



office memorandum

DATE: July 29, 2013

TO: Honorable Mayor and Councilmembers

FROM: Jane Hudson, Principal Planner

SUBJECT: Consent to Encroach - EN-1314-2
Lot 1, Block 3, Carrington Place Addition, Section 8
4715 Kensal Rise Place

BACKGROUND The applicant submitted an application for a new single family home on October 19, 2012. The application was reviewed by staff and a permit was issued on October 30, 2012. Subsequent to the permit being issued the foundation was poured approximately two feet over the designated twenty-five foot build line and utility easement in one area and approximately six inches in a second area.

DISCUSSION The applicant noted that the curved nature of the street right-of-way and linear nature of the house design assisted in creating this encroachment issue. The house is not situated on a corner lot so staff does not have a concern of the encroachment blocking any sight triangles. However, the request for the encroachment into the twenty-five foot build line needs to be reviewed by the Board of Adjustment.

RECOMMENDATION Planning and Community Development Staff does not oppose the requested consent to encroach the twenty-five foot utility easement with the new home. The applicant will submit to the Board of Adjustment for the encroachment into the twenty-five foot build line.

Reviewed by: Leah Messner
Assistant City Attorney II

cc: Brenda Hall, City Clerk