

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

built 1964 R-3 Zone  
70'

77+

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	feet 25	Front yard	feet 25'
Rear yard	feet 23	Rear yard	feet 25'
Side yard -rt	feet 34'6"	Side yard -rt <sup>on side st</sup>	feet 20
Side yard -lft	feet 22'	Side yard -lft	feet 8'

TOTALS feet 104'5" is greater than

1 story house feet 78

based on their plot plan, The REAR YARD CAN BE THE 14' & NOT LESS THAN 8'

6/11/13