

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

This would permit the construction of a 255 sq. ft. covered patio addition to the existing single-family residence, proposed to encroach 15' into the required rear yard setback and is to be located to within 10' of the rear property line. The dimensions of the encroachment are approximately 15' by 17'.

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

BACKGROUND

The existing residence was constructed in 1987.

The Planning Division has received no communications in support of or in opposition to the special exception request.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 350 sq. ft. (23.37 [70.1' average lot width ÷ 3] x 15 [3/5 of 25' required rear yard setback])

Requested area of encroachment in rear yard setback = 255 sq. ft.

Required rear yard setback = 25'

Requested rear yard setback = 10'

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 35'

STAFF RECOMMENDATION

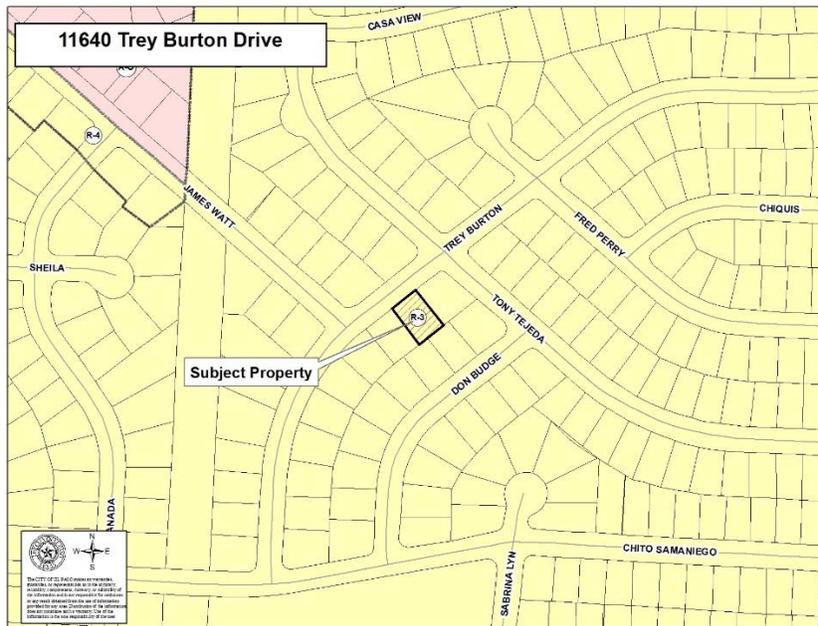
Staff recommends approval as the requested square footage encroachment (255 sq. ft.) is less than the maximum permitted (350 sq. ft.).

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:

11. The residence has been in existence with a valid certificate of occupancy for one continuous year;
12. 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;
13. A minimum ten-foot rear yard setback shall be required;
14. The minimum side and side street yard setbacks shall not be reduced; and
15. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.”

ZONING MAP



NOTIFICATION MAP

