

ZBA11-00009 12305 Robert Dahl Drive Agustin Payan and Jeanette A. Payan
Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an A-O/sp (Apartment/special permit) zone.

The request is for a 116 square feet addition that is proposed to encroach in the required rear yard setback and to be located to within 10 feet of the rear property line.

The required front and rear yard setback cumulative total is 45 feet for a single-family dwelling in the A-O/sp zone district.

BACKGROUND

The applicants have been cited for building an addition in their rear yard without permit. They are requesting a one-story addition that will encroach in the required rear yard setback.

The Special Permit was granted for a planned residential development to permit a reduction in lot size, from the required 45' lot width to 40'.

CALCULATIONS

Required rear yard setback = 20.7'

Requested rear yard setback = 10'

Permitted square feet encroachment = 165.55 sq. ft. (13.33' [40' lot width ÷3] x 12.42' [3/5 of 20.7'])

Requested square feet encroachment = 116 sq. ft. (1/2 of 20' x 10' area + 16 sq. ft.)

STAFF RECOMMENDATION

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

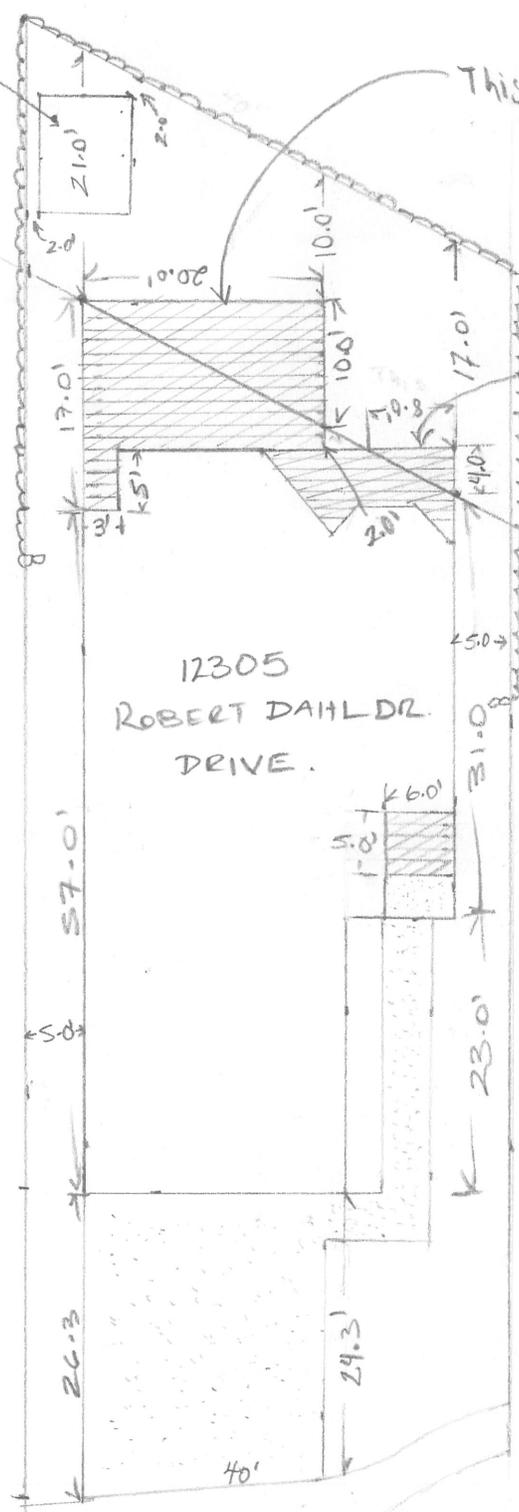
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

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 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;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yards shall not be reduced;
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;
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 for rental purposes.

ACCESSORY BULD.
8.0' x 12.0'

Imaginary
Border Line



12305
ROBERT DAHL DR.
DRIVE.

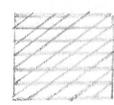
This area 100ft²

This area is: 16ft²

Imaginary
Border Line.

ACCESSORY BULD. NO MORE AFTER
ADDITION IS MADE.

Total Proposed 349 sq ft.
Proposed ZBA SPECIAL
EXCEPTION ADDITION
AFTER YARD SETBACK.
116 ft²

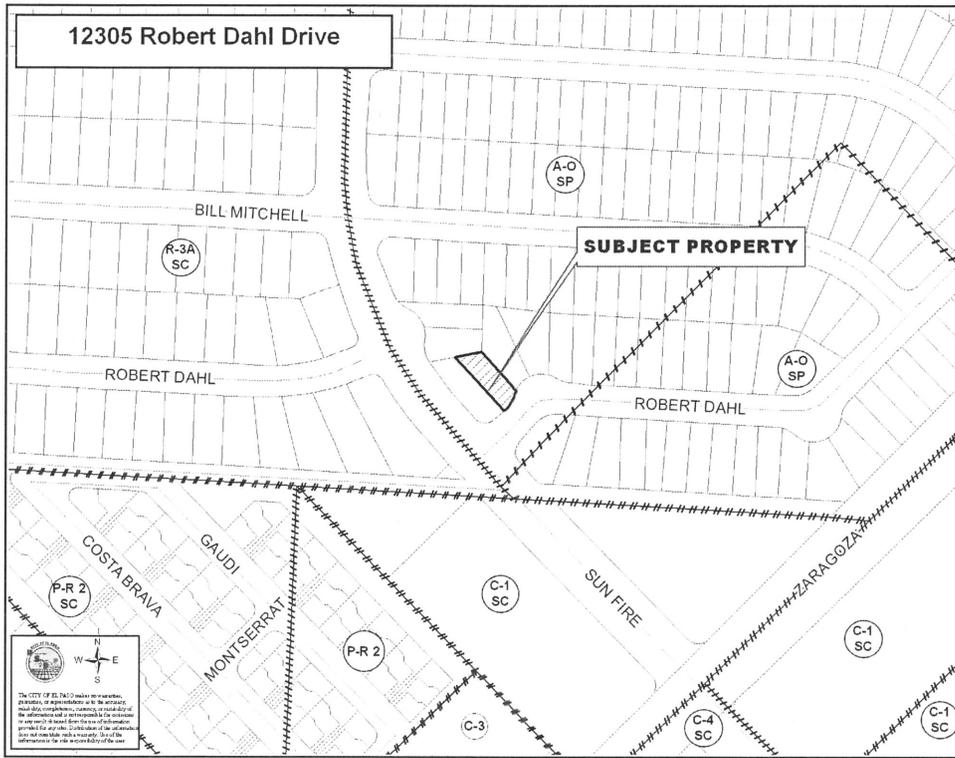


SCALE 1" = 1/16"

12305 ROBERT DAHL DR.

LOT 14, BLOCK 18
SUN RIDGE SUBDIVISION
UNIT 5
CITY OF EL PASO, EL PASO
COUNTY
TEXAS.

ZONING MAP



NOTIFICATION MAP

