

Applicant requests a Special Exception under Section 2.16.050 H (Lot Width, Area) in an R-2/c/sp (Residential) zone.

The request is for the development of an existing residential structure on a lot that does not meet the R-2 lot area and lot width requirement.

The lot width requirement for a single family residence in the R-2/c/sp zone district is 80 feet and the lot area is 10,000 square feet. The lot depth of 130.56' exceeds the R-2 requirement of 110'.

**BACKGROUND**

The applicant built a house on an R-2 zoned lot that has a lot width of 72.01' and a lot area of 9,583.20 square feet. A Special Permit was granted that allowed 6' side yard setbacks and 20' front and rear yard setbacks. No other properties have been granted this special exception in the Laguna Meadows Unit 3 subdivision.

**CALCULATIONS**

Lot width required by Special Exception = 72' (90% of 80')

Lot area required by Special Exception = 9,000 square feet (90% of 10,000 sq. ft.)

Lot width requested = 72.01'

Lot area requested = 9,583.20

**STAFF RECOMMENDATION**

Staff is recommending postponement as there are platting issues to be resolved prior to consideration by the Zoning Board of Adjustment.

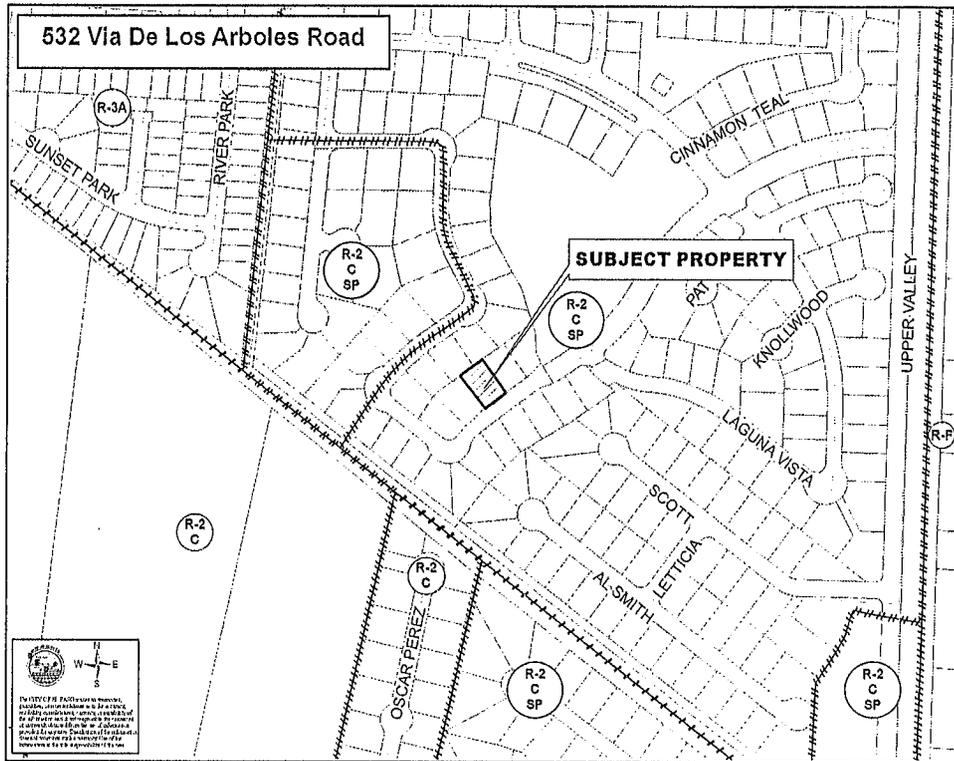
The Zoning Board of Adjustment is empowered under Section 2.16.050 H to:

"Permit the construction of a single-family residence in a residential (R) district on a lot that does not meet the required minimum lot width, minimum lot depth, or minimum lot area; provided, however, that:

1. The lot is in a legally recorded and developed subdivision of at least ten years; and,
2. A minimum of one of the required amounts, lot width, lot depth or lot area, meets the required minimum amount; and,
3. The lot width, lot depth or lot area amounts which do not meet the required minimum amounts are not less than ninety percent of the respective required minimum amount; and,
4. The residential structure conforms to the yard setbacks of the zone in which it is located; and,
5. The maximum number of lots for which this exception may be granted in any subdivision shall be five percent of the total number of lots in the subdivision or one lot, whichever is greater."



# ZONING MAP



# NOTIFICATION MAP

