

Postponed 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, of which a 121 square feet portion is proposed to encroach into the rear yard setback and to be located 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 the addition of 2 bedrooms and 1 bathroom to extend from the second story of the existing structure into required rear yard setback.

CALCULATIONS

Permitted area of encroachment in required rear yard = 266.48 sq. ft. (18.17' [54.50' lot width ÷ 3] x 14.66' [3/5 of 24.42'])

Requested area of encroachment = 121 sq. ft. (22' x 5.5")

Required front and rear yard setback = 45'

Requested front and rear yard setback total = 39.5'

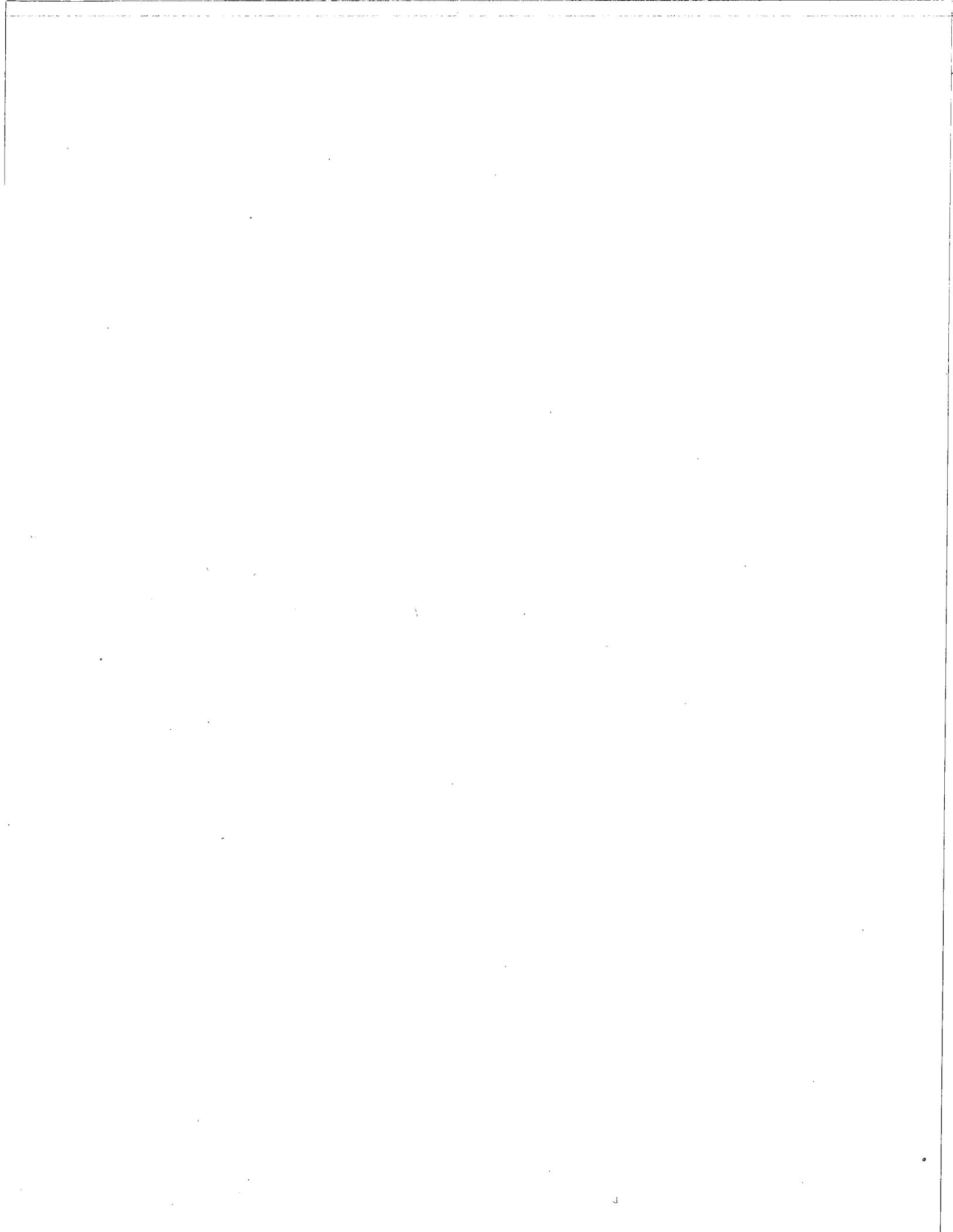
STAFF RECOMMENDATION

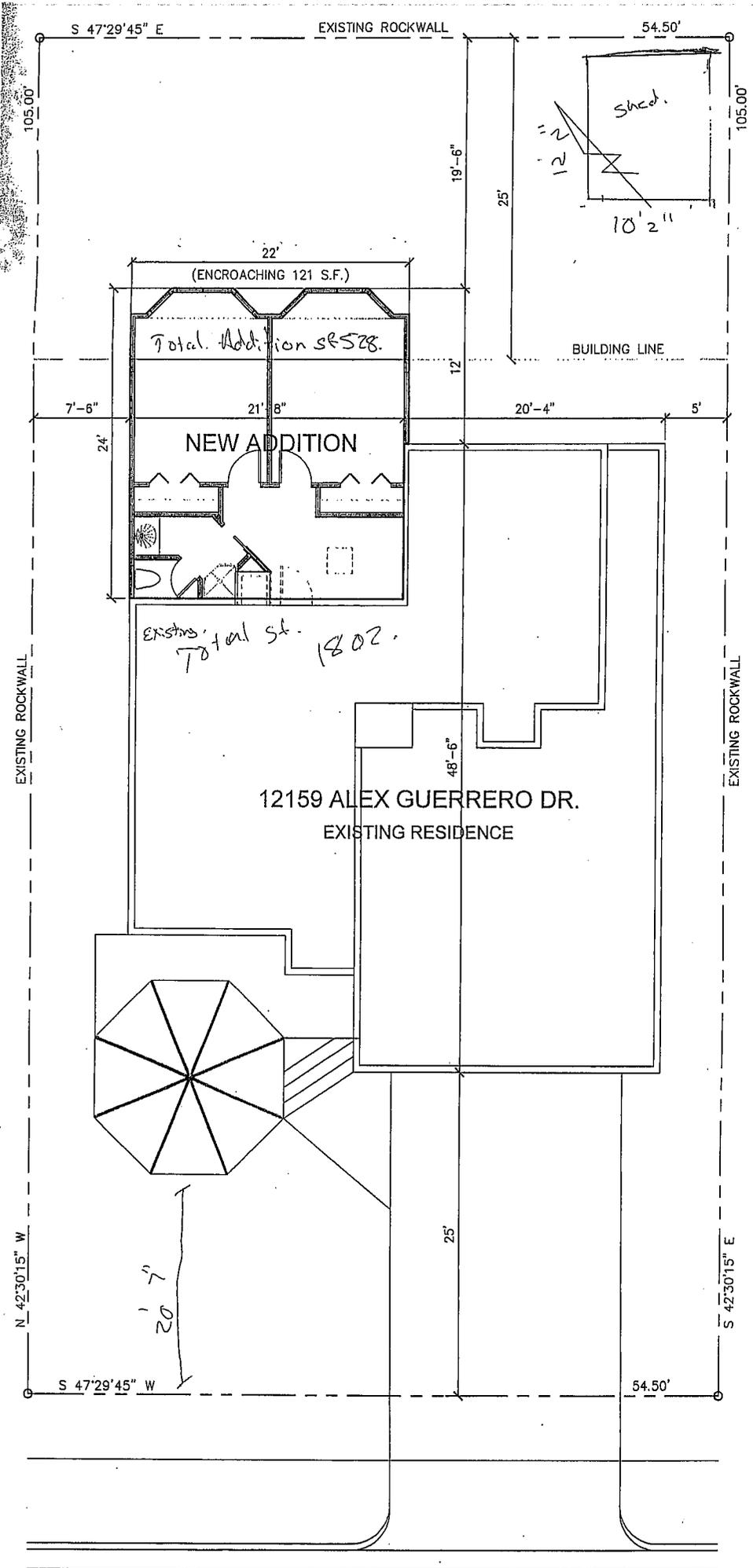
Staff recommends approval of the request as it meets the requirements of the Special Exception C.

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."





S 47°29'45" E

EXISTING ROCKWALL

54.50'

105.00'

105.00'

19'-6"

25'

12'2"

10'2"

BUILDING LINE

22'
(ENCROACHING 121 S.F.)

Total Addition of 528 S.F.

7'-6"

24'

NEW ADDITION

21'-8"

20'-4"

5'

EXISTING Total sq. ft. 1802.

12159 ALEX GUERRERO DR.
EXISTING RESIDENCE

48'-6"

EXISTING ROCKWALL

EXISTING ROCKWALL

N 42°30'15" W

20'

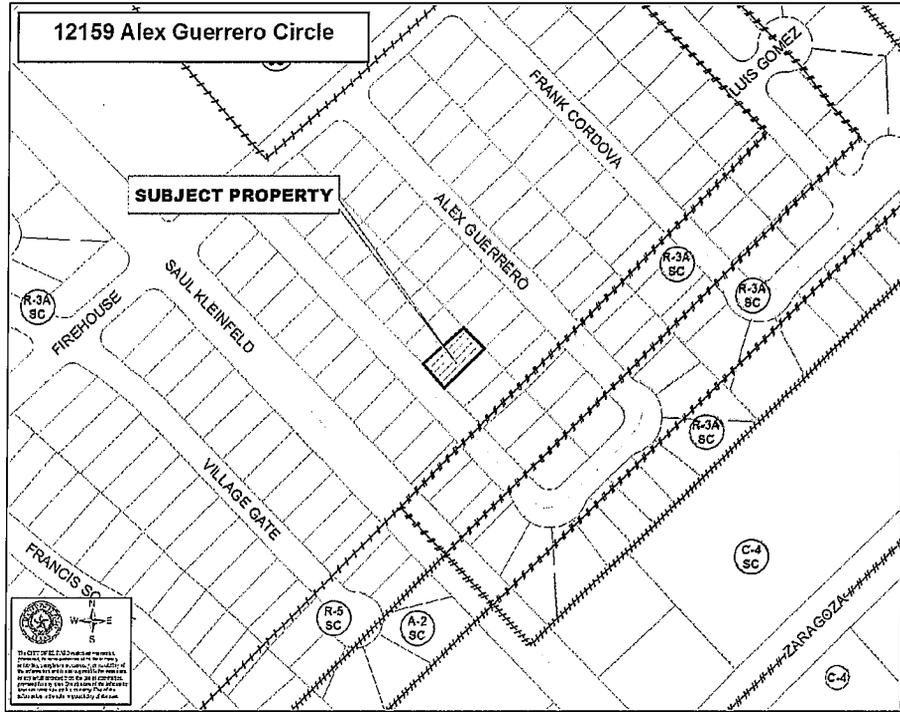
25'

S 47°29'45" W

54.50'

S 42°30'15" E

ZONING MAP



NOTIFICATION MAP

