

Applicant requests Special Exceptions under Section 2.16.050 C (Rear Yard Setback) in an R-4 (Residential) zone.

This would allow a new addition of which a 14' by 8' (112 sq. ft.) portion is proposed to encroach into the required rear yard setback and to be located to within 17 feet of the rear property line.

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

BACKGROUND

The applicant had previously received ZBA approval in October 1988 for a 15' by 11' addition located to within 17' of the rear property line (see enclosed copy of decision card). She is now requesting another addition (144 sq. ft.); she is still under the square footage allowed by the Special Exception C.

CALCULATIONS

Permitted area of encroachment in required rear yard = 450 sq. ft. (30' [90' lot width ÷ 3] x 15' [3/5 of 25'])

Requested area of encroachment = 288 sq. ft. (28' x 8' [includes previously ZBA approved 14' x 8' addition])

Required front and rear yard setback = 45'

Requested rear yard setback total = 37'

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.”

B. Katherine Stern

8708 Lait

Cielo Vista Park, Block 100, Lot 18

GRANTED:
10/10/88

a special exception under Section 2.16.050.J (Special exceptions R-4 district) of the City of El Paso Zoning Ordinance, which would permit the construction of a 15 ft. by 11 ft. residential addition (a spa) located to within 17 ft. from the rear property line

ZONING MAP



NOTIFICATION MAP

