Posponed to the 12-9-13 ZBA Meeting

PZBA13-00035 12159 Alex Guerrero Circle Elfido Cordova & Bertha Gutierrez

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

This would allow a 528 sq. ft. addition to extent to within 19 feet 6 inches of the rear property line.

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

BACKGROUND

The applicants are requesting 2 bedrooms and 1 bathroom addition to extend from the existing structure into the rear year.

The required rear yard setback in the R-3A zoning district is 27' feet. The required cumulative setback is 45'

CALCULATIONS

Permitted area of encroachment in required rear yard = 317.82 sq. ft. (19.61' [58.83' lot width ÷ 3] x 16.2' [3/5 of 27'])
Requested area of encroachment = 274 sq. ft. (14' x 19'7")
Required front and rear yard setback = 45'
Requested front and rear yard setback total = 37.5'

STAFF RECOMMENDATION

Staff recommends a postponement to allow for required revisions to the plan. (Postpone for Dec. 9 ZBA Meeting)

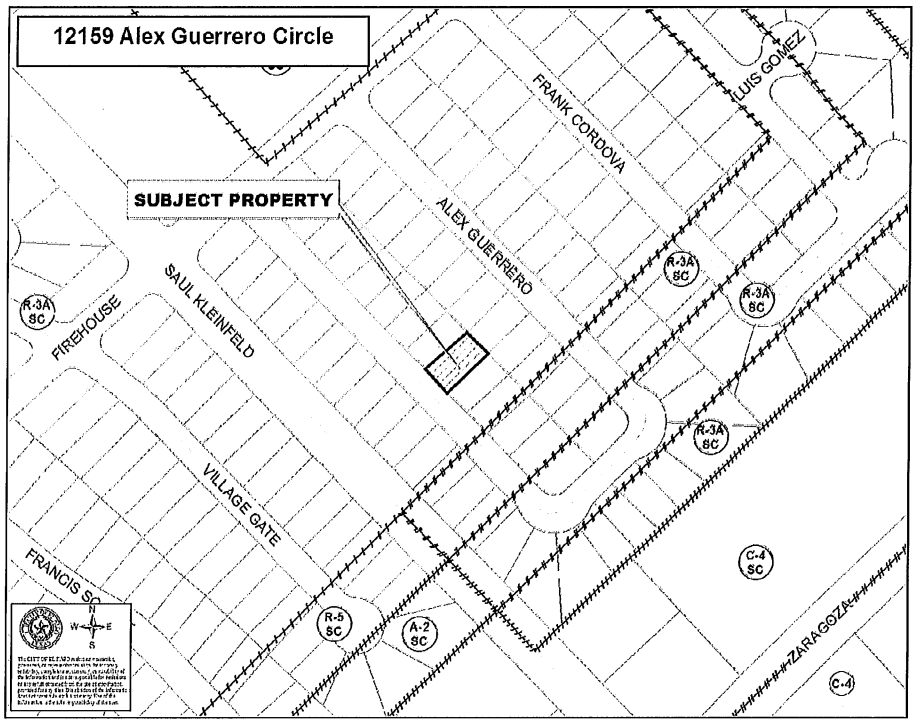
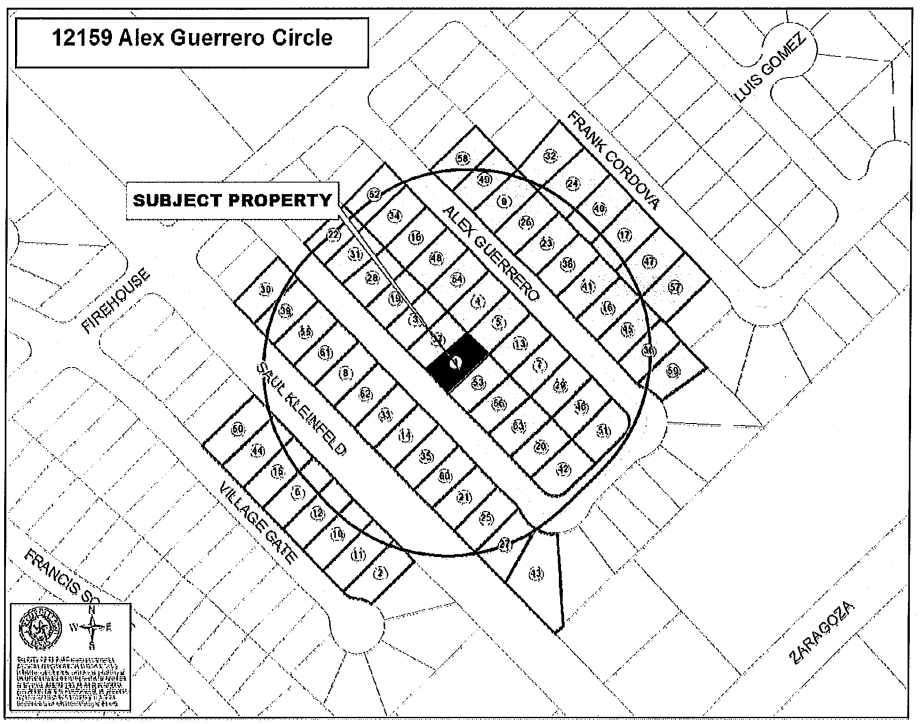
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"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."

ITEM #4

ZONING MAP



NOTIFICATION MAP