

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

This would permit a 24.53' by 15' portion of an addition that is proposed to encroach 15' into the required rear yard setback and to be located to within 10' of the rear property line.

The required cumulative front and rear yard setback total is 50 feet in an R-3 (Light Density Residential) zone.

BACKGROUND

The applicant is requesting an addition that will encroach in the required rear yard setback. He has already poured a slab that is 26'1" wide and wants an addition that is 26'1" wide; however, the Special Exception C only allows encroachments that are 1/3 the average lot width. This means that the structure will have to be reduced to a width of 24'6" (24.53') beginning 25' from the rear property line. There is approximately 18' of buildable area, including the existing porch, before the addition encroaches in the required 25' setback and the 1/3 average lot width is required. The applicant has indicated that he will remove one of the two storage sheds in the rear yard. The remaining storage shed will need to be relocated in the rear yard to be at least 3' from the side property line.

CALCULATIONS

1/3 average lot width = 24.53' (73.59' ÷ 3)

Required rear yard setback = 25'

Requested rear yard setback = 10'

STAFF RECOMMENDATION

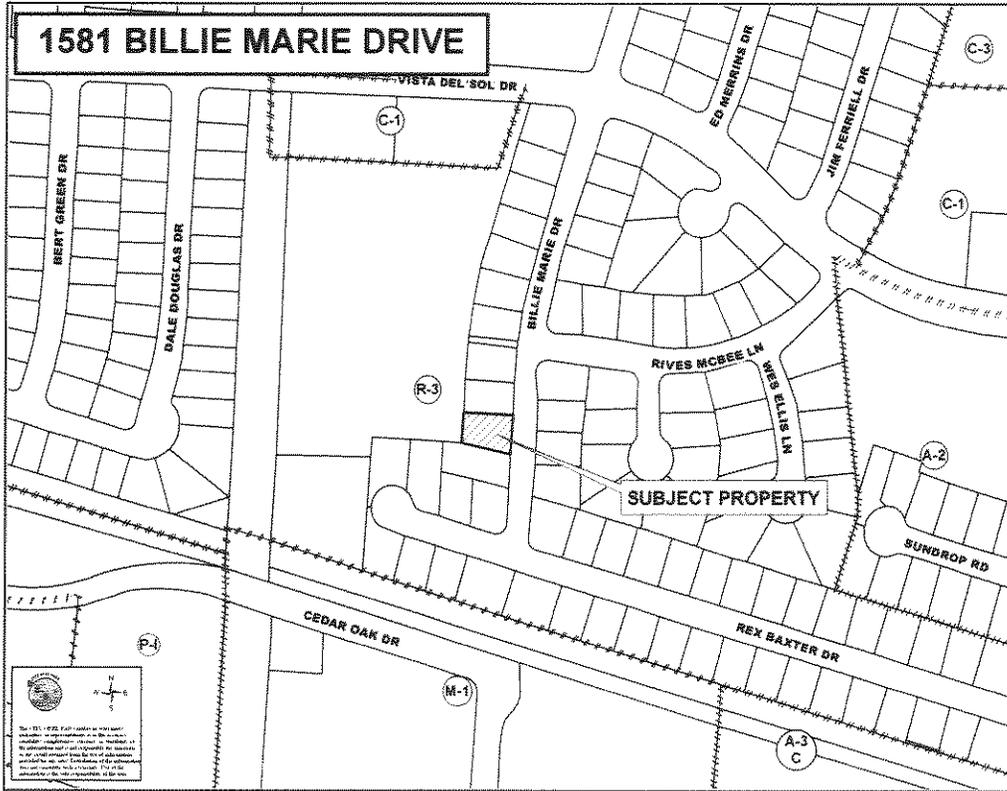
Staff recommends approval of a 24'6" (24.53') by 15' encroachment in the rear yard setback that will meet the requirements of the Special Exception C, with the condition that the remaining storage shed will be relocated in the rear yard to be 3' from the side property line and shall not exceed 180 square feet in area.

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."

ZONING MAP



NOTIFICATION MAP

