



office memorandum

DATE: August 12, 2013

TO: Leah Messner, Assistant City Attorney

FROM: Jane Hudson, Principal Planner

SUBJECT: Consent to Encroach - EN-1314-1
Lot 18, Block 2, Smoking Oaks South Addition
2903 Raintree Circle

BACKGROUND The applicant is proposing an addition to the existing house along with a deck and lap pool at the above noted location.

DISCUSSION The lot is approximately 14,000 square feet, a large lot by single family standards. The lot is deep and wider at the rear of the property. However, there are 20 and 30 foot easements across the rear and side of the lot creating issues for locating any additions to the house without encroaching into those easements. From the drawings submitted it appears that the southeast corner of the addition to the house will abut the existing easement but not encroach into the easement. The pool itself will not be located within the easement, only the proposed decking. The plans depict a new privacy fence. The fence may not exceed eight feet without written consent of the adjacent property owners, or application to the Board of Adjustments for approval.

RECOMMENDATION The applicant has agreed should any work or repair need to be completed within the easements that they will be responsible for temporarily removing any decking to grant access. Planning and Community Development Staff does not oppose the requested consent to encroach into the existing easements along the east and south sides of the property.

Reviewed by: Susan Connors, AICP *SFC*
Director of Planning and Community Development

cc: Brenda Hall, City Clerk