

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3A (Residential) zone.

This would permit an addition of which 500 square feet is proposed to encroach into the rear yard setback and to be located to within 13 feet of the rear property line.

The required front and rear yard setback cumulative total is 45 feet in the R-3A zone district.

BACKGROUND

The Board postponed the request for the addition to allow the applicant's representative to submit a revised site plan that does not show the name of the original builder of the house. A revised site plan has been submitted.

The request is for a rear yard addition to an existing residential structure to enclose an existing pool. The proposed addition will encroach into the required rear yard setback. The applicant has submitted a site plan that shows a 21' front setback along Wagon Place and a 13' rear yard setback.

CALCULATIONS

Permitted square feet encroachment = 517 sq. ft. (34.5' [103.54' average lot width ÷3] x 15' [3/5 of 25'])

Requested square feet encroachment = 500 sq. ft.

Required cumulative setback = 45'

Requested cumulative setback = 34'

STAFF RECOMMENDATION

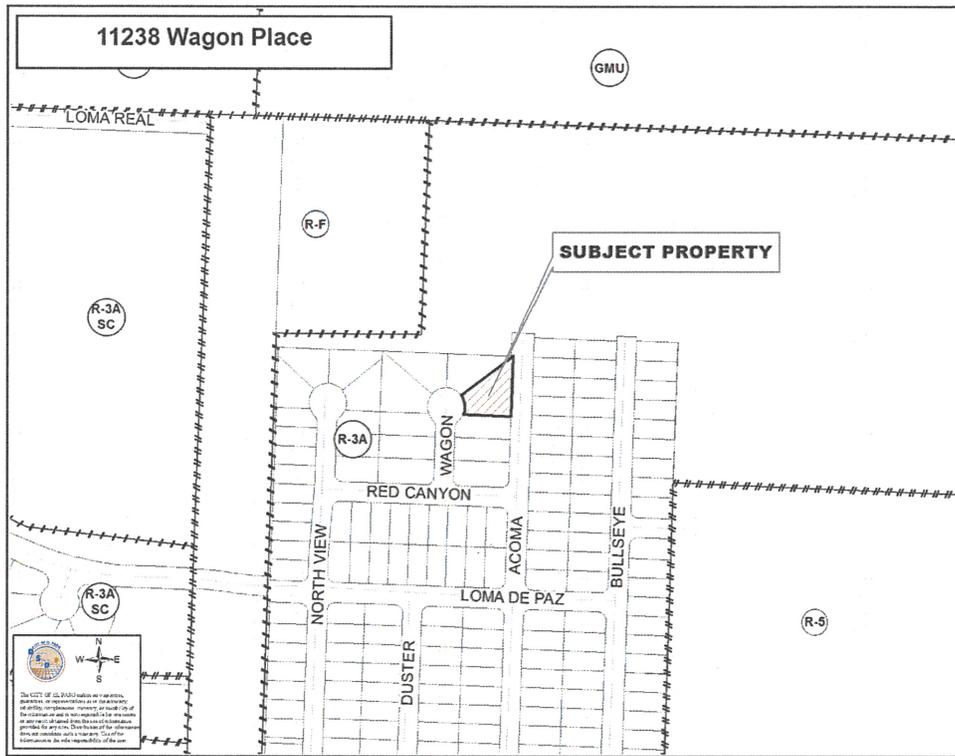
Staff recommendation is for approval of the request as it meets the requirements of the Special Exception C.

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 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.

ZONING MAP



NOTIFICATION MAP

