

Questions for Discussion:

What is the appropriate front yard setback for a project when the Bureau of Engineering or the Department of Transportation require a street dedication? Should a new building line be established or should the existing building line be maintained? Should the building be stepped in height? Zoning Code section 12.22C4 addresses projecting building, should this principal be applied? **12.22C4 Front Yard - Between Projecting Buildings** - *When a lot is situated between two lots, each of which has a main building (within twenty-five (25) feet of its side lot lines) which projects beyond the established front yard depth and has been so maintained since this article became effective, the front yard requirement on that portion of the width of such lot which does not exceed sixty-five (65) feet measured from either side lot line may be the average of the front yards of said existing buildings.*

What is the appropriate yard setback for San Miguel? Existing development along this street reflects a "rear yard" with a 5' setback. Existing development is "nonconforming", main buildings require a 15' setback, accessory buildings require a setback equal to 10% of the lot depth or 13 feet for a 130' lot, (See code section 12.21C5(k) *Location of Accessory Buildings*), fences are permitted to be 42" high, they are all constructed 6' to 8' high.

Sideyard Setback - 5' setbacks are required. With a lot width of 40' should 5' sideyard setbacks be a hardship? Should there be a sideyard setback policy for SL projects? Should sideyard variances be considered for lot widths of 30' or 35'?