

**Applicant request a Special Exception under Section 2.16.050 F (Side Street Yard Setback) in an R-4 (Residential) zone.**

This would permit the construction of an addition to the existing residential structure into the required side street yard setback and to be located within 5' of the side street property line.

The required side street yard setback is 10 feet in the R-4 zone district.

**BACKGROUND**

The existing residential structure was built in 1943.

The applicant is requesting a reduction in the side street yard setback in order to add an addition to the existing structure within the side street yard setback. Traffic Engineering reviewed the request and does not foresee and 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. Planning did receive one phone call inquiring of the 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:

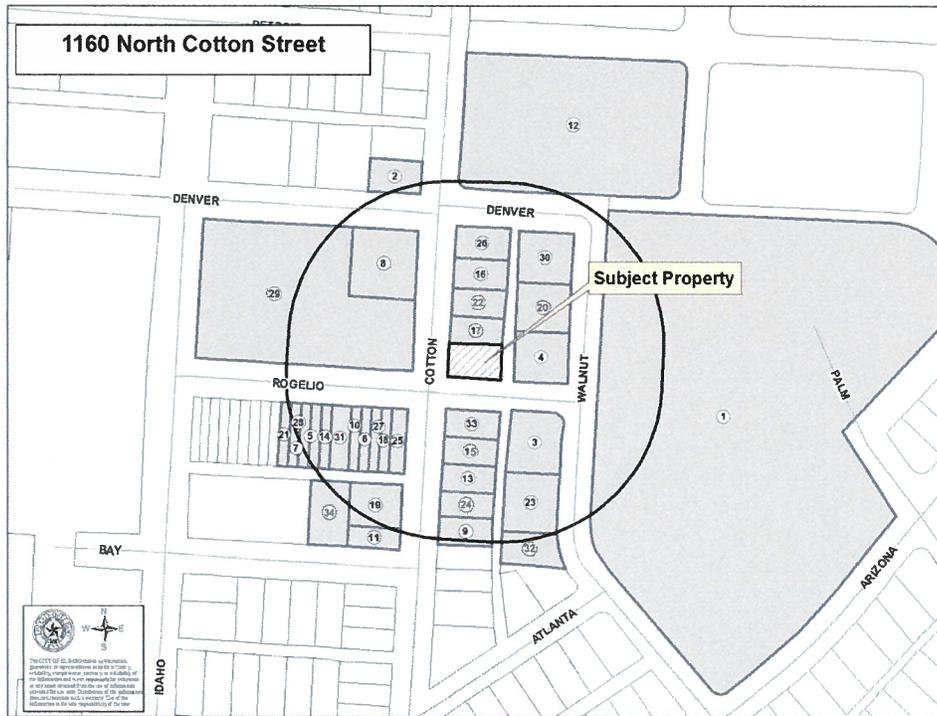
"Modify district side street yard requirements where the following conditions are met:

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."

# ZONING MAP

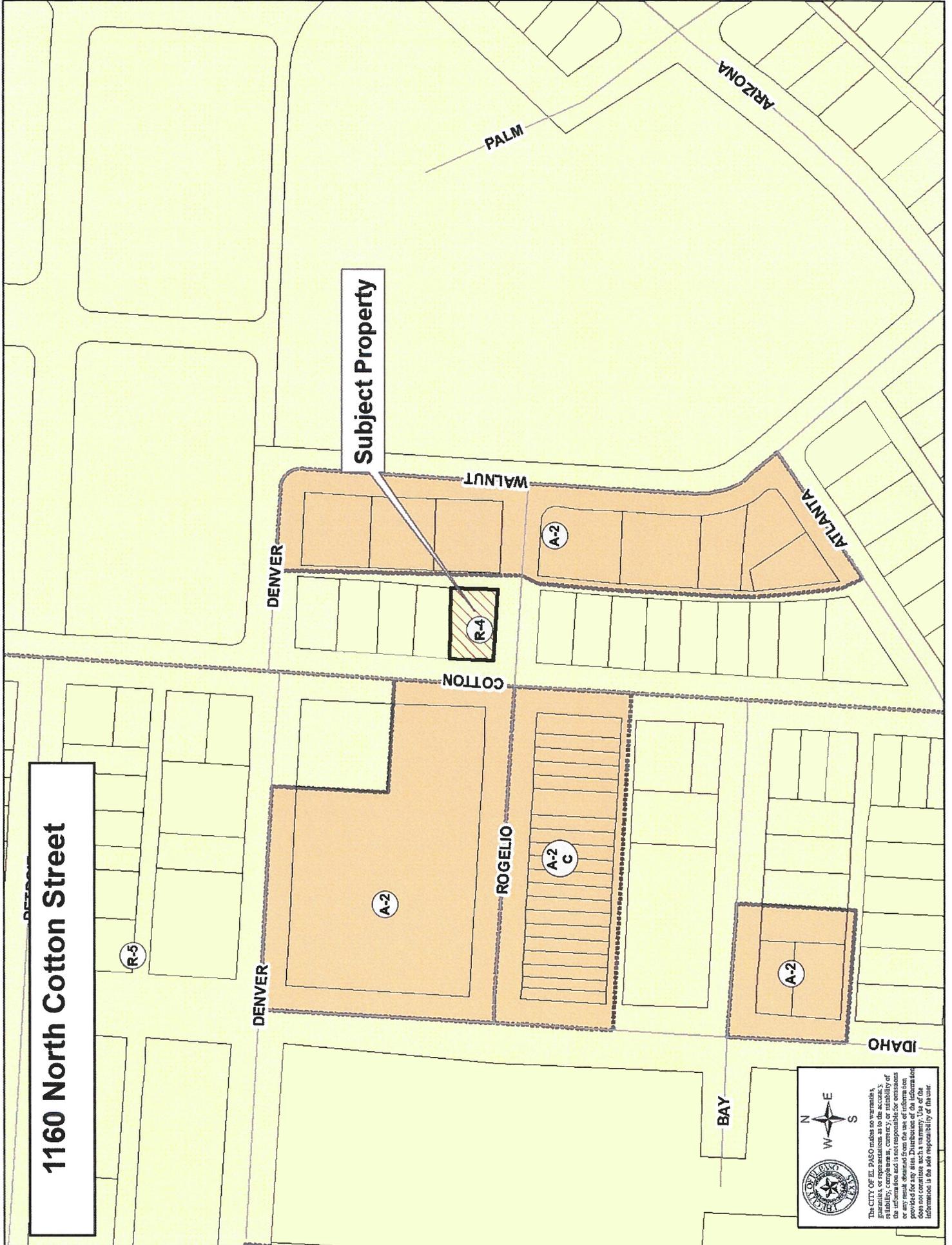


# NOTIFICATION MAP



1160 North Cotton Street

Subject Property



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