

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-2 (Residential) zone.

This would permit an existing 40' by 7' addition that is located to within 18' of the rear property line and to within 8' of the side property line.

The required front and rear yard cumulative setback total is 60 feet in the R-2/spc zone district.

BACKGROUND

The applicant was cited for building a garage enclosure without permit. She will be required to demolish a portion of the building so that it is located no closer than 8 feet of the side property line. She is requesting the Special Exception to encroach into the rear yard setback.

CALCULATIONS

1/3 average lot width = 46.19' (138.59' ÷ 3)

Required rear yard setback = 25'

Requested rear yard setback = 18.6'

STAFF RECOMMENDATION

Staff recommends approval of the request for the encroachment in the rear yard with the condition that the garage shall not encroach into the required 8 foot side yard setback.

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, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; provided, however, that:

1. The residence has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum ten foot rear yard setback shall be required; and,
3. The total width of all extensions granted shall not exceed one-third of the average width of the site; and,
4. The minimum side and side street yards shall not be reduced; and,
5. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred eighty square feet; and,
6. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space; and,
7. The extension shall not permit the creation of an additional dwelling unit.”

GENERAL NOTES

532 CROSS BEND COURT
 LOT 6 BLOCK 1
 City of El Paso El Paso County, Texas

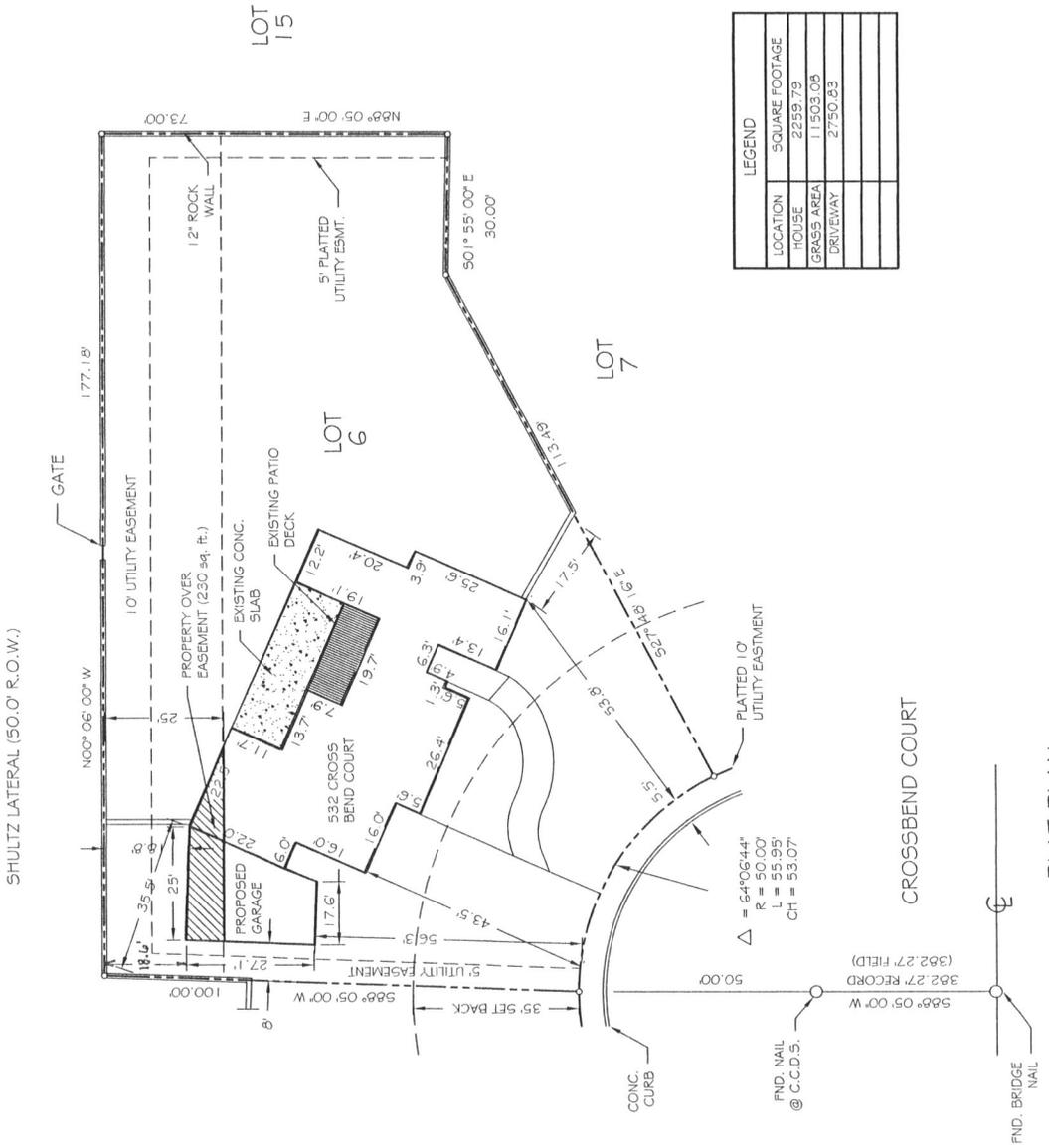
Volume: 51, Page: 1

| NO. | REVISION / ISSUE | DATE |
|-----|------------------|------|
| 1 | UPDATE PLAT | |

FIRM NAME AND ADDRESS:
 Carol Rios
 532 CROSS BEND COURT
 El Paso, Texas 79936
 915-538-9720

DRAWN BY:
RAFCAD Co.
 El Paso, Texas
 Cell: 915-248-8445
ramon@rafcad.com

| | |
|----------|----------------------|
| PROJECT: | 532 CROSS BEND COURT |
| DATE: | 11/03/06 |
| SCALE: | 1" = 20' |



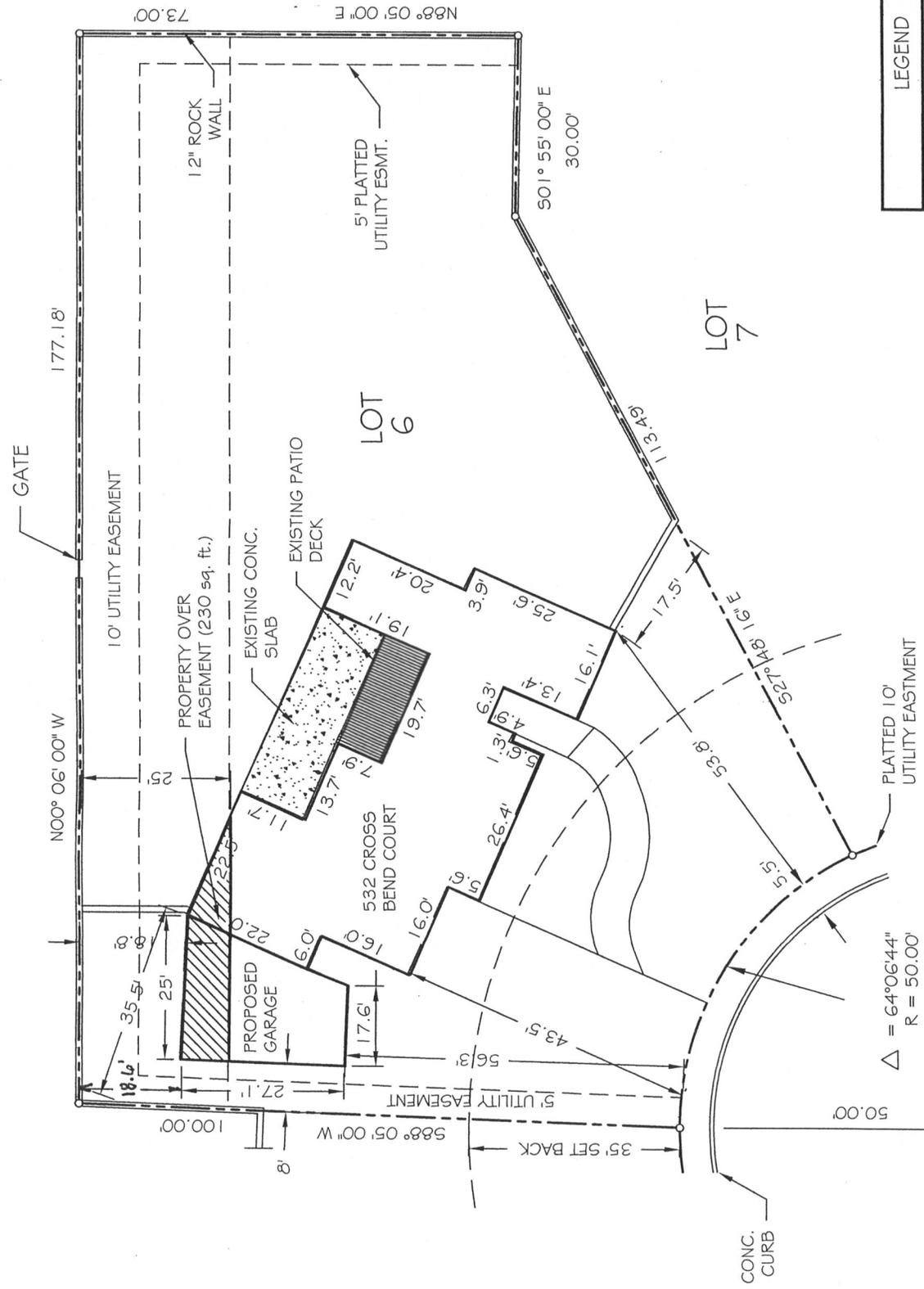
LEGEND

| LOCATION | SQUARE FOOTAGE |
|------------|----------------|
| HOUSE | 2258.79 |
| GRASS AREA | 11503.08 |
| DRIVEWAY | 2750.83 |

PLAT PLAN



SHULTZ LATERAL (50.0' R.O.W.)



$\Delta = 64^{\circ}06'44''$
 $R = 50.00'$
 $L = 55.95'$
 $CH = 53.07'$

| LEGEND | |
|------------|----------------|
| LOCATION | SQUARE FOOTAGE |
| HOUSE | 2259.79 |
| GRASS AREA | 11503.08 |
| DRIVEWAY | 2750.83 |
| | |
| | |
| | |

CROSSBEND COURT

38° 05' 00" W
 2.27' RECORD
 (82.27' FIELD)

FND. NAIL
 @ C.C.D.S.

50.00'

CONC. CURB

35' SET BACK

5' UTILITY EASEMENT

8'

100.00'

18.6'

35.5'

25'

100° 06' 00" W

GATE

177.18'

10' UTILITY EASEMENT

PROPERTY OVER EASEMENT (230 sq. ft.)

EXISTING CONC. SLAB

EXISTING PATIO DECK

532 CROSS BEND COURT

LOT 6

LOT 7

LOT 15

N88° 05' 00" E

73.00'

501° 55' 00" E
30.00'

113.49'

527° 48' 16" E

PLATTED 10' UTILITY EASTMENT

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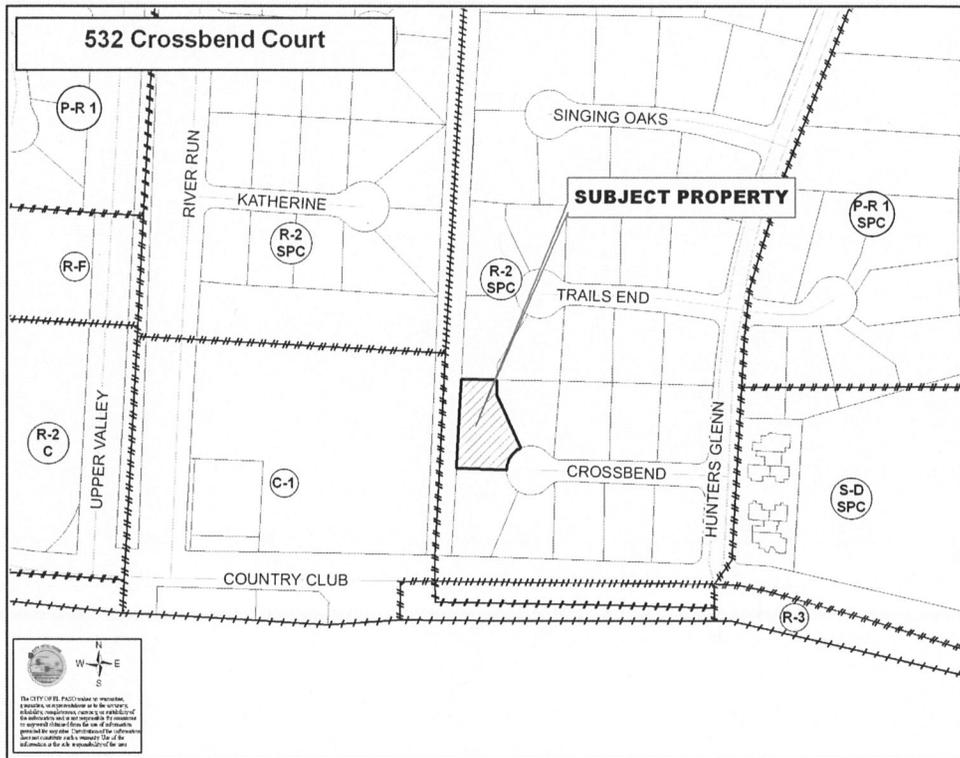
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ZONING MAP



NOTIFICATION MAP

