

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

This would permit an addition of which a 20' by 5' portion (100 square feet) is proposed to encroach in the required rear yard setback and to be located to within 18 feet of the rear property line.

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

BACKGROUND

The applicants enclosed a patio and are requesting to legalize the encroachment in the rear yard. A site visit shows a corner of the building less than 4 feet from a swimming pool.. The Zoning Code, Section 20.10.640, Swimming pools and spas, requires a distance of 4 feet from a building to a pool edge. The applicants agreed to reduce the addition to be 4 feet from the edge of the pool. The contractor will submit a revised site plan showing the proposed new dimensions of the addition and showing the location of the swimming pool.

CALCULATIONS

Permitted encroachment in rear yard = 405 sq. ft. (25' [75' lot width ÷3] x 16.2' [3/5 of 27'])

Requested encroachment in rear yard = 100 sq. ft.

Required rear yard setback = 23'

Requested yard setback = 18'

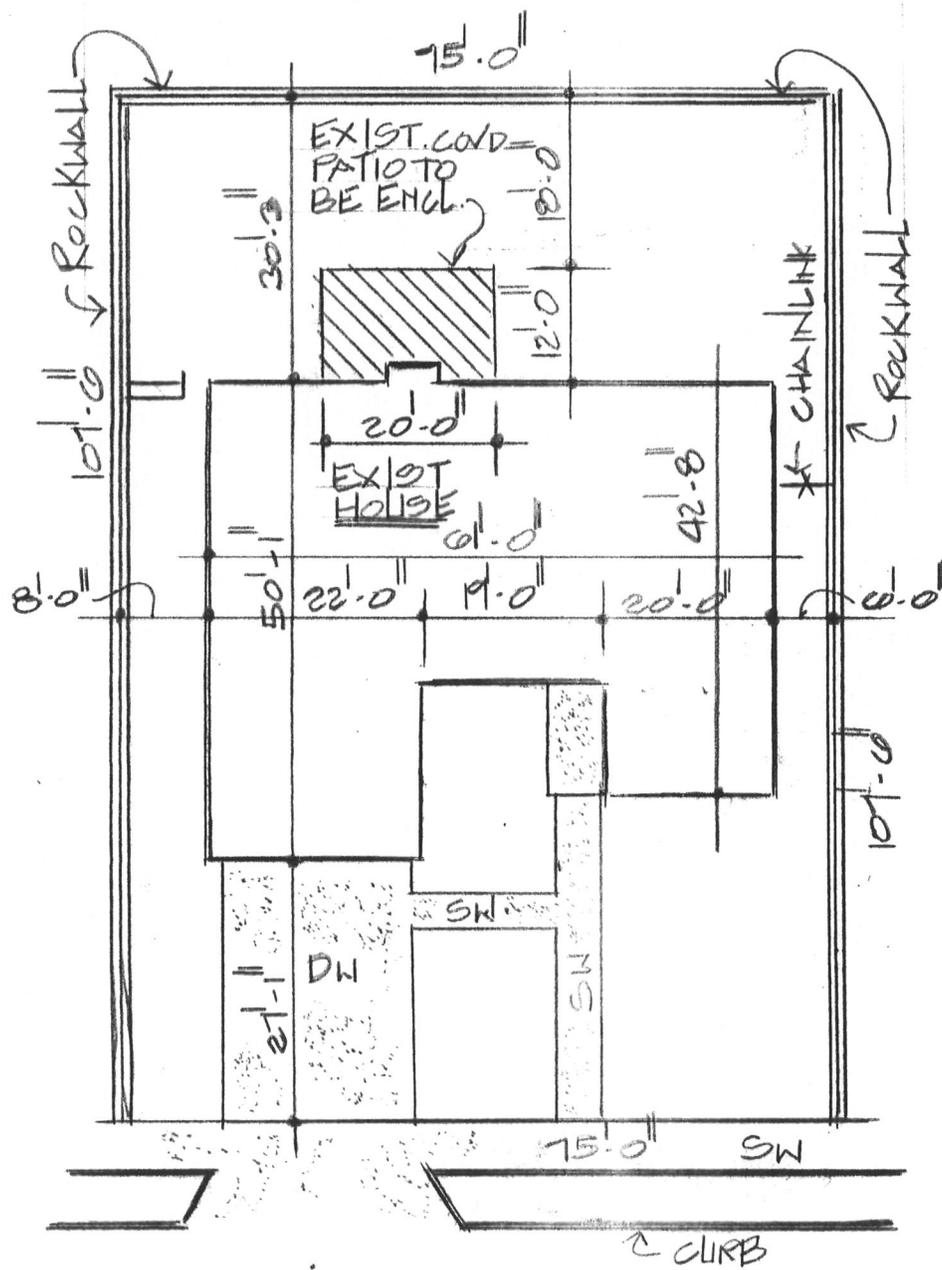
STAFF RECOMMENDATION

Recommendation is pending receipt of a revised site plan.

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:

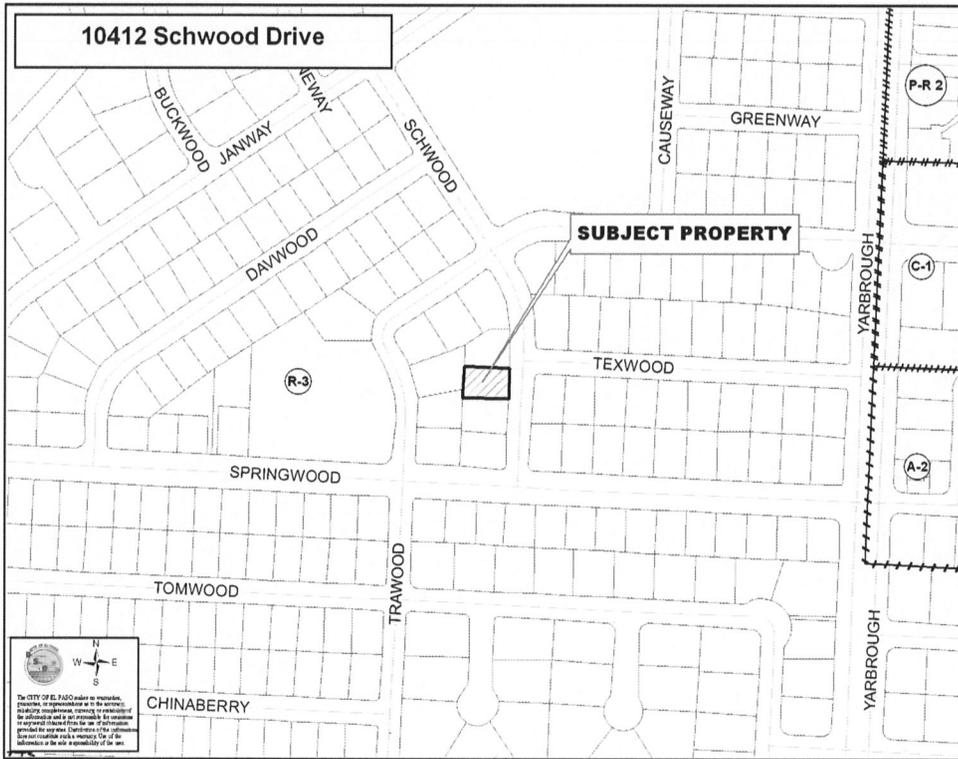
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard;
3. A minimum ten foot rear yard setback 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.



10412 SCHWOOD DRIVE

LOT-B Block 1-42
EASTWOOD (UNITS B)

ZONING MAP



NOTIFICATION MAP

