

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

This would allow permit the construction of a 274 sq. ft. addition to extent to within 11' of the rear property line.

**BACKGROUND**

The applicants are requesting a bed and bathroom addition to extend from the existing structure into the rear yard.

The required rear yard setback in the R-3 zoning district is 20'. The required cumulative setback is 50'

**CALCULATIONS**

Permitted area of encroachment in required rear yard = 247.2 sq. ft. (20.6' [62' lot width ÷ 3] x 12' [3/5 of 20'])

Requested area of encroachment = 274 sq. ft. (14' x 19'7")

Required front and rear yard setback = 50'

Requested rear yard setback total = 11'

**STAFF RECOMMENDATION**

Staff recommendation is for **DENIAL** as it exceeds the permissible dimensions for ZBA approval.

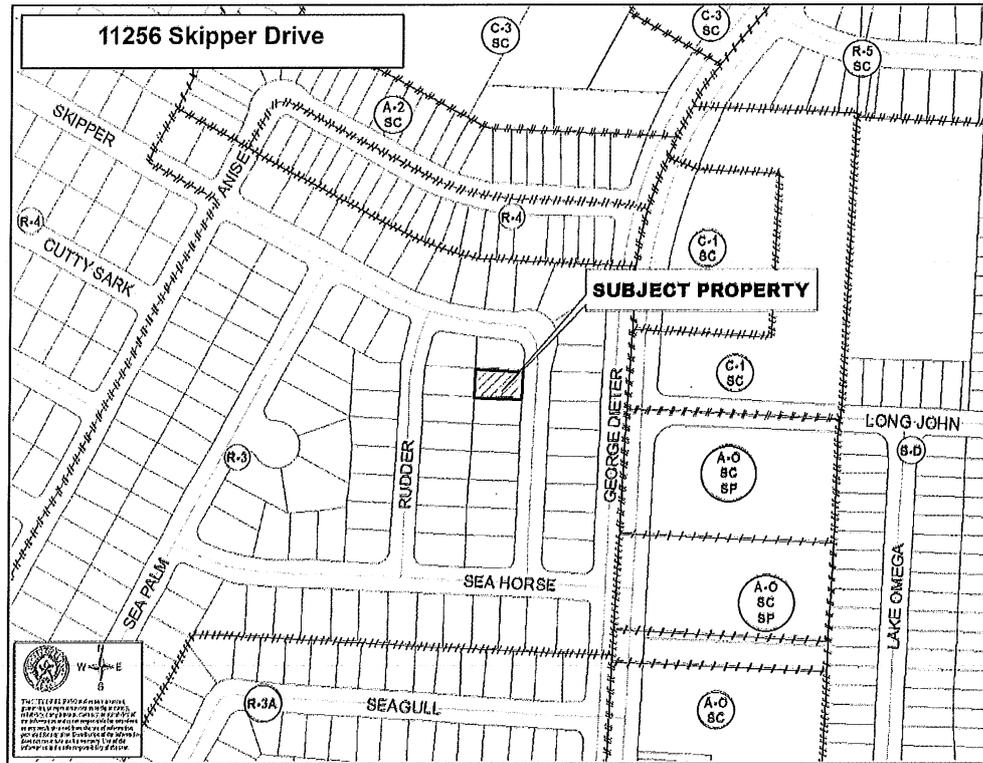
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

“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

