

**Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3A/c (Residential/conditions) zone.**

This would permit an existing 17' by 17' patio, located to within 6' of the rear property line, of which a 14' by 4.14' portion is encroaching more than the 180 square feet of permitted open porch in a rear yard.

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

**BACKGROUND**

The applicant is requesting to legalize a 4.5' by 14' (63 sq. ft.) portion of a patio that is larger than the 180 square feet of open patio that is permitted to encroach in the required rear yard setback.

**CALCULATIONS**

1/3 average lot width = 16.66' (50' ÷ 3)

Required rear yard setback = 20'

Requested rear yard setback = 6'

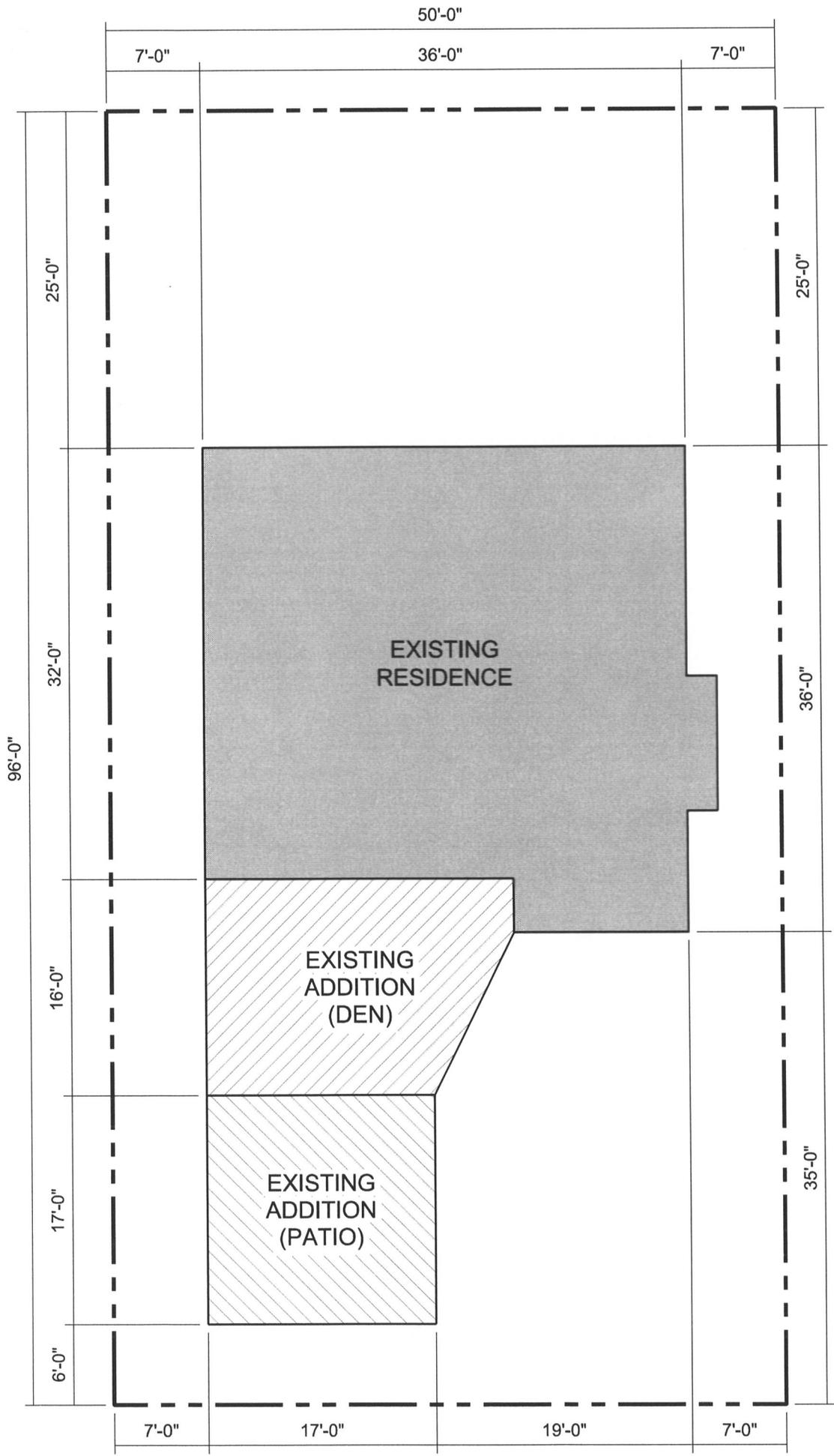
**STAFF RECOMMENDATION**

Staff recommends

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 and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum ten foot rear yard setback shall be required; and,
3. The total width of all extensions granted shall not exceed one-third of the average width of the site; and,
4. The minimum side and side street yards shall not be reduced; and,
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; and,
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.”



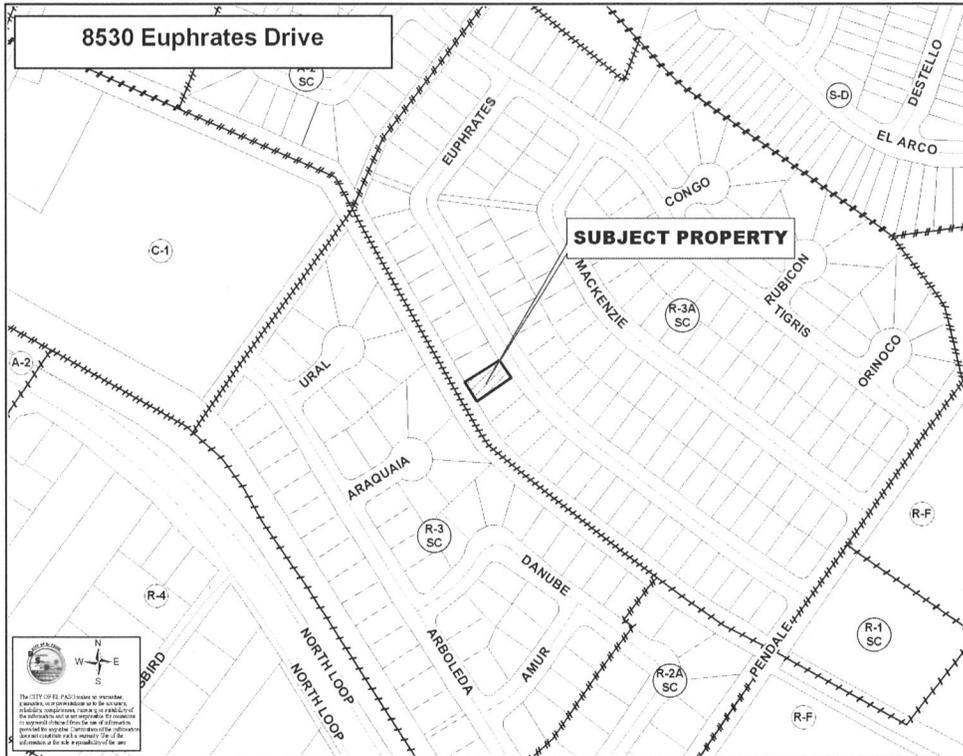
**8530 Euphrates**

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 CARMENT, UNIT 3

SCALE: 1" = 10'-0"



# ZONING MAP



# NOTIFICATION MAP

