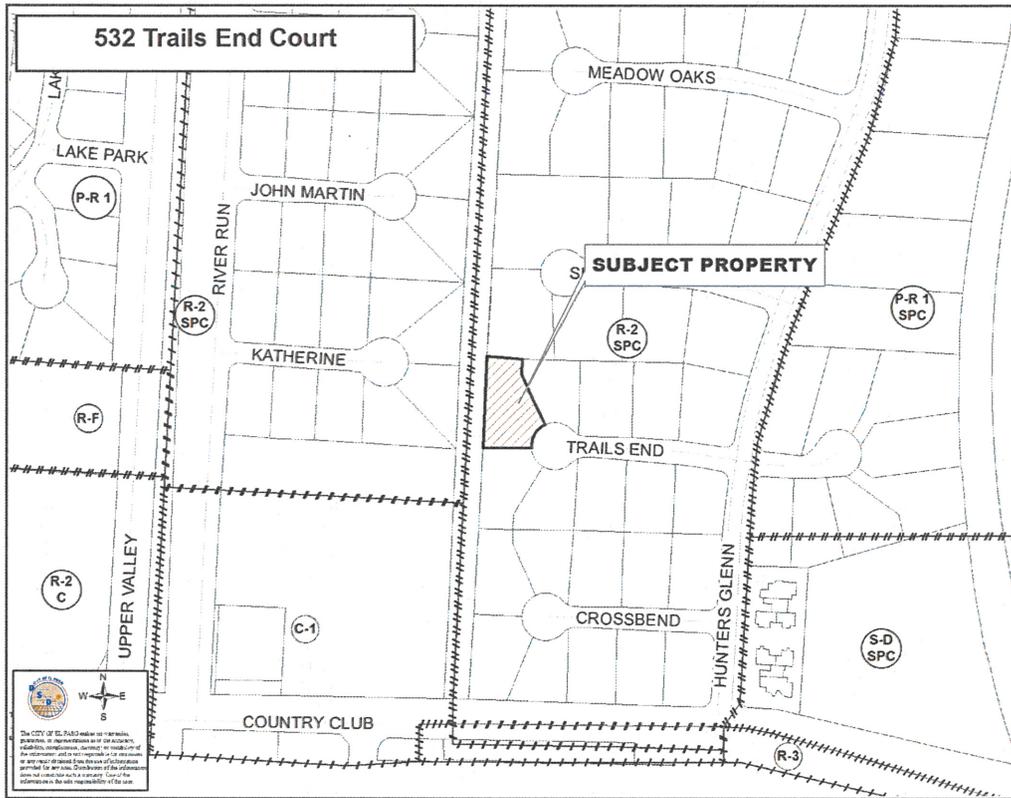
Proposed Family
Room 18' x 14'.6"

Additional 467 Sf.
living space proposed,
of those only 129.8
Sf will encroach the
25foot boundary
leaving 15 foot
to inside of
perimeter wall

532 Trails End Ct. 79932
Lot 16, Block 1, Country Place
Country Place (BC8822625)
Lot 16
Block 1

Scale 1/16" = 1'

ZONING MAP



NOTIFICATION MAP

