

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-4 (Residential) zone.

This would permit a 22' by 10' addition that is proposed to encroach 6' into the required rear yard setback.

The required front and rear yard cumulative setback total is 50' in the R-3 zone district.

BACKGROUND

The applicant started construction without permit on remodeling his residence. An addition to his house is encroaching into the required rear yard setback.

CALCULATIONS

1/3 average lot width = 22.10' (66.29' ÷ 3)

Required rear yard setback = 20.70'

Requested rear yard setback = 14.68'

STAFF RECOMMENDATION

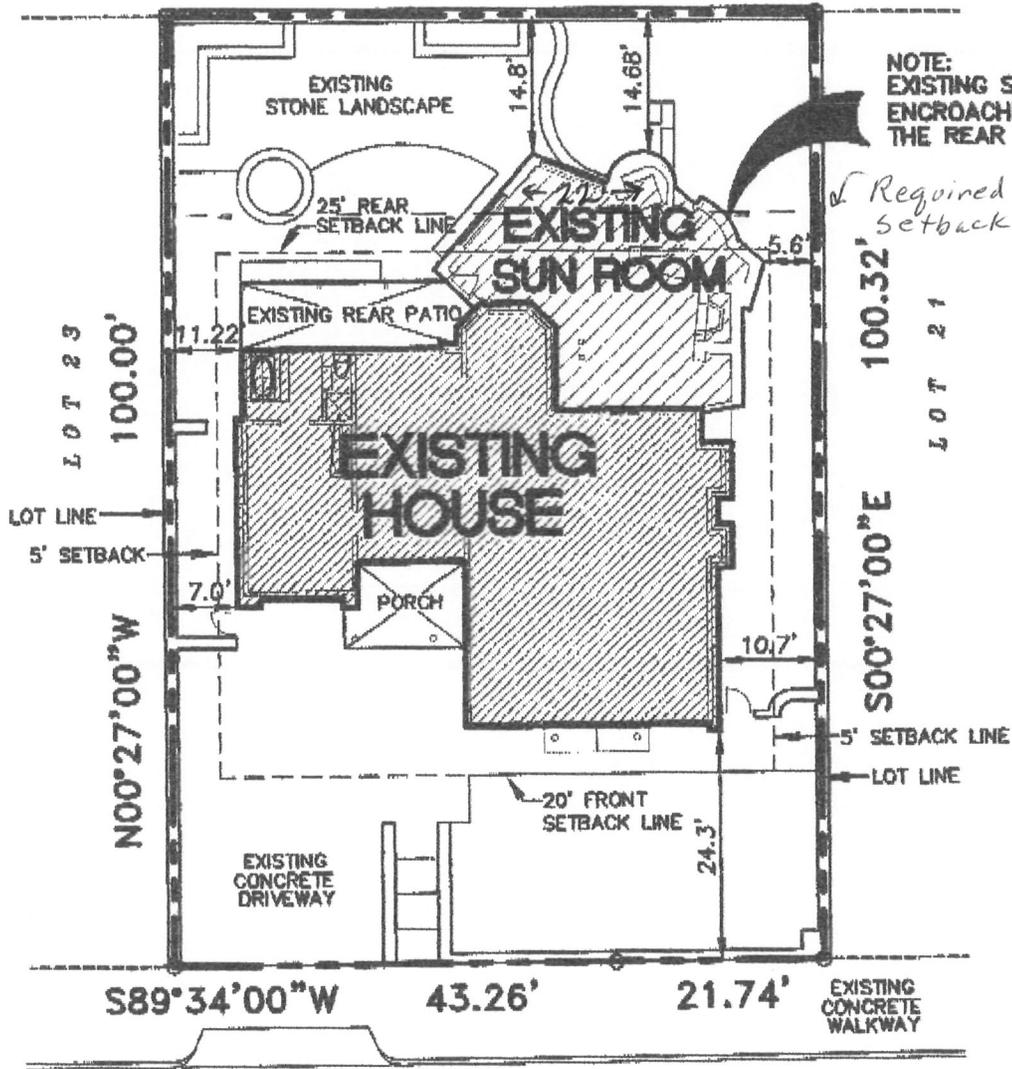
Staff recommends approval of the request as it meets the requirements of the Special Exception C.

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.”

N89°34'00"E 67.59'



9813
GOBY STREET
(PUBLIC R. O. W.)

SITE PLAN



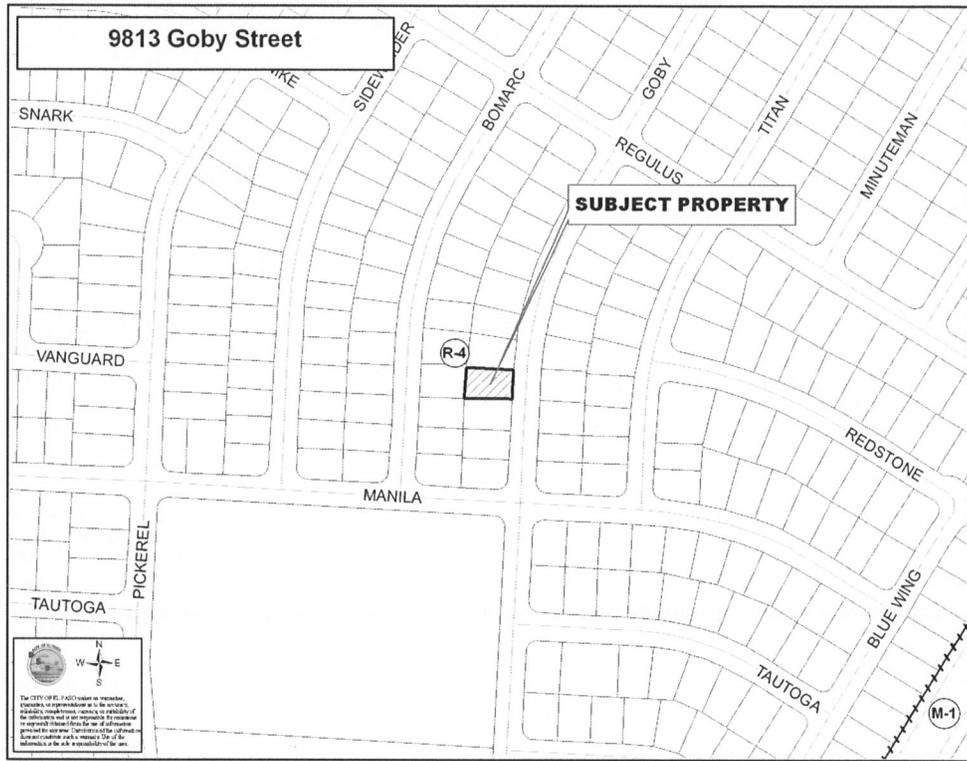
SCALE 1"=20'

LOT 22, BLOCK 11, DALE BELLAMAH #2
CITY OF EL PASO, EL PASO COUNTY TX.

NOTE:
THIS IS NOT A SURVEY. THE INFORMATION SHOWN
IS BASED ON FIELD MEASUREMENTS

SHEET 1 OF 7

ZONING MAP



NOTIFICATION MAP

