

**PZBA15-00025**

**10056 Wapiti Street**

**Jaime and Maria Diaz**

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

This would permit the construction of a 500 sq. ft. addition to the existing single-family residence, of which approximately 164 square feet (22.58' x 7.3') encroaches into the required front and rear yard cumulative setback and is located to within 16.4 feet of the rear property line.

The required rear setback is 15 feet and the required front and rear yard setback cumulative total is 45 feet in the R-3A zone district.

**BACKGROUND**

The existing residence was constructed in 2002.

The property was cited for illegal construction, prompting the present ZBA request.

The Planning Division has not received any communications in support or opposition to the special exception request.

**CALCULATIONS**

Permitted area of encroachment in required rear yard setback = 298.5 sq. ft. (19.9 [59.77 lot width ÷ 3] x 15' [3/5 of 15' required rear yard setback])

Requested area of encroachment in rear yard setback = 0 sq. ft.

Required rear yard setback = 15'

Requested rear yard setback = 16.5'

Required front and rear yard cumulative setback total = 45'

Requested front and rear yard cumulative setback total = 37.9'

Requested area of encroachment in front and rear cumulative yard setback = 164 sq. ft.

**STAFF RECOMMENDATION**

Staff recommends approval with a condition that the accessory structure encroaching into the side street yard be removed or relocated per City Code.

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.”

# ZONING MAP



# NOTIFICATION MAP



