

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

This would allow a 285 square feet addition which is proposed to encroach in the required rear yard setback and to be located to within 13 feet 6 inches 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' feet. The resulting cumulative is 38.9 feet.

CALCULATIONS

Permitted area of encroachment in required rear yard = 294.17 sq. ft. (26' 3" [90' lot width ÷ 3] x 15' [3/5 of 20'])

Requested area of encroachment = 285 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 Approval with a condition that the storage shed be removed.

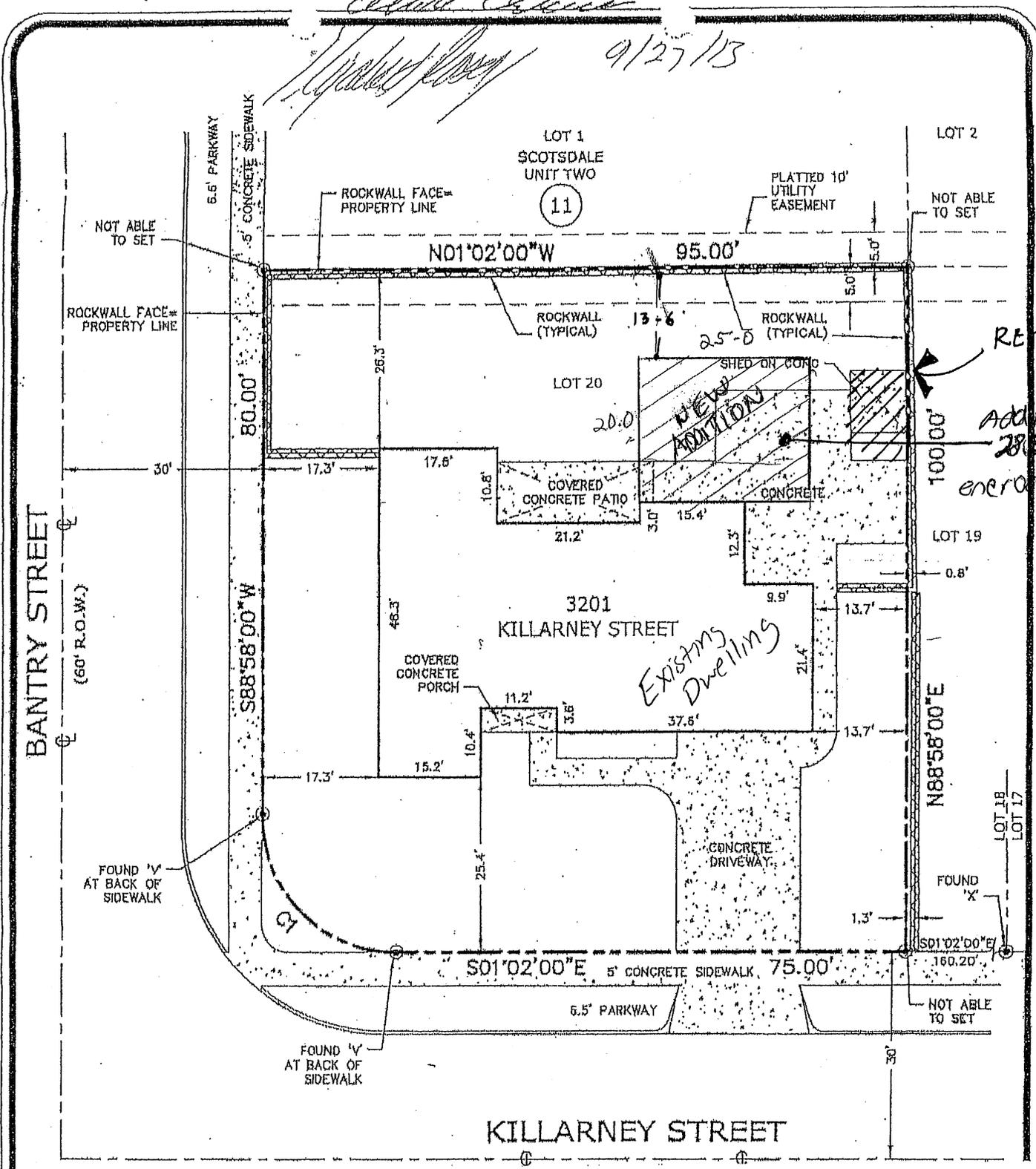
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"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."

John [unclear]

9/27/13



[50 cum]

3201 Killarney St R-3

WINDOW
30-50

18'-0"

WINDOW
30-50

20-0

WINDOW
20-20

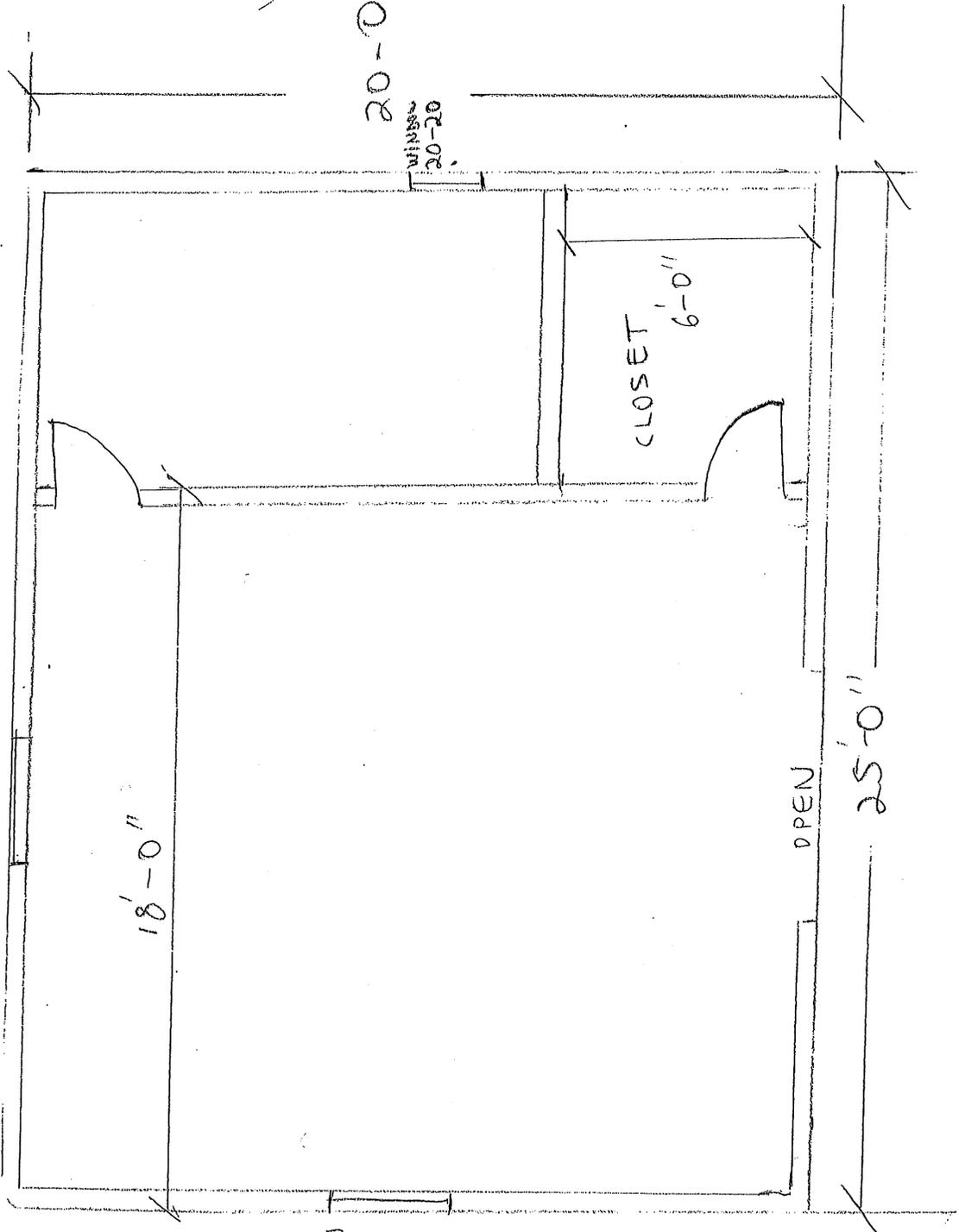
CLOSET
6'-0"

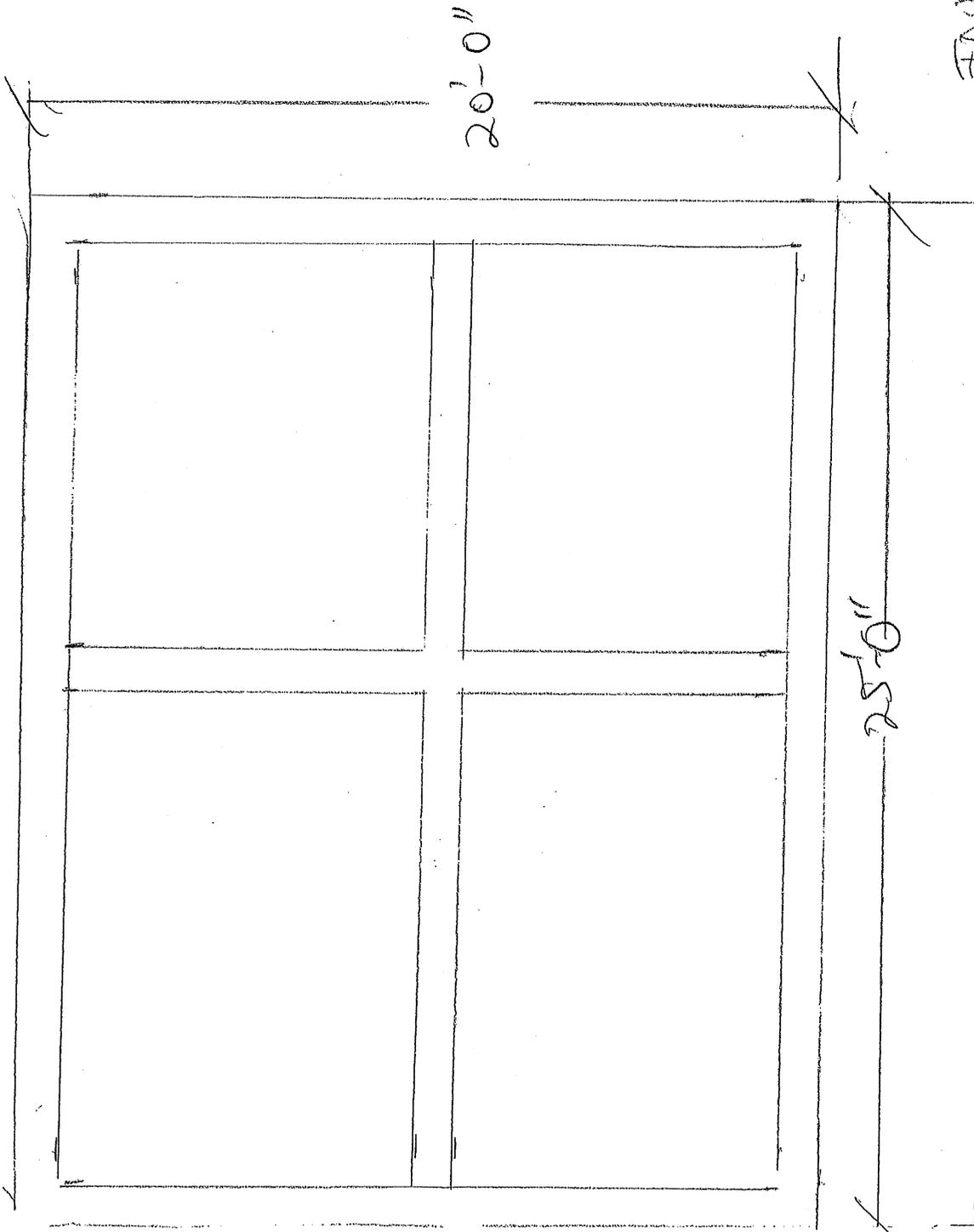
DPEN

25'-0"

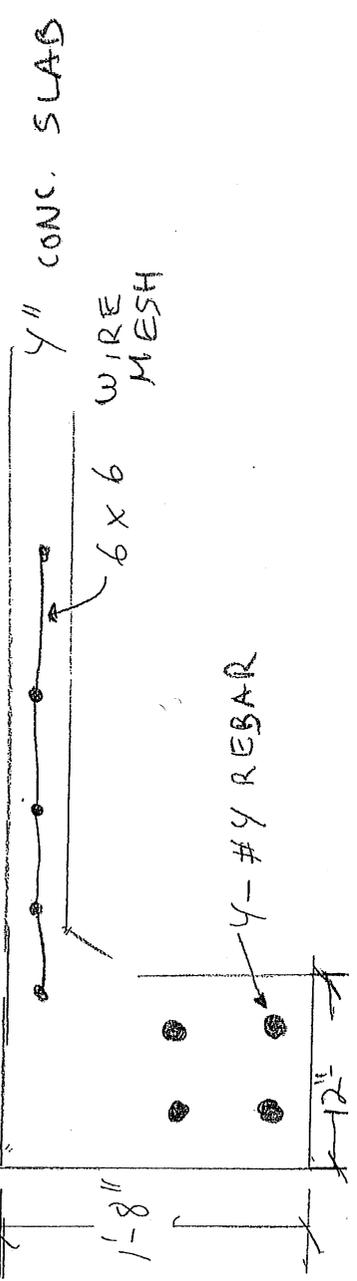
FLOOR PLAN

SCALE $\frac{1}{4}'' = 1'-0''$

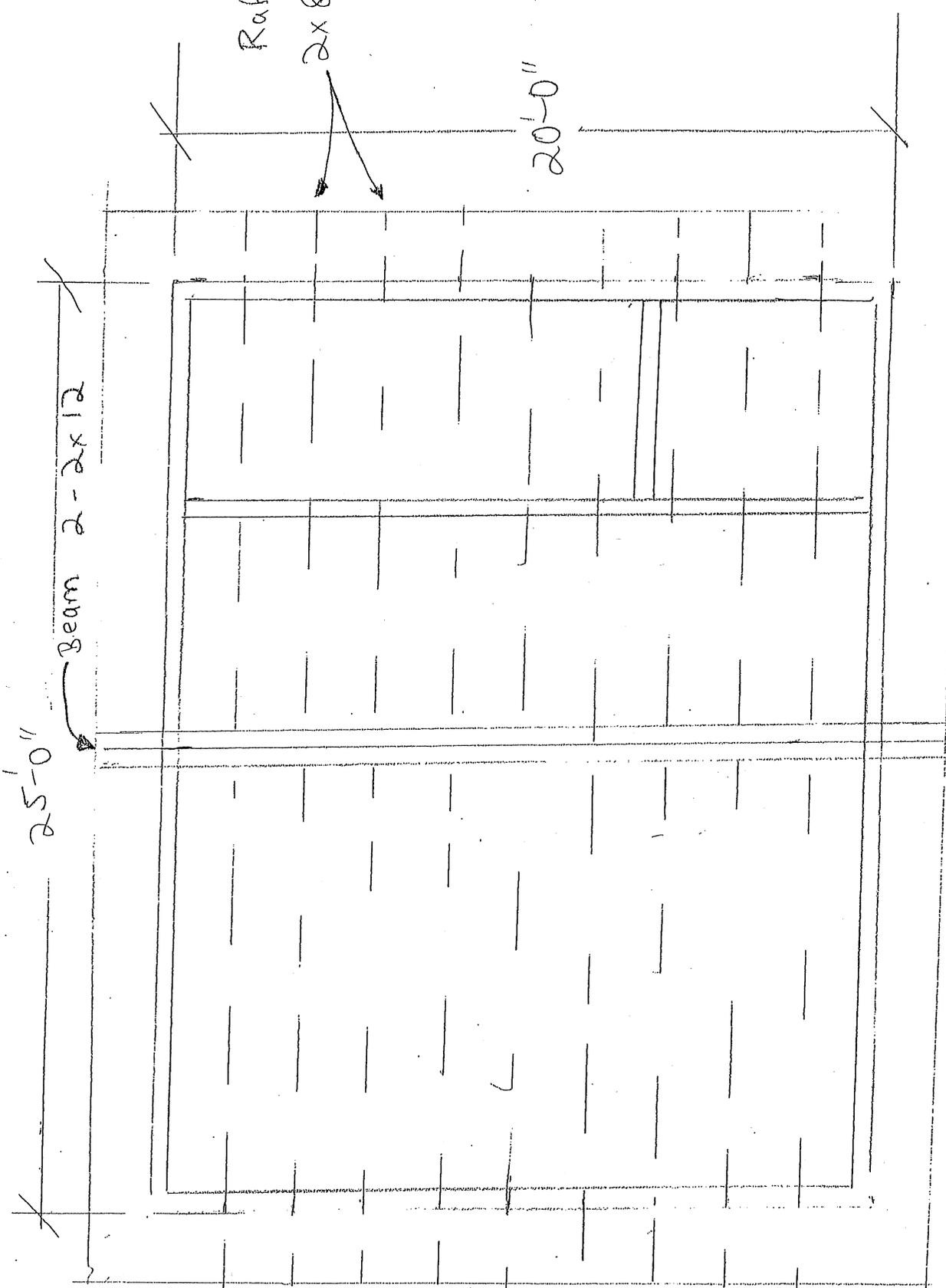




FOUNDATION PLAN

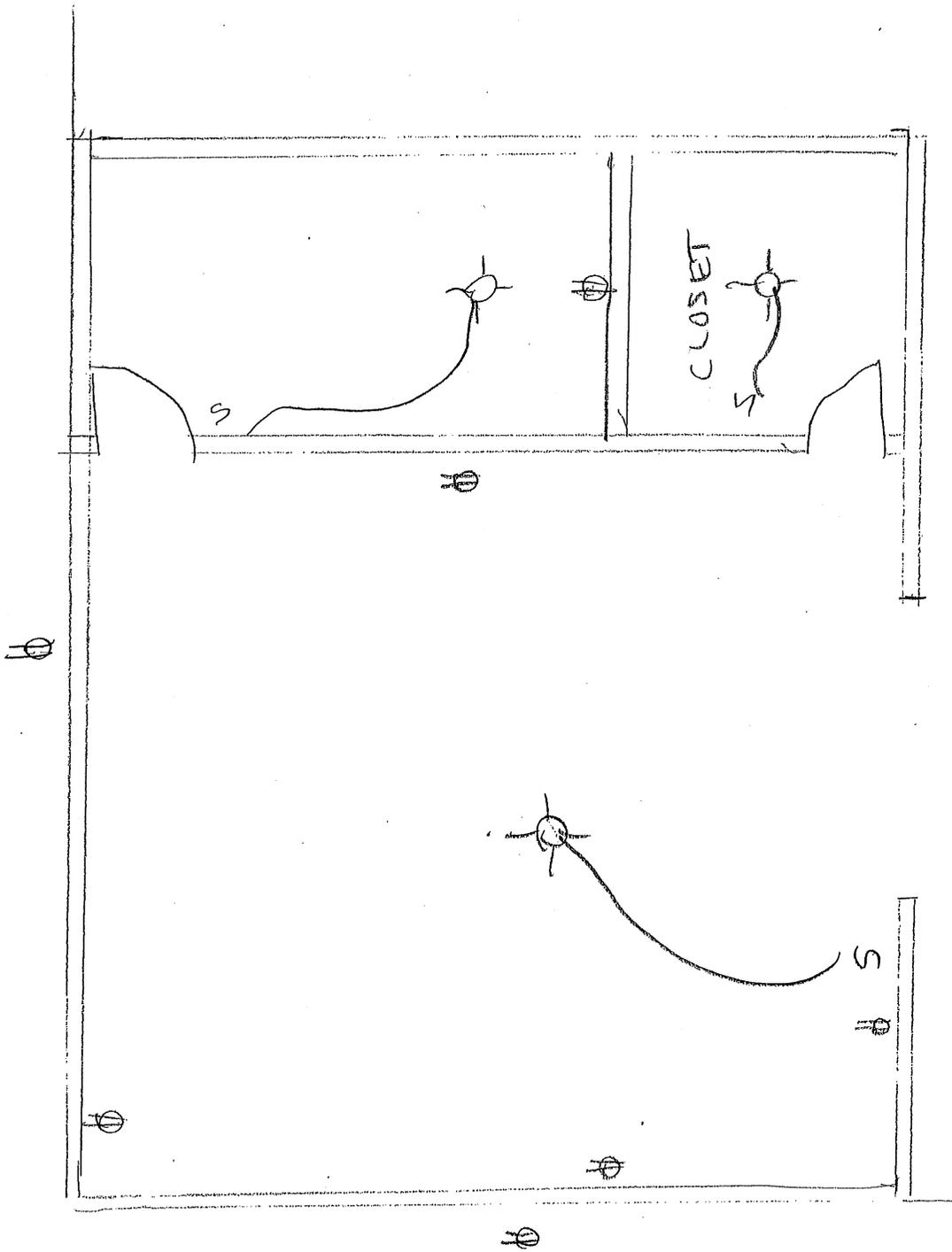


SCALE 1/4" = 1'-0"



FRAMING PLAN

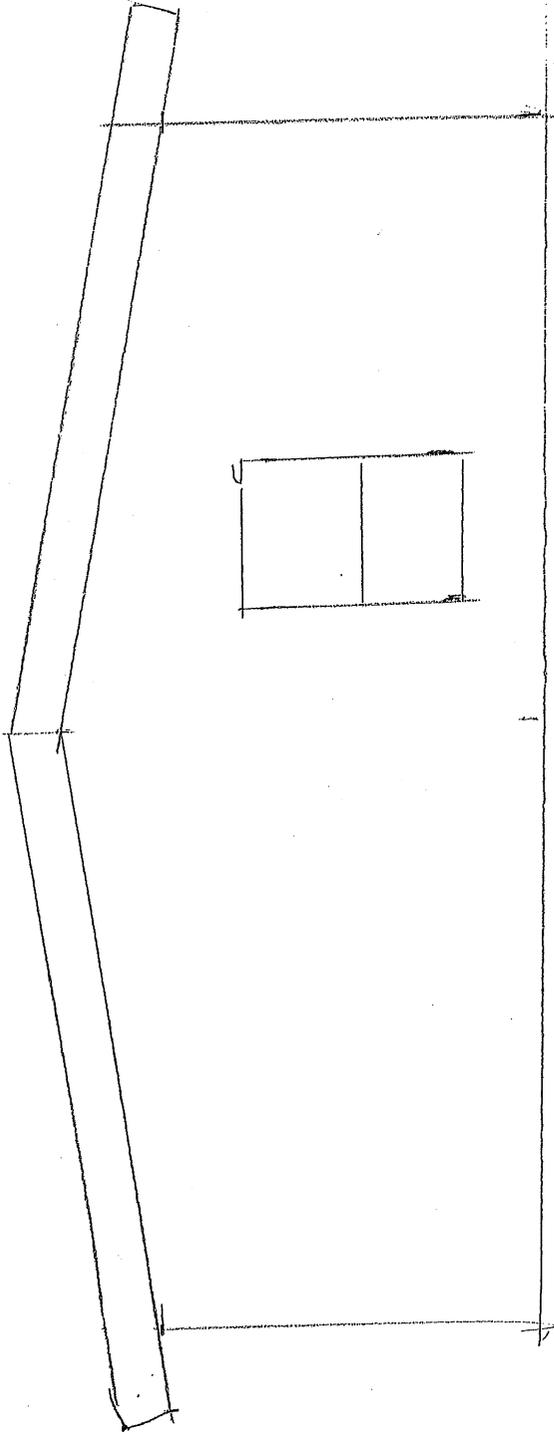
SCALE $\frac{1}{4} = 1'-0"$



LIGHTING PLAN

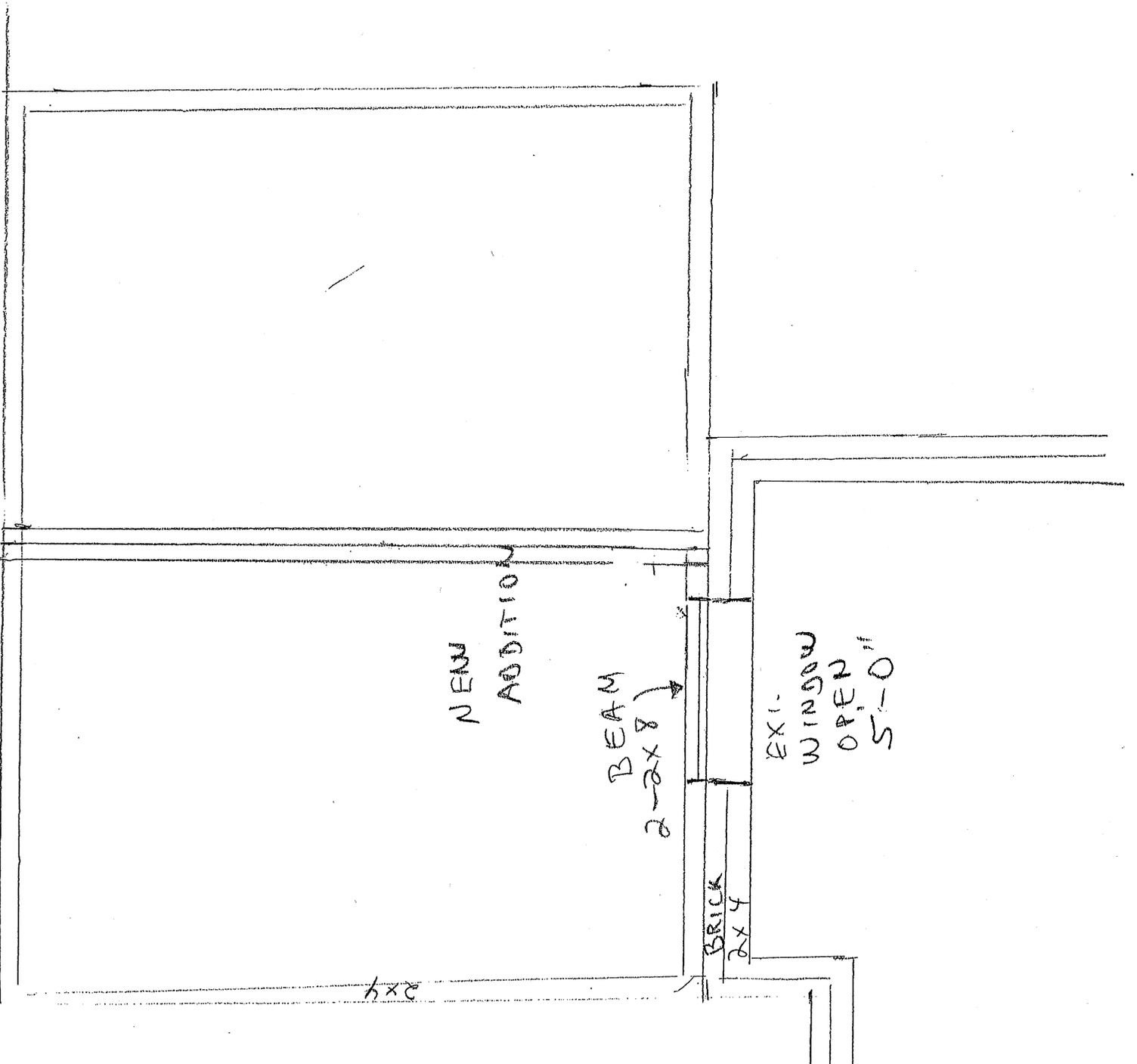
SCALE $\frac{1}{4}'' = 1'-0''$

3
12



REAR VIEW

SCALE $\frac{1}{4}'' = 1'-0''$



NEW
ADDITION

BEAM
2x8

BRICK
2x4

EXI.
WINDOW
OPEN
5'-0"

2x4

