ZBA10-00035 11619 James Grant Drive Eleuterio M. and Elena Fuentes
Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.

The request is for a proposed 21'5" by 30' addition, of which 21'5" by 10' (214 sq. ft.) is proposed to encroach in the 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 50 feet in the R-3 zone district.

BACKGROUND

The applicants are requesting to encroach in the required rear yard setback for a proposed bedroom and library. There is a 10' by 14' accessory building located in the rear yard.

CALCULATIONS

Permitted square feet encroachment = 352.5 sq. ft. (23.5' [70.5' lot width ÷3] x 15' [3/5 of 25'])
Requested square feet encroachment = 214 sq. ft.
Required rear yard setback = 25'
Requested rear yard setback = 15'

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:

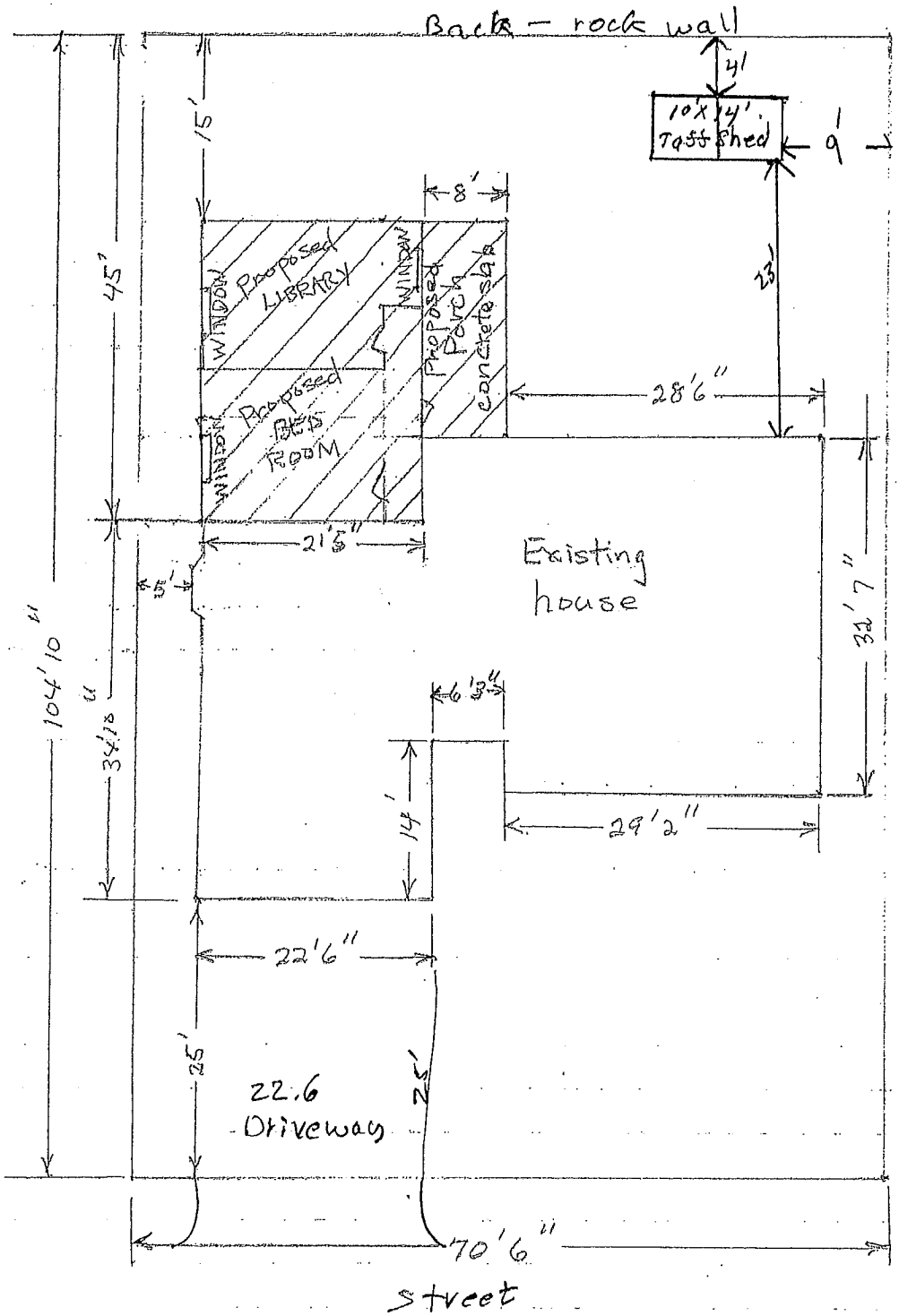
"Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; provided, however, that:

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."

ITEM #7

11619 James Grant

1" = 16'

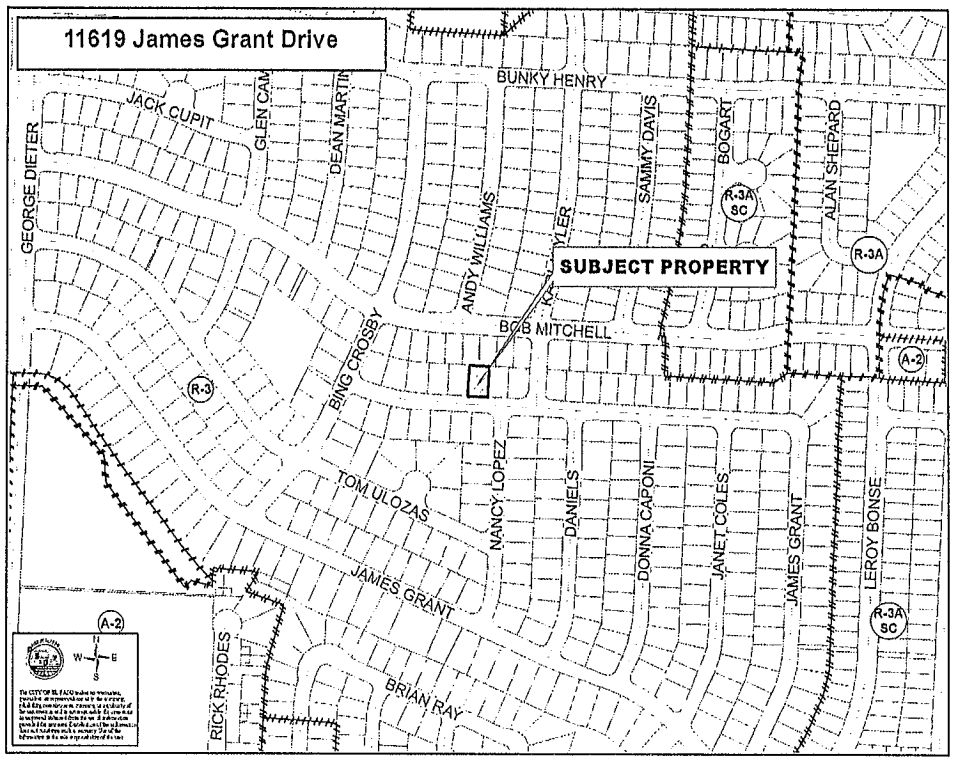
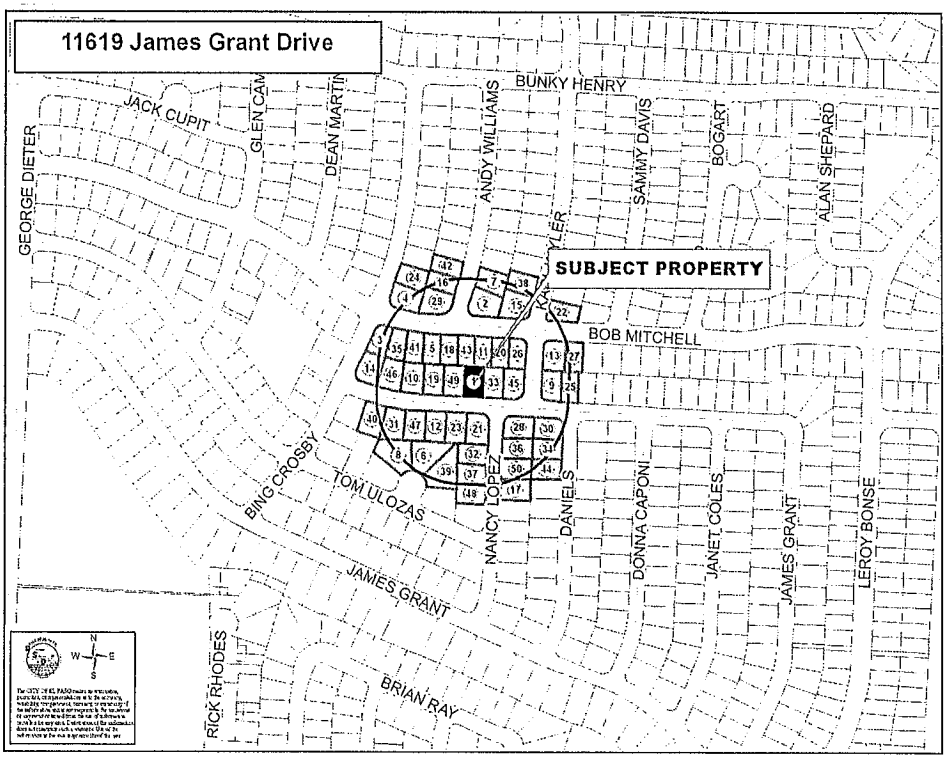


Subdivison name
Vista del Sol Unit Eighty Nin
2nd
Block 397
Lot 6

11619 James Grant

352.5

ZONING MAP



NOTIFICATION MAP