PZBA13-00045 **9231 Moye Drive** **Donald G. and Edna L. McNeil**

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

This would allow an addition of which a 22'4" by 4' portion (approximately 90 square feet) is proposed to encroach into the required rear yard setback and to be located to within 15.5 feet of the rear property line.

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

BACKGROUND

The applicants are requesting the special exception for a bedroom and bath addition.

CALCULATIONS

Permitted area of encroachment in required rear yard = 308.98 sq. ft. (26.14' [78.41' lot width ÷ 3] x 11.82' [3/5 of 19.7'])
Requested area of encroachment = ~90 sq. ft. (22.33' x 4')
Required front and rear yard setback total = 45'
Requested front and rear yard setback = 40.8'

STAFF RECOMMENDATION

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

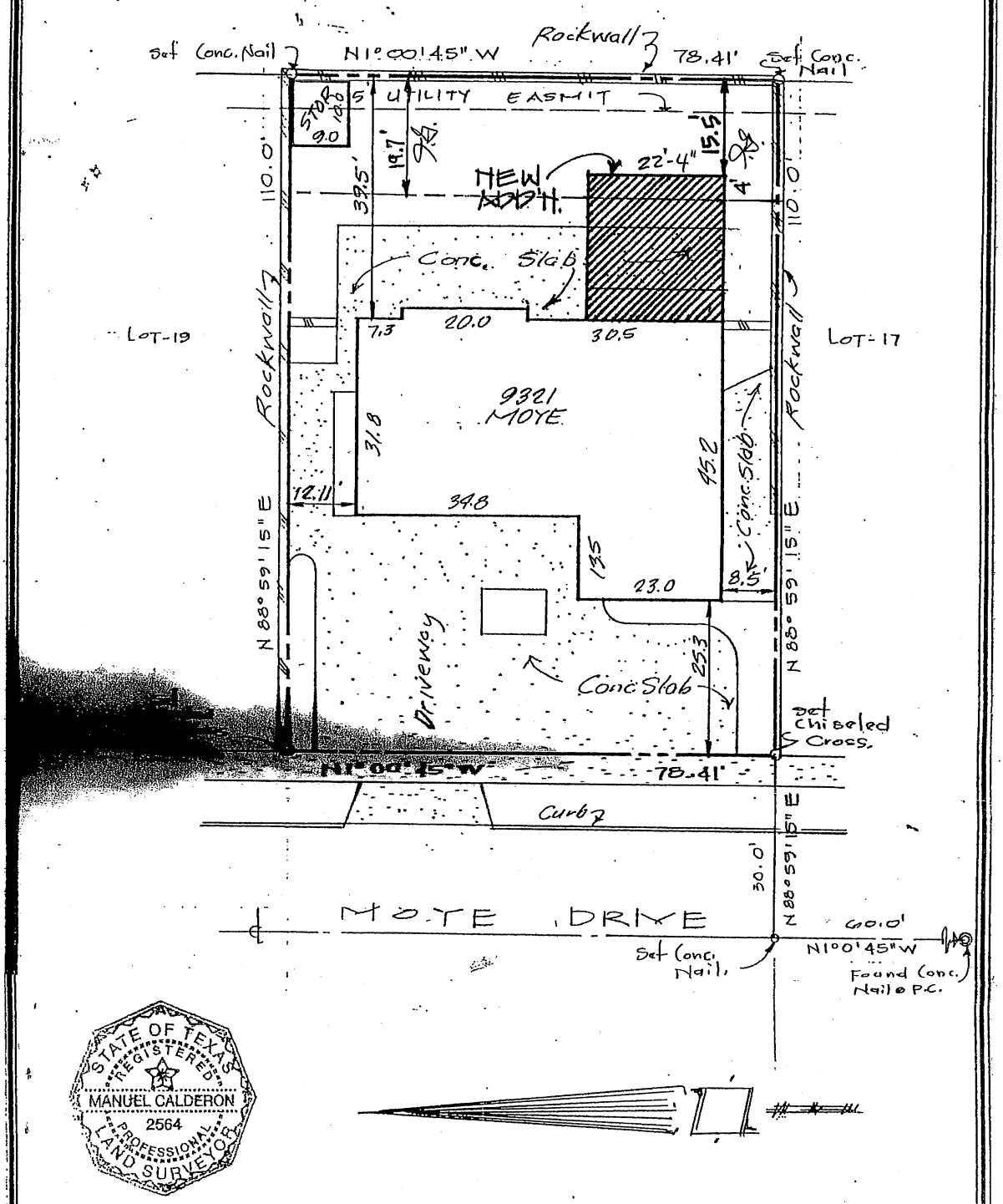
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."

ITEM #6

Donald L. McNeil Edna L. McNeil



STATE OF TEXAS
REGISTERED
MANUEL CALDERON
2564
PROFESSIONAL
LAND SURVEYOR

NOTE: This lot is not located in a flood hazard area as determined by the FIRM by the U.S. Federal Emergency Management Agency National Federal Insurance Program.

CERTIFICATION

I hereby certify that the foregoing Boundary and Improvement survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

Manuel Calderon

Manuel Calderon

Registered Professional Land Surveyor-2564

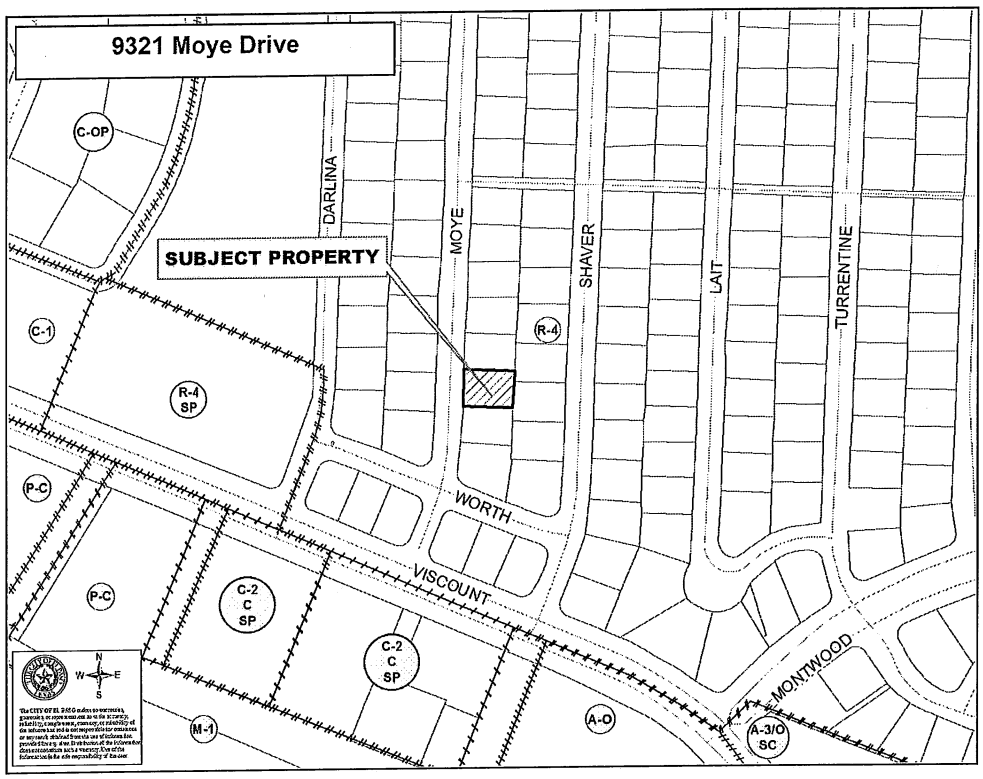
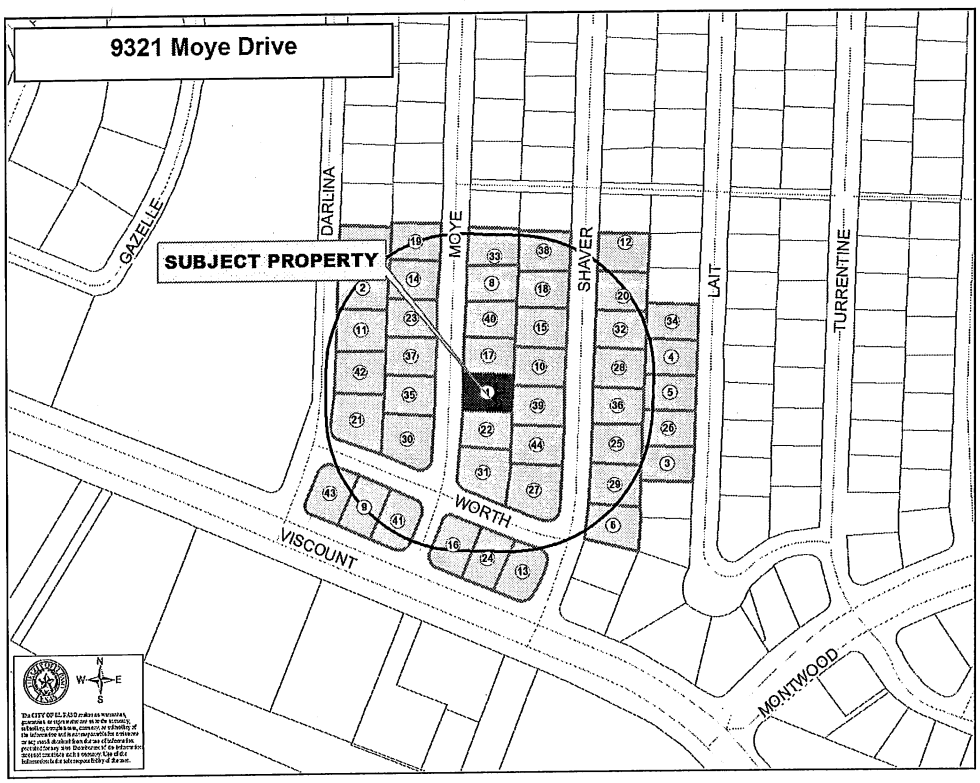
Book 26 Page 4 Job No. 692.61

9321 MOYE DRIVE.
LOT-18, BLOCK-139
CIELO VISTA PARK, UNIT-2
CITY OF EL PASO.
EL PASO COUNTY, TEXAS.

Field M. Office R. Date 6.9.92 Scale 1"=20'

CALDERON ENGINEERING
CIVIL / STRUCTURAL
10737 Gateway Blvd. West - SUITE-206
EL PASO TEXAS,- 79935 - (915) 591-4459

ZONING MAP



NOTIFICATION MAP