

PZBA13-00003 4501 Croton Circle Charles N., Jr. & Doris M. Taylor
Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-4 (Residential) zone.

This would allow a 28' by 12' enclosure of a patio of which a 28' by 8' portion is proposed to encroach into the rear yard setback and to be located to within 17 feet of the rear property line.

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

BACKGROUND

The applicant is requesting to enclose a patio in the rear yard, a portion of which will encroach in the required rear yard setback. The applicant had previously been approved for the rear yard Special Exception on October 13, 2003 (ZBA Case #10-130-03) but never enclosed the porch.

CALCULATIONS

Permitted area of encroachment in required rear yard = 366.62 sq. ft. (24.54' [73.63' lot width ÷3] x 14.94' [3/5 of 24.9'])

Requested area of encroachment = 224 sq. ft. (28' x 8')

Required front and rear yard setback total = 45'

Requested front and rear yard setback total = 37.1'

STAFF RECOMMENDATION

Staff recommendation is for approval of the request as it meets the requirements for the Special Exception C.

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

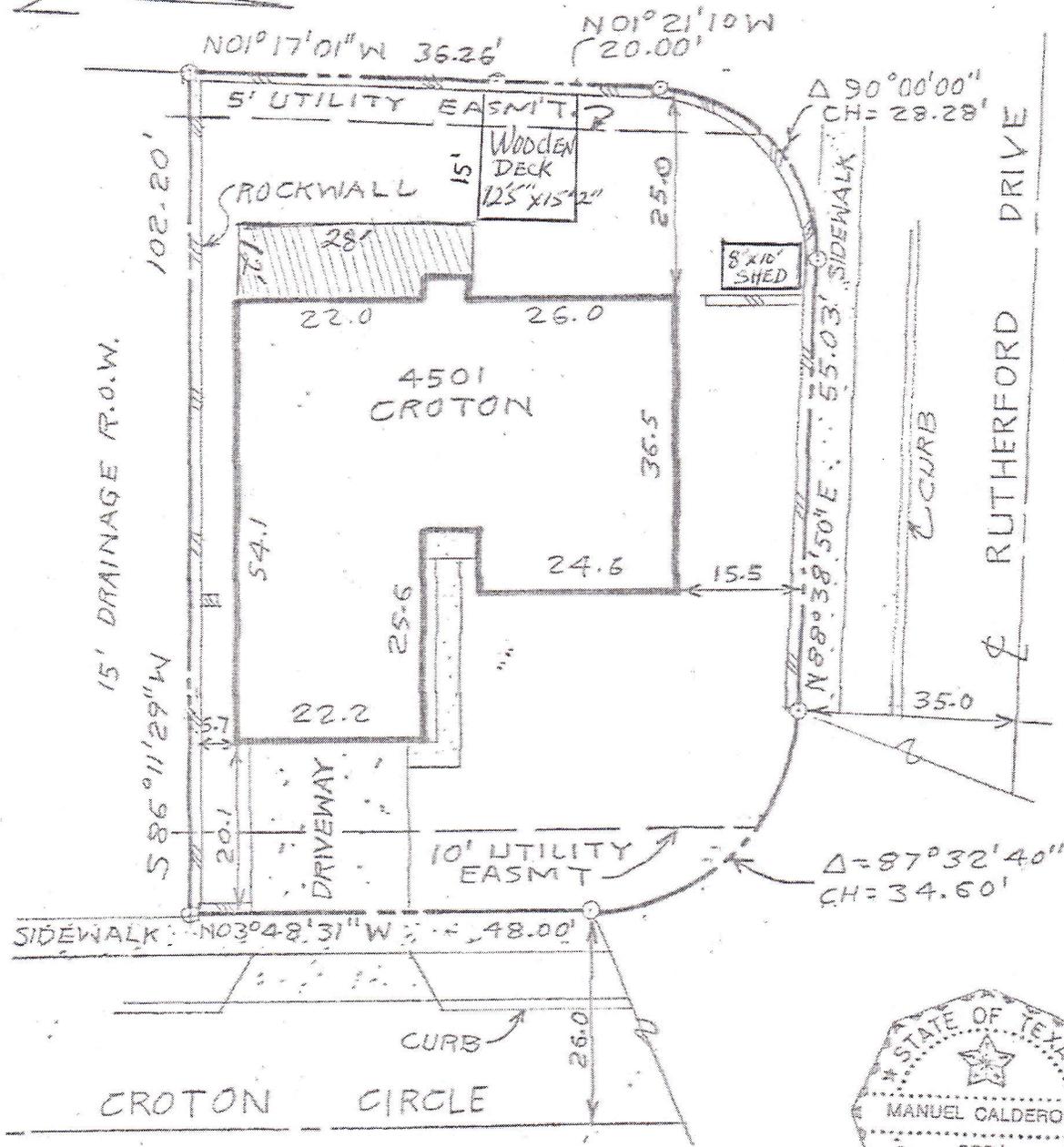
“Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

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.

Auto Charles Davis

GATEWAY BOULEVARD NORTH

M.P.



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.

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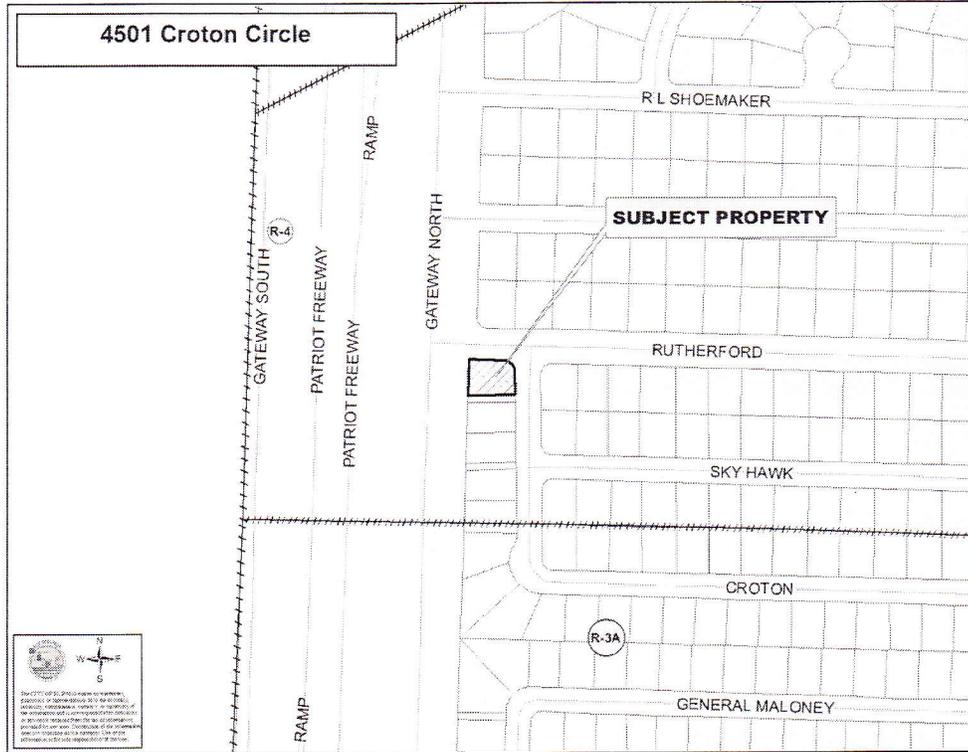
CERTIFICATION

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

Manuel Calderon
Manuel Calderon

4501 CROTON CIRCLE LOT 1, BLOCK 28 CASTNER HEIGHTS - UNIT SIX CITY OF EL PASO EL PASO COUNTY, TEXAS FIELD OFFICE BS DATE 7-25-85 SCALE 1"=20' CALDERON ENGINEERING
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ZONING MAP



NOTIFICATION MAP

