PZBA13-00023 5624 Sarah Anne Avenue Gladys M. Gardiner
Applicant requests Special Exceptions under Section 2.16.050 C (Rear Yard Setback) and Section 2.16.050 J (Carport over a Driveway) in an R-3 (Residential) zone.

This would allow an existing 14' by 12' addition of which a 14' by 9' portion encroaches into the required rear yard setback and is located to within 16' of the rear property line. Further, this would allow a new 16' by 20' carport that is proposed to encroach into the required front yard setback and to be located to within 5 feet of the front property line.

The required cumulative front and rear yard setback total in the R-3 zone district is 50 feet.

BACKGROUND

The applicant is requesting to build a carport over the driveway that will match the house in design. There is no utility easement at the front property line. Building Permits & Inspections has reviewed the structural plans and notes several issues with the structural plans. Further, a portion of the porch in the rear yard has been enclosed for a storage room, and the request has been revised to include legalizing the enclosure.

CALCULATIONS

Permitted area of encroachment in required rear yard = 315 sq. ft. (21' [63' lot width ÷ 3] x 15' [3/5 of 25'])
Requested area of encroachment = 126 sq. ft. (14' x 9')
Required rear yard setback = 25'
Requested rear yard setback total = 16'

Permitted carport area = 383 sq. ft. (1,916 sq. ft. ÷ 5)
Requested area of carport = 320 sq. ft. (16' x 20')
Required front and rear yard setback total = 50'
Requested front and rear yard cumulative setback = 21'

STAFF RECOMMENDATION

Staff recommendation is for postponement to allow the applicant additional time to submit revised plans for the carport.

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 setback, which shall be measured to the rear property line; provided, however, that:

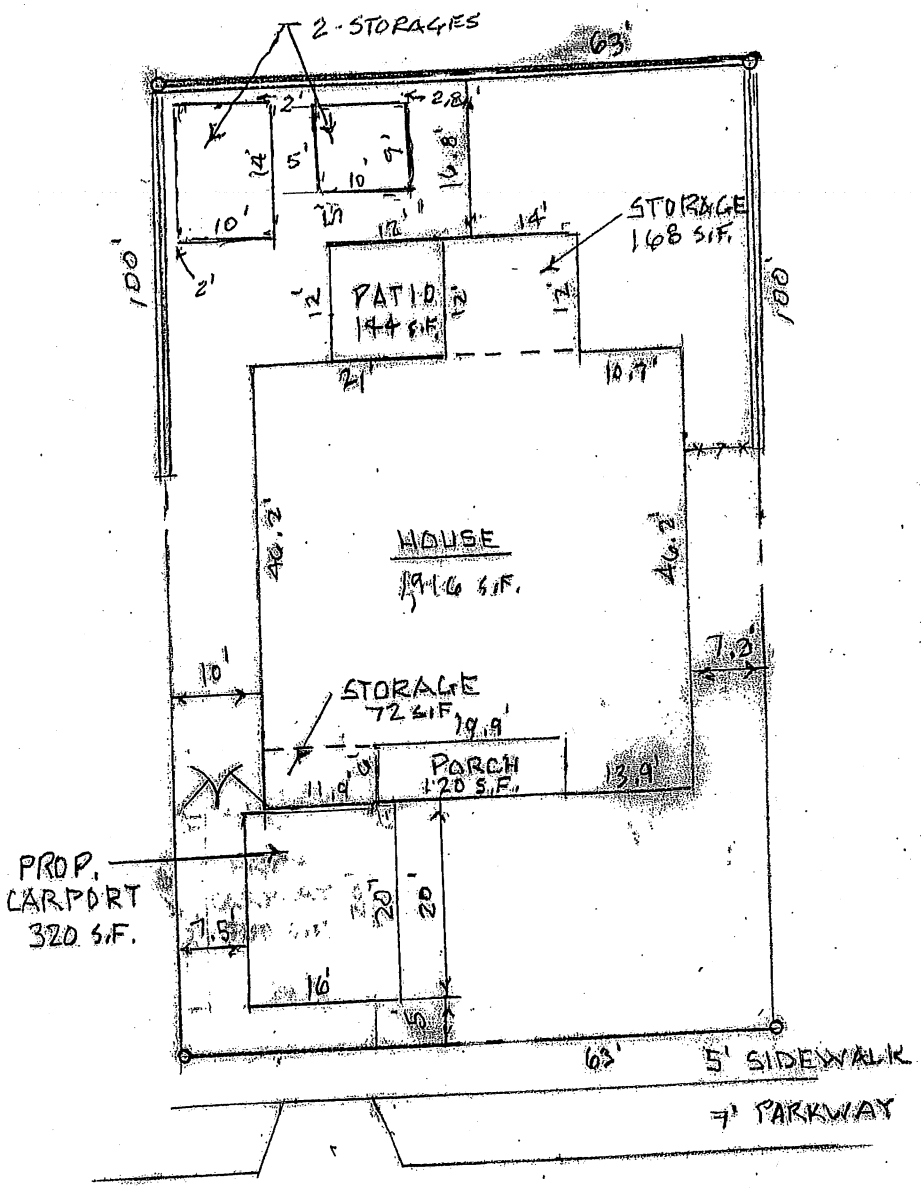
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and,
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.

ITEM #3

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

"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

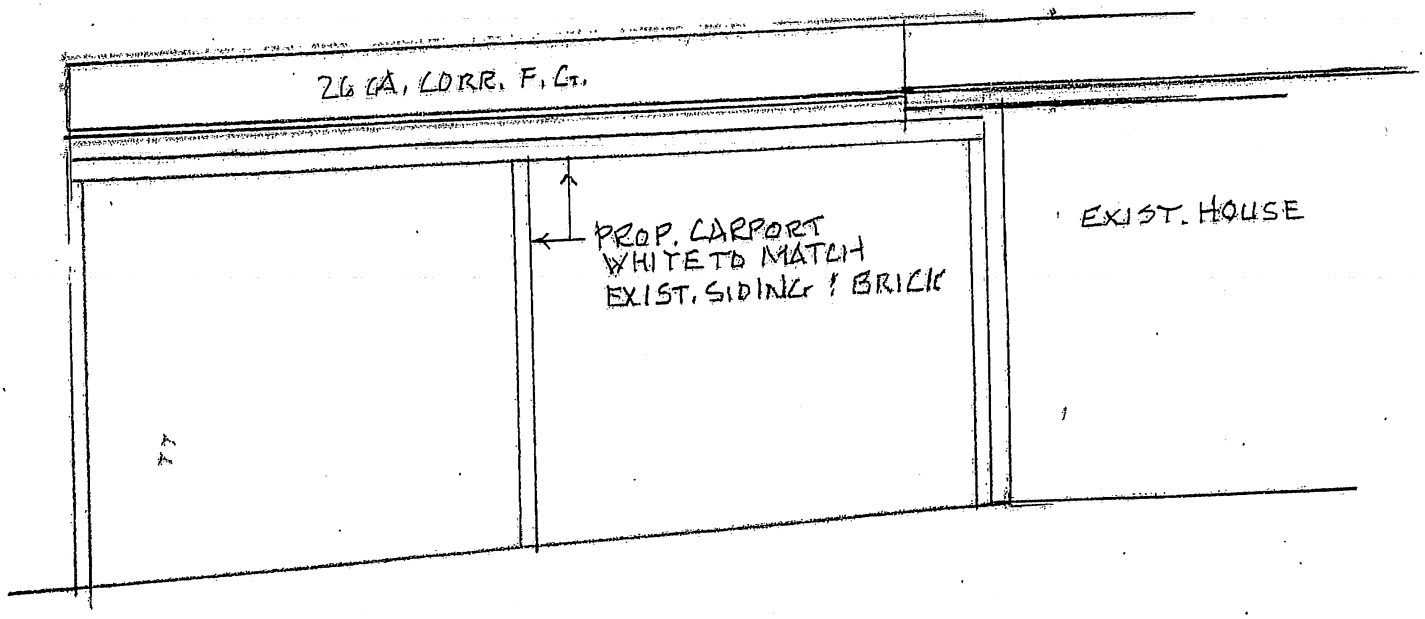
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The zoning board of adjustment has received the written approval of the structural design from the building official;
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, shall be open on three sides, shall be attached to the main structure and shall rise no higher than the highest point of the roof of the dwelling;
4. The area of the carport shall not exceed one-fifth of the first-floor area under roof of the dwelling, with the first-floor area of the dwelling defined as the sum of the gross horizontal area, exclusive of garages, atriums, stairwells, and open porches, measured from the exterior faces of the exterior walls; and, shall be measured as the area covered by the carport roof, to include overhangs;
5. Elevation drawings of the proposed structure shall be submitted;
6. For a duplex, the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit;
7. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
8. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space."



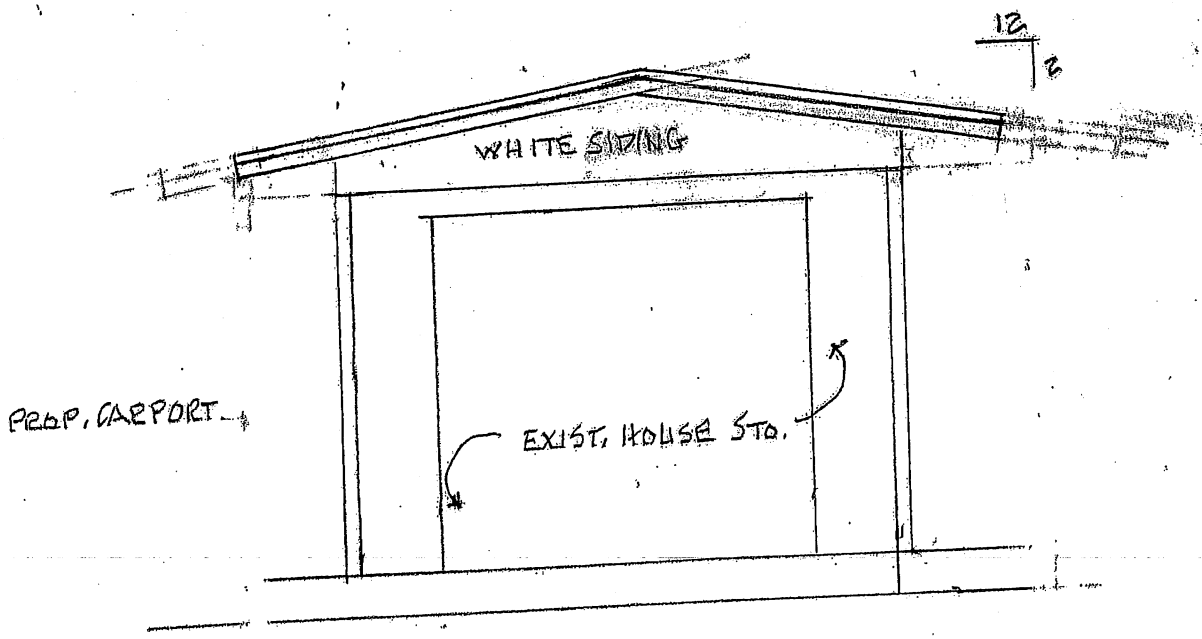
PLOT PLAN

20'

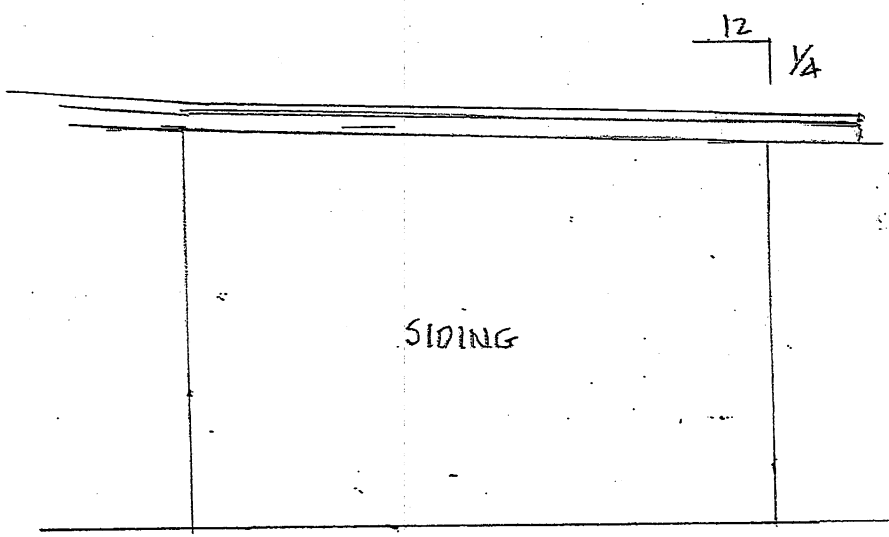
OWNER: GARDINER, GLADYS
ADDRESS: 5624 SARAH ANNE
LEGAL DESCRIPTION: BLK-3, LOT-7,
SARAH ANNE PARK



TYP. SIDE VIEW
1/4"

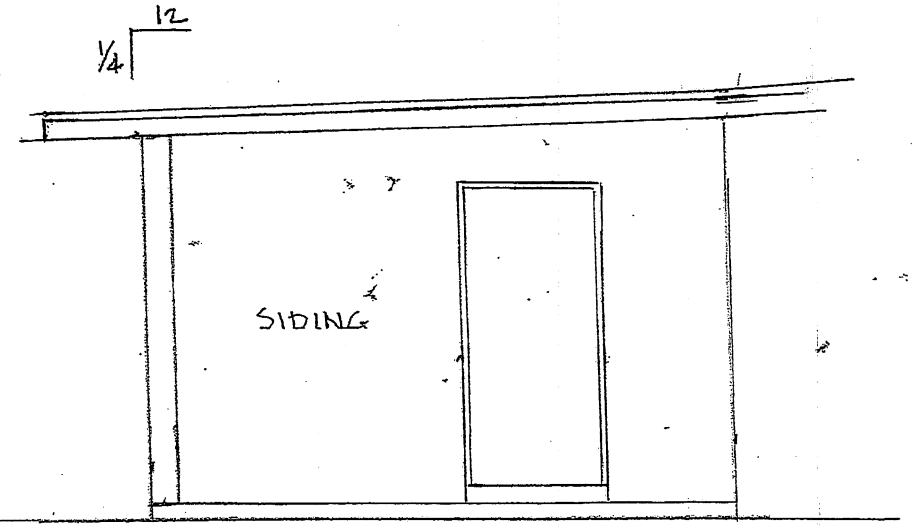


FRONT VIEW
1/4"



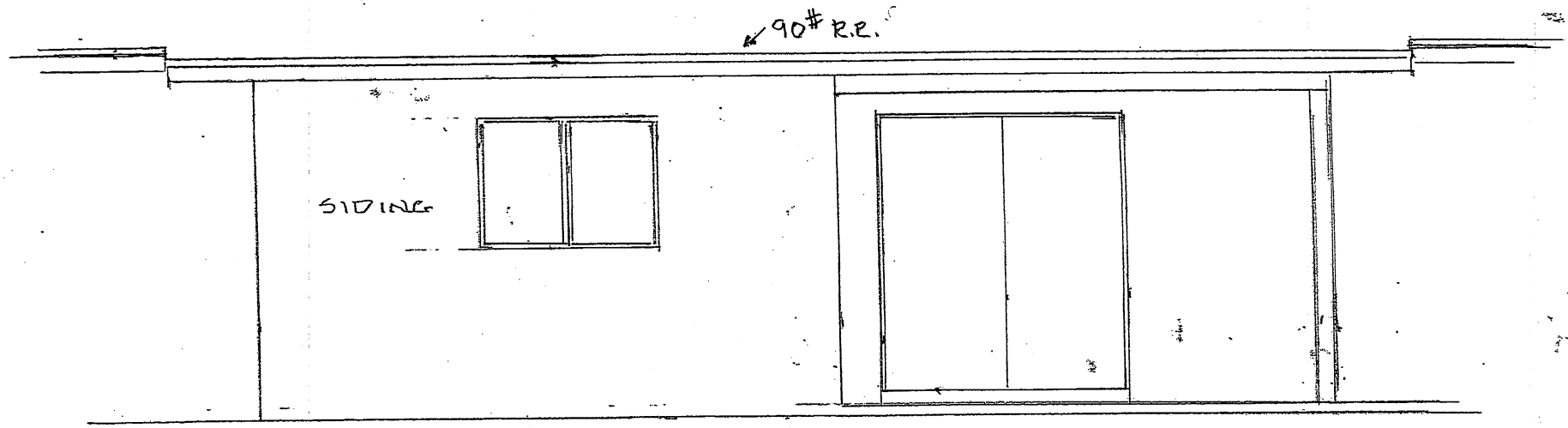
LEFT SIDE VIEW

1/4"



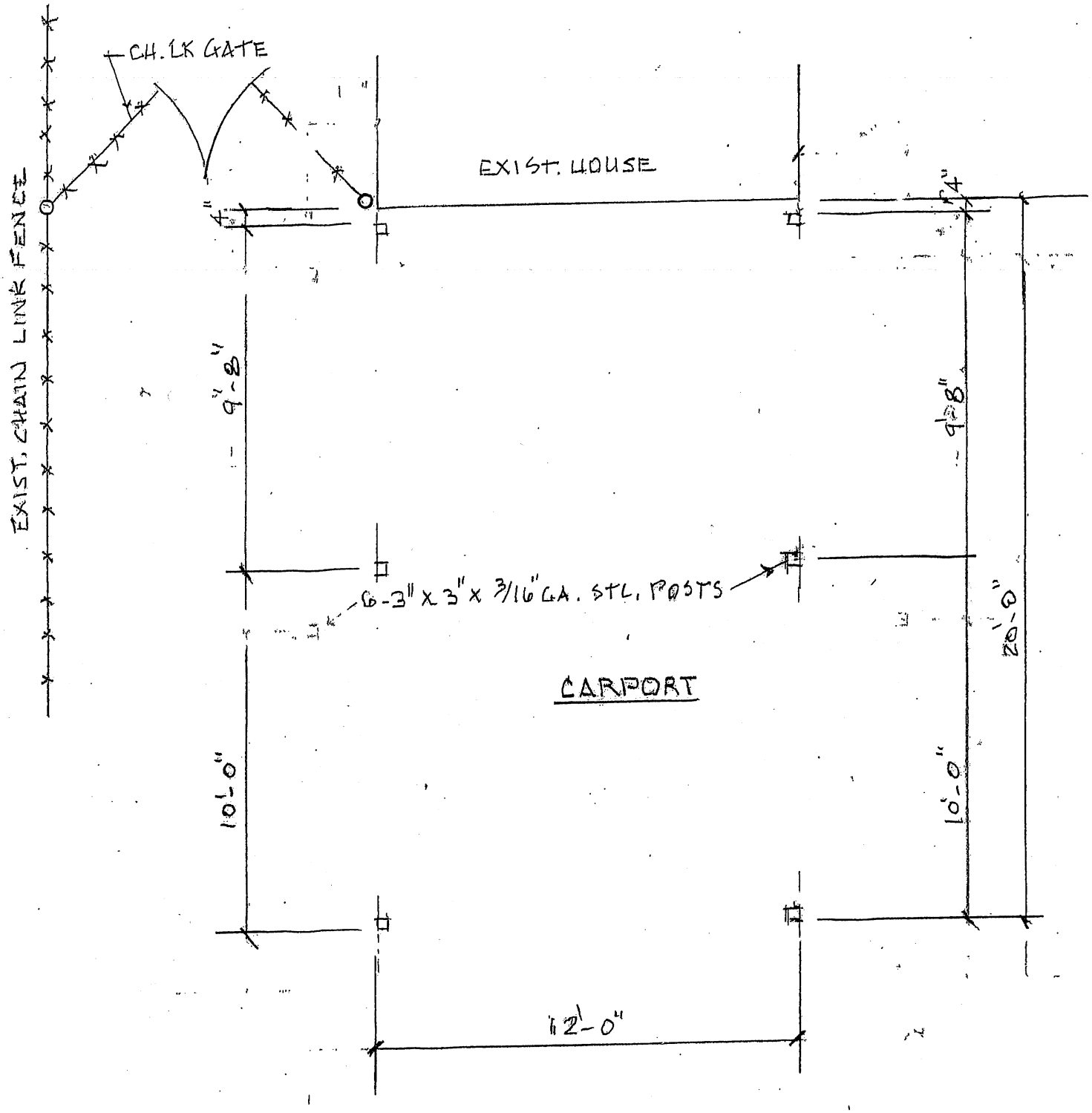
RIGHT SIDE VIEW

1/4"



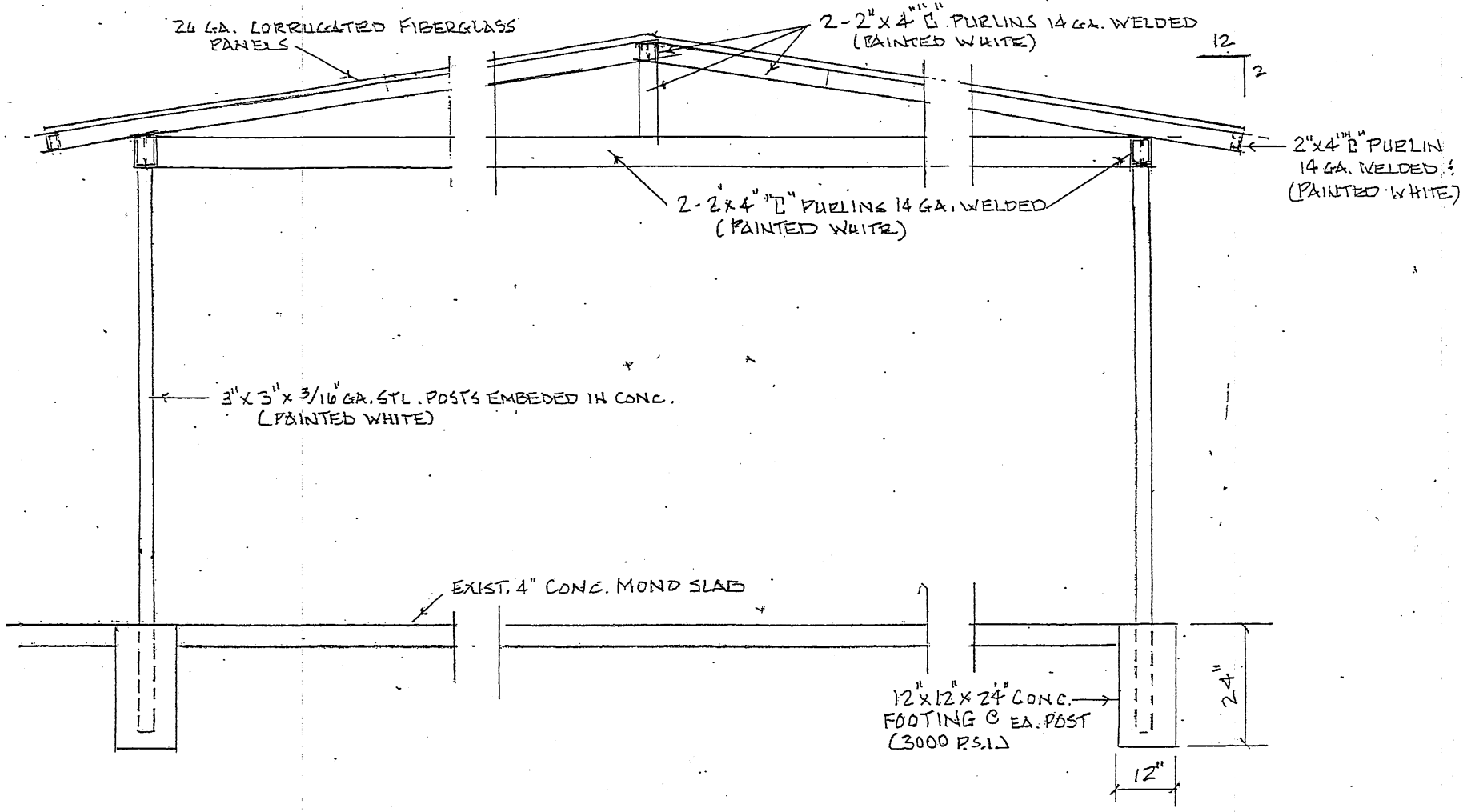
REAR VIEW

1/4"



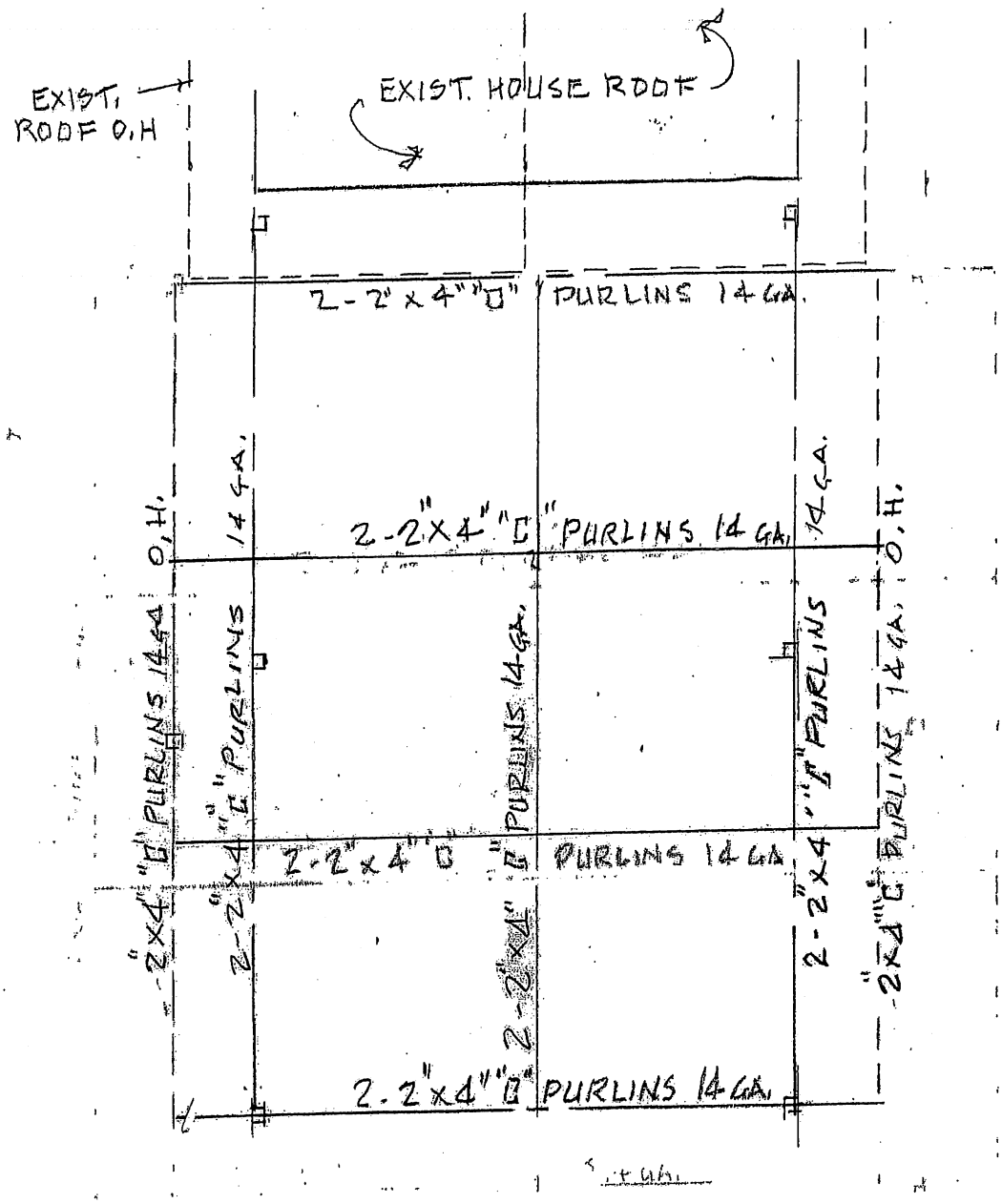
FLOOR PLAN

1/4"



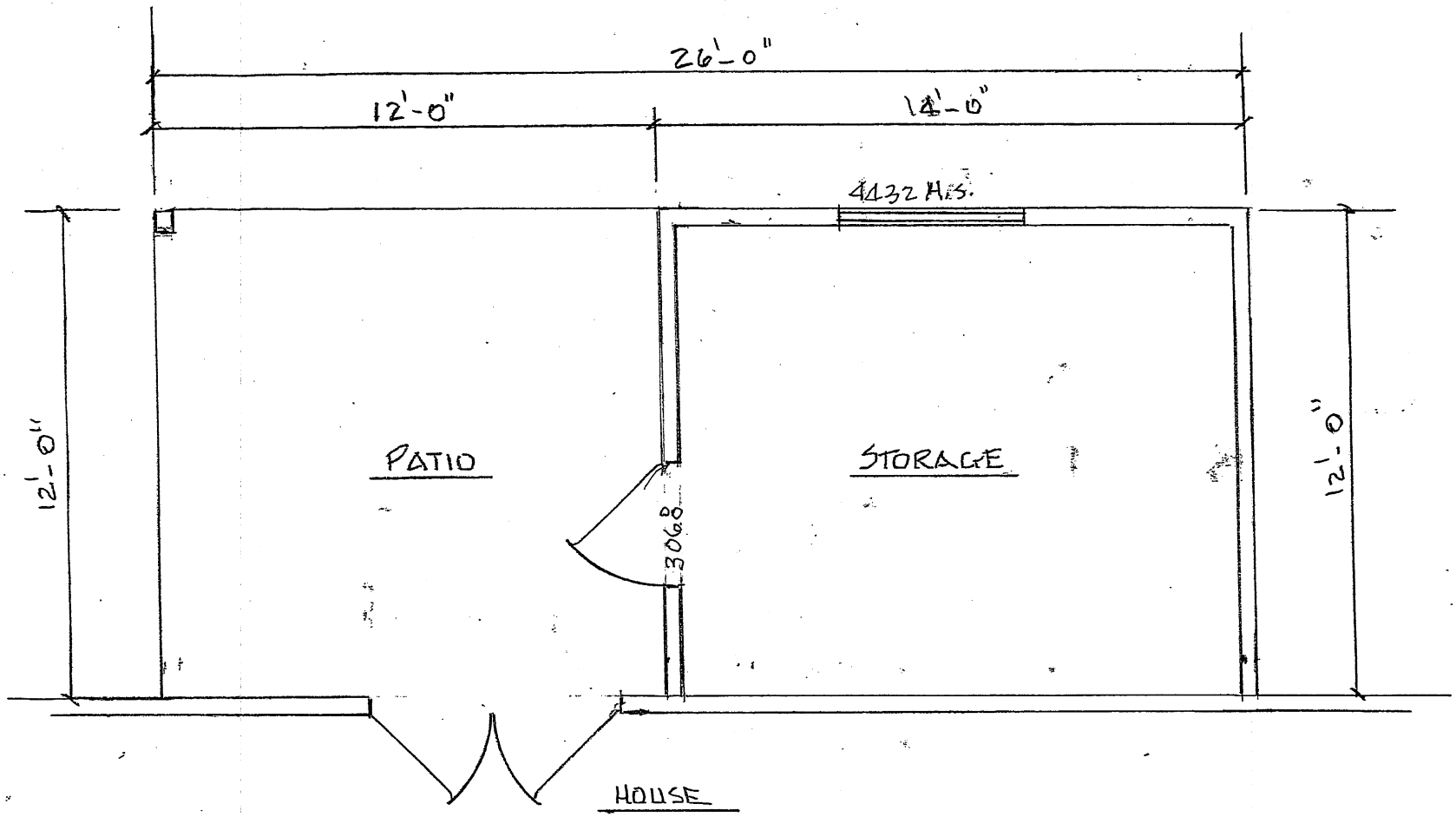
TYP. CONST. DETAIL

1/2"



ROOF FRAMING PLAN

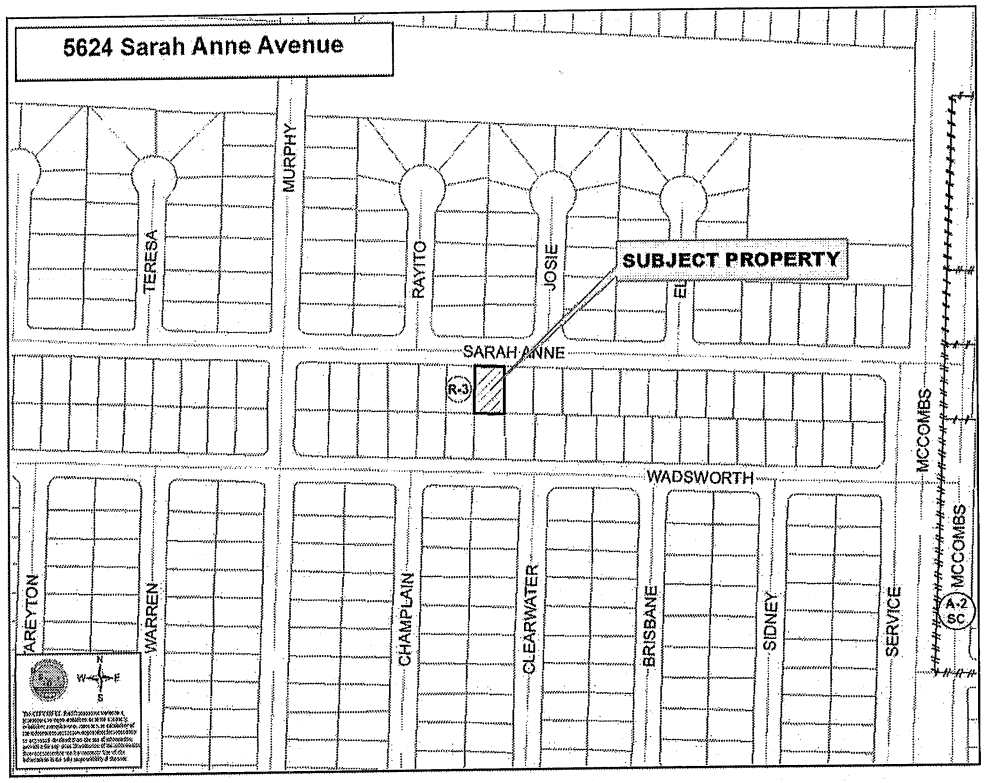
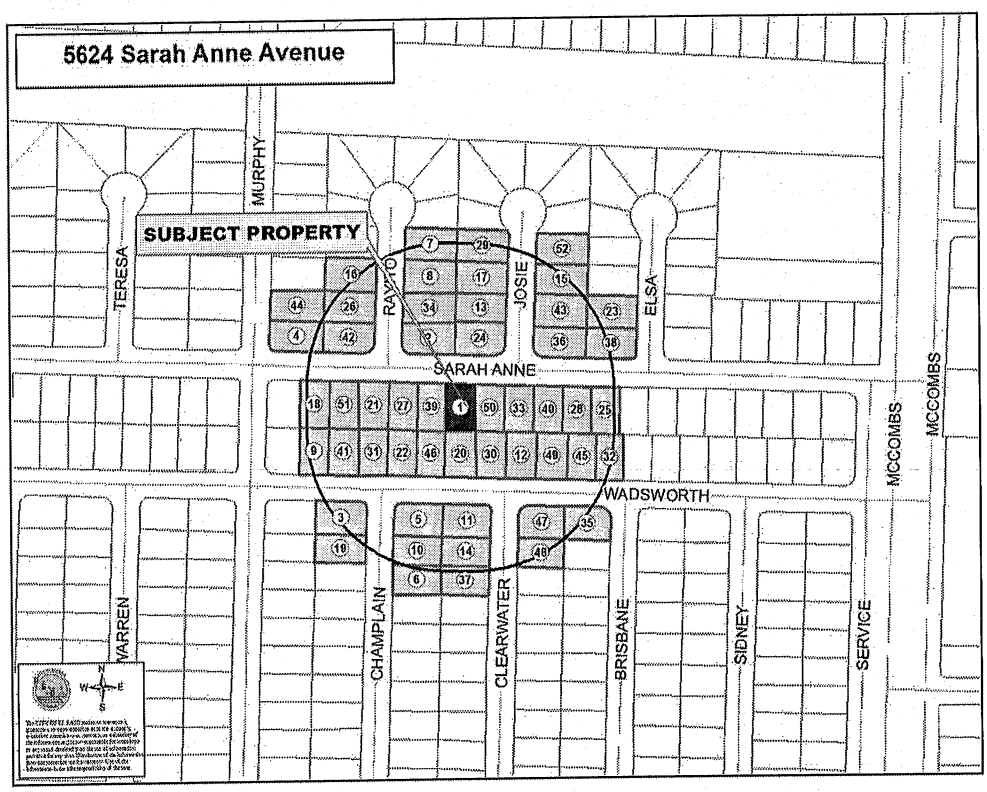
1/4"



FLOOR PLAN

1/4"

ZONING MAP



NOTIFICATION MAP