

Applicant requests a Special Exception under Section 2.16.050 L (15 years or more, Rear Yard Setback) in an R-4 (Residential) zone.

This would permit an existing 18' by 20' patio that is located to within 5' of the rear property line.

The required front and rear yard cumulative setback total is 45 feet for a single-family residence in the R-4 zone district.

BACKGROUND

The applicant is requesting to re-roof her house, but there is an existing patio that is larger than the 180 square feet of porch that is permitted to encroach in the rear yard setback. The 1986 aerial shows the patio structure in the rear yard. The applicant purchased the property in October 2000 and supplied photos of the property that show the patio. The carport that the applicant is requesting to build in the side yard is not part of this application.

CALCULATIONS

1/3 average lot width = 30' (90' ÷ 3)

Required rear yard setback = 22'

Requested rear yard setback = 3'

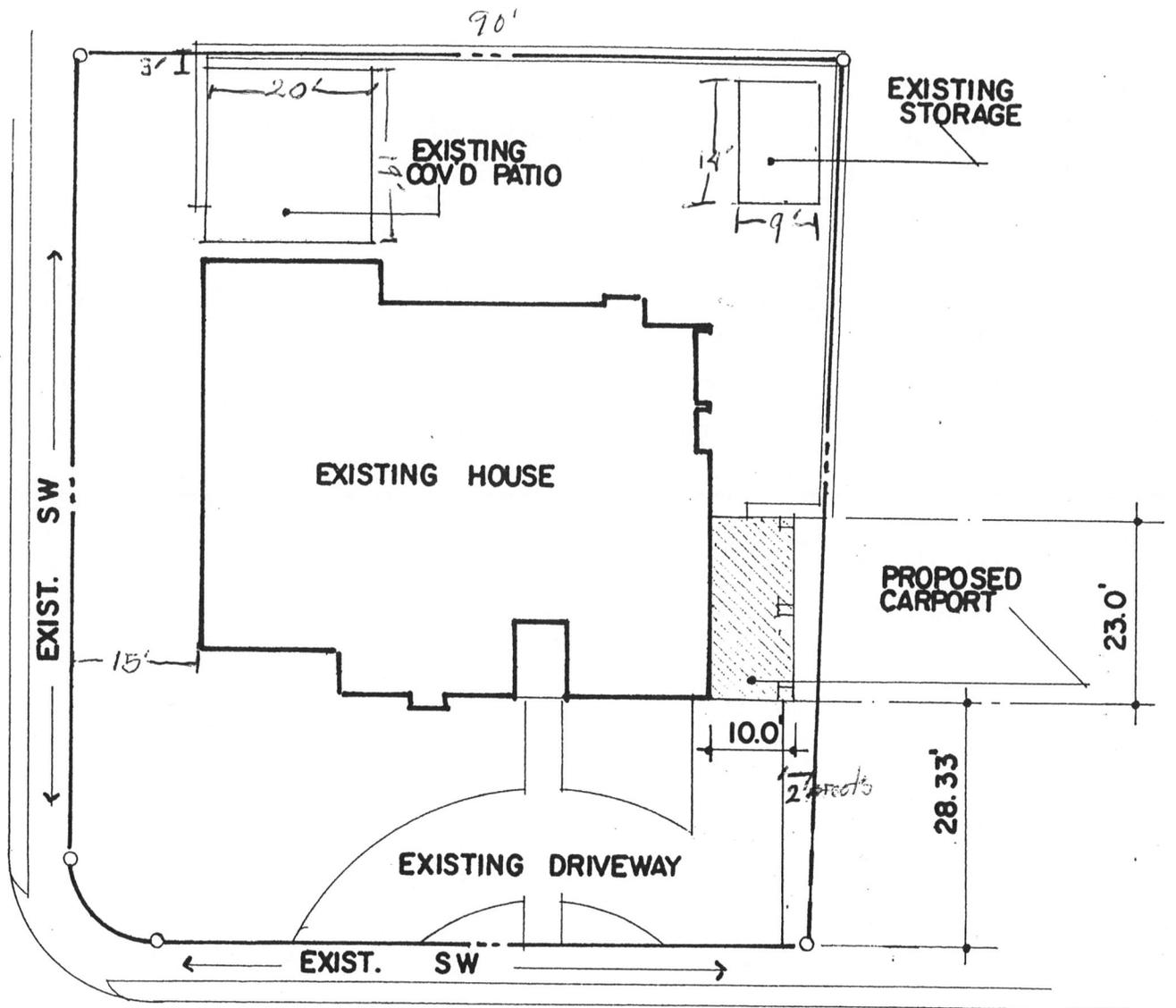
STAFF RECOMMENDATION

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

The Zoning Board of Adjustment is empowered under Section 2.16.050 L to:

"Permit the encroachment into the required yard setbacks for structures; provided, however, that the applicant can prove the following conditions:

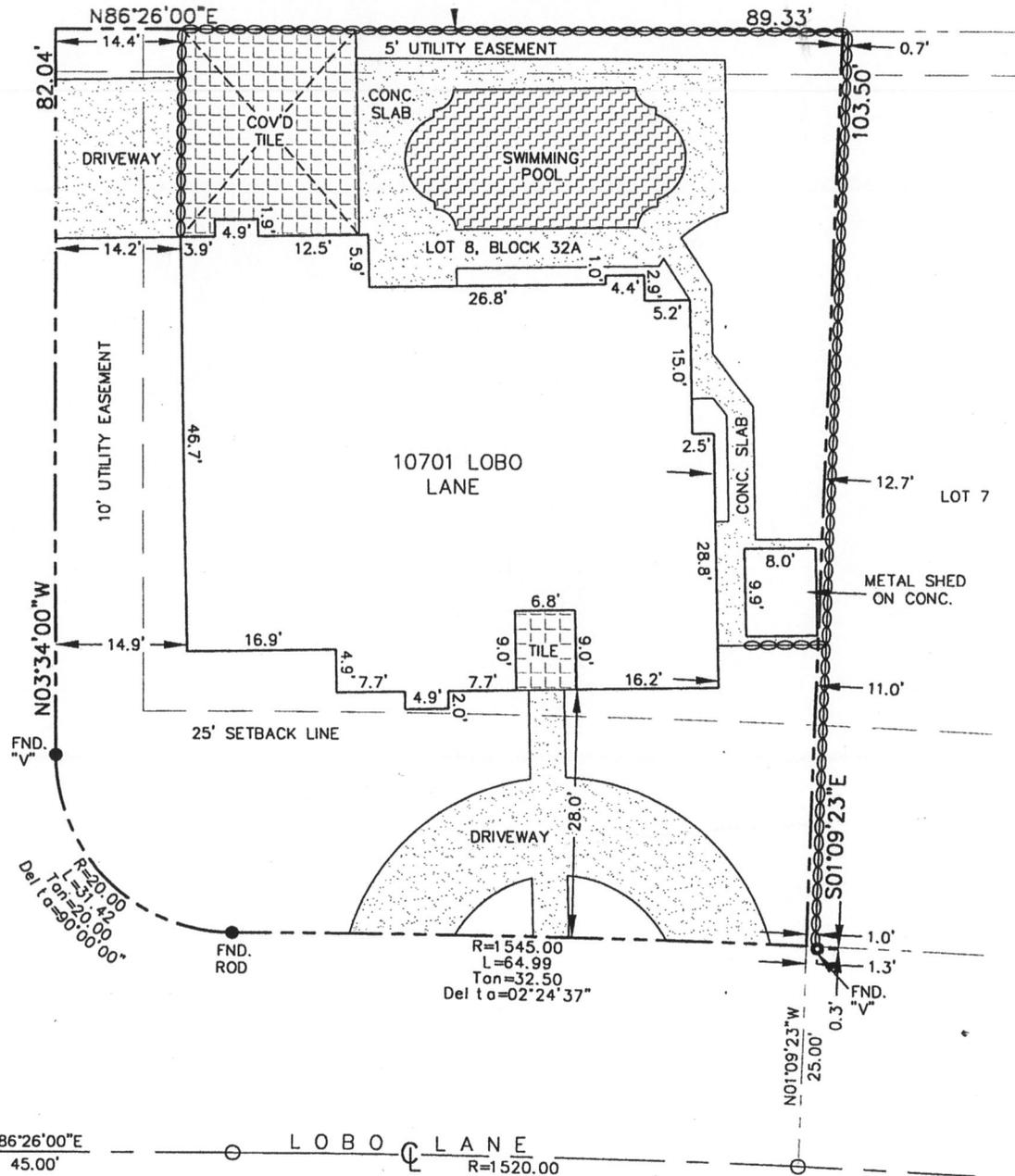
1. The encroachment into the required yard setback has been in existence for more than fifteen years; and,
2. Neither the applicant nor current property owner is responsible for the construction of the encroachment; and,
3. Neither the applicant nor the current property owner owned the property at the time the encroaching structure was constructed or built; and,
4. The encroachment, if into the required front yard setback, does not exceed fifty percent of the required front yard setback; and,
5. The encroachment does not violate any other provision of the Municipal Code."



10701 LOBO LN.
 LOT 8 BLOCK 32-A
 PARKWOOD REPLAT B

Site Plan

SC. 1" = 20'



FURY LANE

CITY MON.



SCALE 1"=20'

NOTE:
THIS SURVEY WAS
DONE WITHOUT THE
BENEFIT OF A
TITLE COMMITMENT.

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.



CARLOS M. JIMENEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 10823

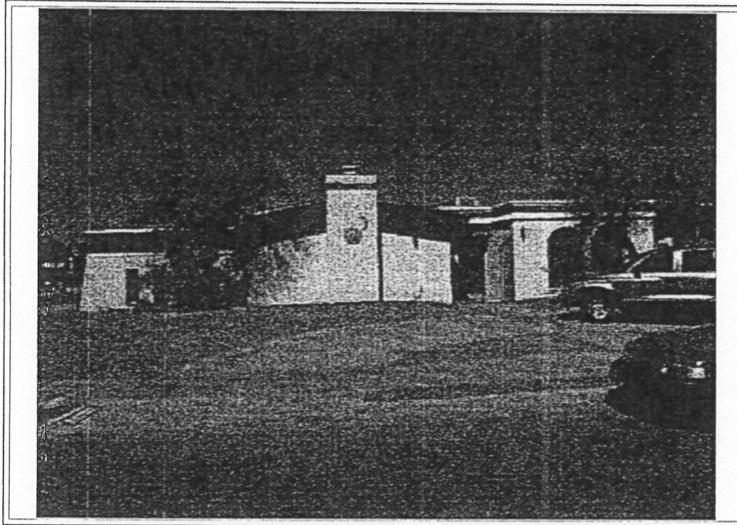
JOB # 213601 DATE: 10-30-01 FIELD: C&M OFFICE: EA FILE: G:\ENRIQUE\2001\213601
 LOCATED IN ZONE A25 PANEL # 480214-0042-B DATED 10-15-82
 RECORDED IN VOLUME 52 PAGE 27, PLAT RECORDS, EL PASO COUNTY, TX

10701 LOBO LANE
 LOT 8, BLOCK 32A
 PARKWOOD SUBDIVISION UNIT 8 REPLAT "B"
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONSULTING COMPANY
 1840 LEE TREVINO DRIVE SUITE 106
 EL PASO, TEXAS 79936

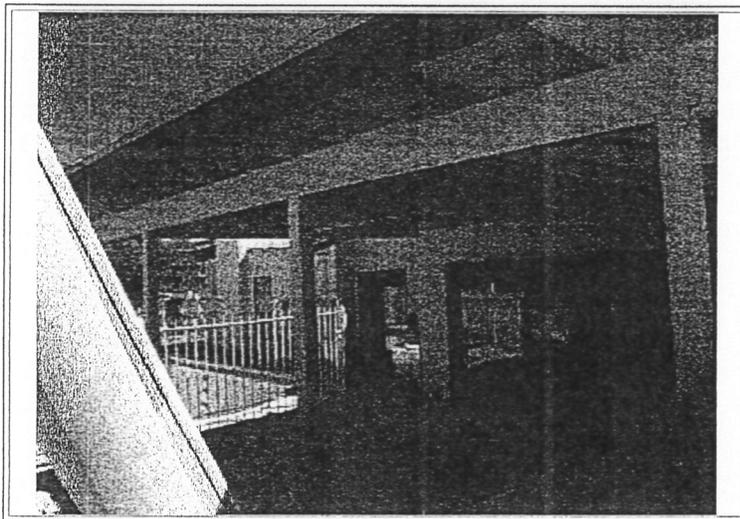
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Antonio Payan		File No.: RA1-1244
Property Address: 10701 Lobo Lane		Case No.:
City: El Paso	State: TX	Zip: 79935
Lender: Wells Fargo Home Mortgage, Inc.		

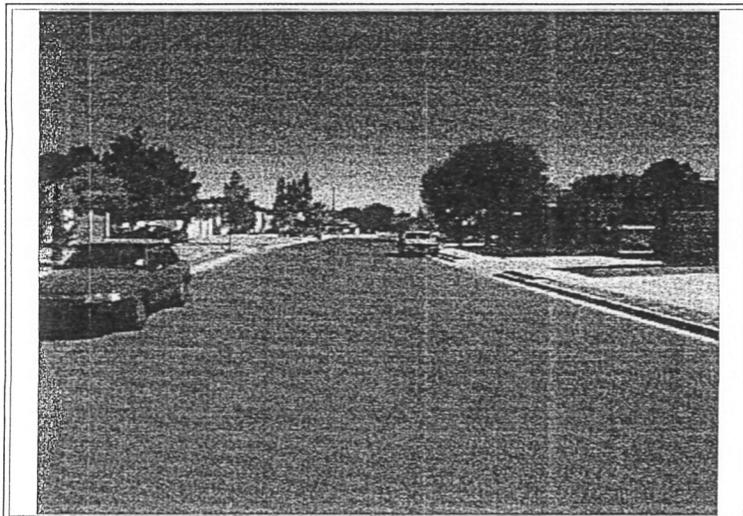


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: October 15, 2001
Appraised Value: \$ 108,000

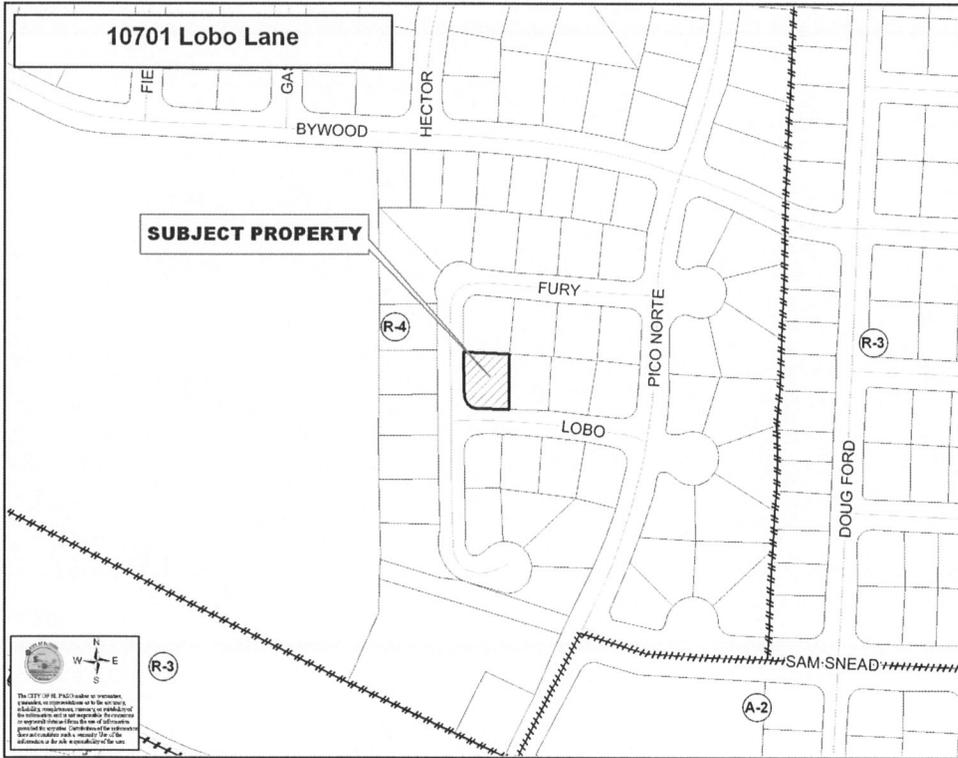


REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

ZONING MAP



NOTIFICATION MAP

