Posponed to the 12-9-13 ZBA Meeting

PZBA13-00037 7304 Ramada Drive Lorena Chiu

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

This would allow the construction of a 375 sq. ft. addition to extent to within 10' the rear property line.

This also would allow the construction of a 55' 6" by 38' 11" carport proposed to extend within 0' of the front setback.

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

BACKGROUND

The applicant was cited for building without permits and is requesting to legalize an addition which encroaches in the rear yard setback and the carport which is encroaching in the front yard setback. The site plan shows that approximately a _____carport will be removed. The applicant is requesting to keep ____ square feet of the carport, approximately ____square feet. The carport does not match the home.

CALCULATIONS

Permitted carport area = ## sq. ft. (# sq. ft. ÷ 5)
Requested area of carport = TBD
Required front and rear yard setback total = 50'
Requested front and rear yard cumulative setback = TBD

STAFF RECOMMENDATION

Staff recommends postponement to the December 9, 2013 ZBA meeting to allow applicant to submit revised plans and change request.

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."

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

"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The zoning board of adjustment has received the written approval of the structural design from the building official;

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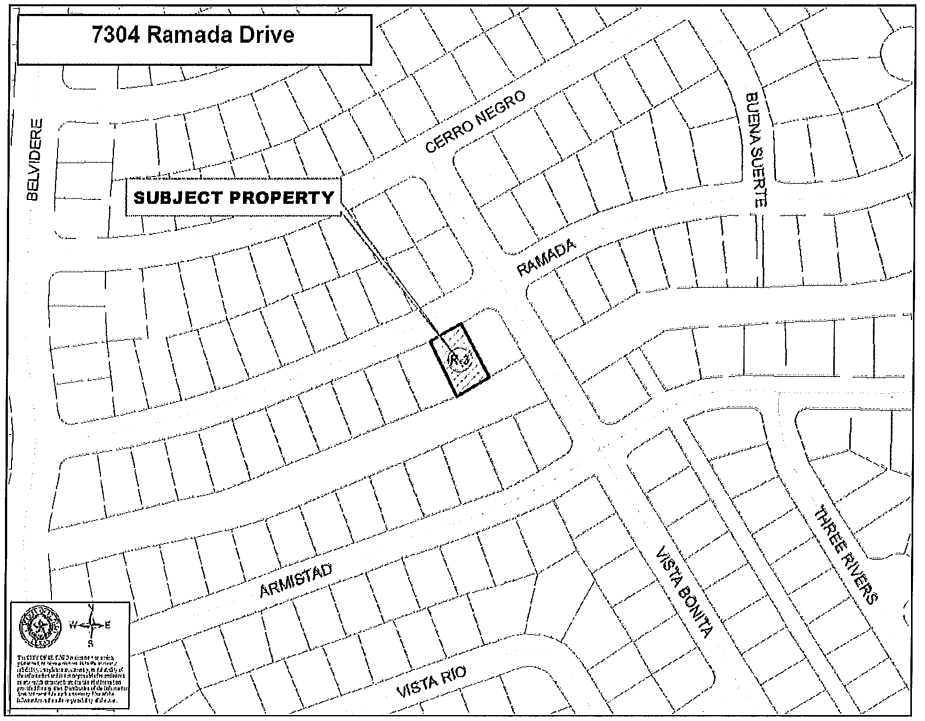
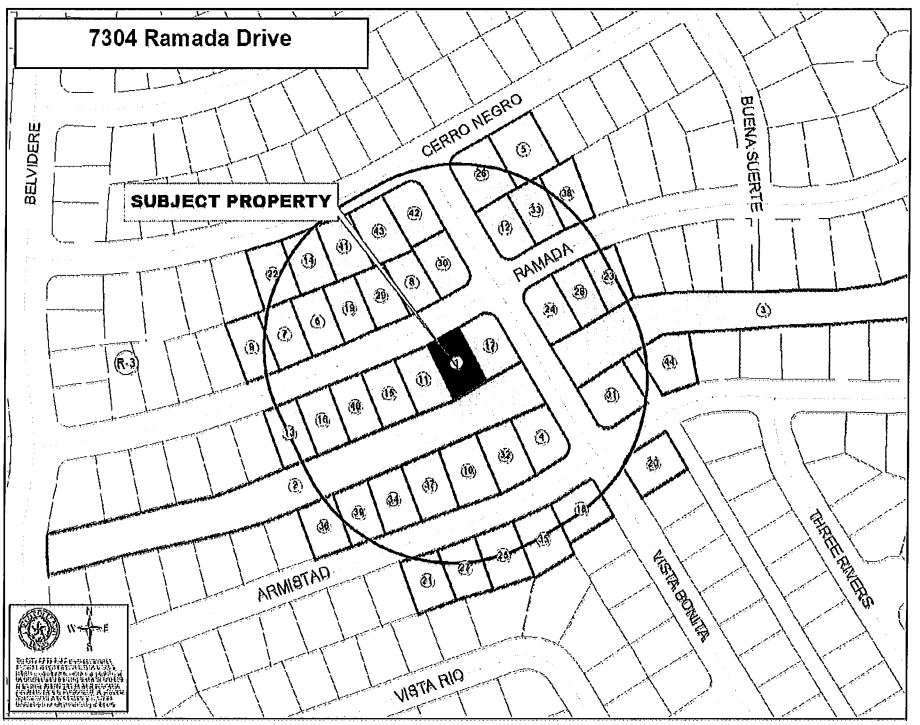
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, shall be open on three sides, shall be attached to the main structure and shall rise no higher than the highest point of the roof of the dwelling;
4. The area of the carport shall not exceed one-fifth of the first-floor area under roof of the dwelling and shall be measured as the area covered by the carport roof, to include overhangs;
5. Elevation drawings of the proposed structure shall be submitted;
6. For a duplex, the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit;
7. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this Code; and
8. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space."

ZONING MAP



NOTIFICATION MAP