

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

This would permit the construction of a 906 sq. ft. addition to the existing single-family residence, of which approximately 243 square feet (24'-6" x 9'-11") encroaches into the required rear setback and is located to within 15'-1" of the rear property line.

The required rear setback is 25 feet and the required front and rear yard setback cumulative total is 50 feet in the R-3 zone district.

BACKGROUND

The existing residence was constructed in 1968.

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 = 375 sq. ft. (25 [75' lot width ÷ 3] x 15 [3/5 of 25' required rear yard setback])

Requested area of encroachment in rear yard setback = 243 sq. ft.

Required rear yard setback = 25'

Requested rear yard setback = 15'-1"

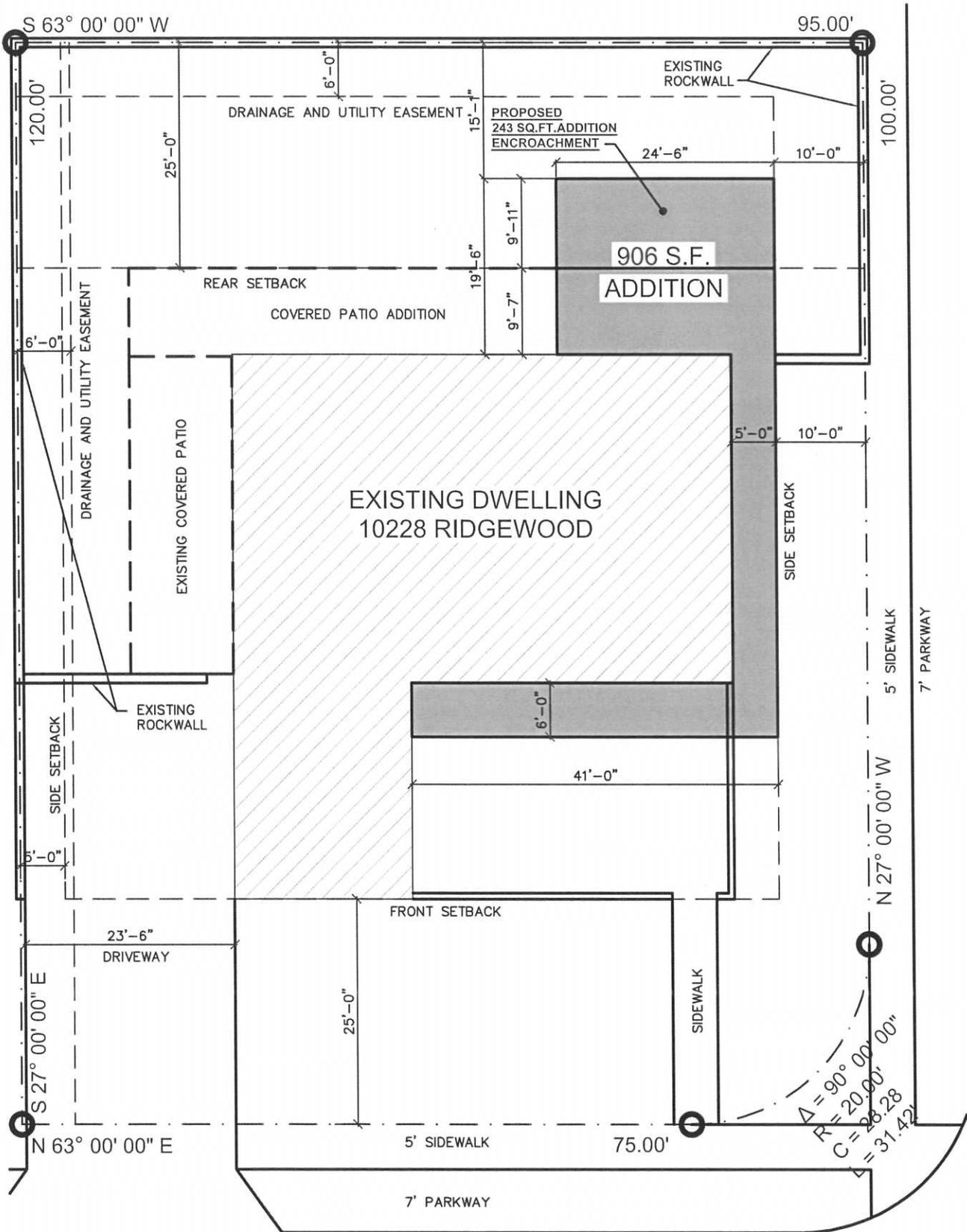
STAFF RECOMMENDATION

Staff recommends approval of the special exception request as the requested square footage is less than the maximum permitted.

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."



PLOT PLAN

SCALE : 1" = 10'-0"



NORTH

PROJECT INFORMATION

SQUARE FOOTAGE CALCULATIONS

EXISTING RESIDENCE	2,520 S.F.
ADDITION	906 S.F.
TOTAL UNDER ROOF	3,426 S.F.
LOT AREA	11,314 S.F.

LEGAL DESCRIPTION: S EASTRIDGE LOT 1
 ZONING: R-3
 PIDN: 07399000S0100
 REP. DISTRICT: 7
 LAND USE: RESIDENTIAL
 YEAR BUILT: 1968