

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.

This would permit an existing 744 sq. ft. residential addition, of which 403 sq. ft. encroaches to within 18.5' of the rear property line.

The required rear setback is 20 feet and the required front and rear yard setback cumulative total is 50 feet in the R-3 zone district.

BACKGROUND

The existing residence was constructed in 1976.

The Planning Division has not received any communications in support or opposition to the special exception request.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 424.5 sq. ft. (28.3 [Lot Width = 85' lot width ÷ 3] x 15 [3/5 of 25' required rear yard setback])

Requested area of encroachment in rear yard setback = 403 sq. ft.

Required rear yard setback = 20'

Requested rear yard setback = 18.5'

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 43.5'

STAFF RECOMMENDATION

Staff recommends approval with a condition as the requested square footage encroachment (403 sq. ft.) is less than the maximum permitted (424.5 sq. ft.). The condition is as follows:

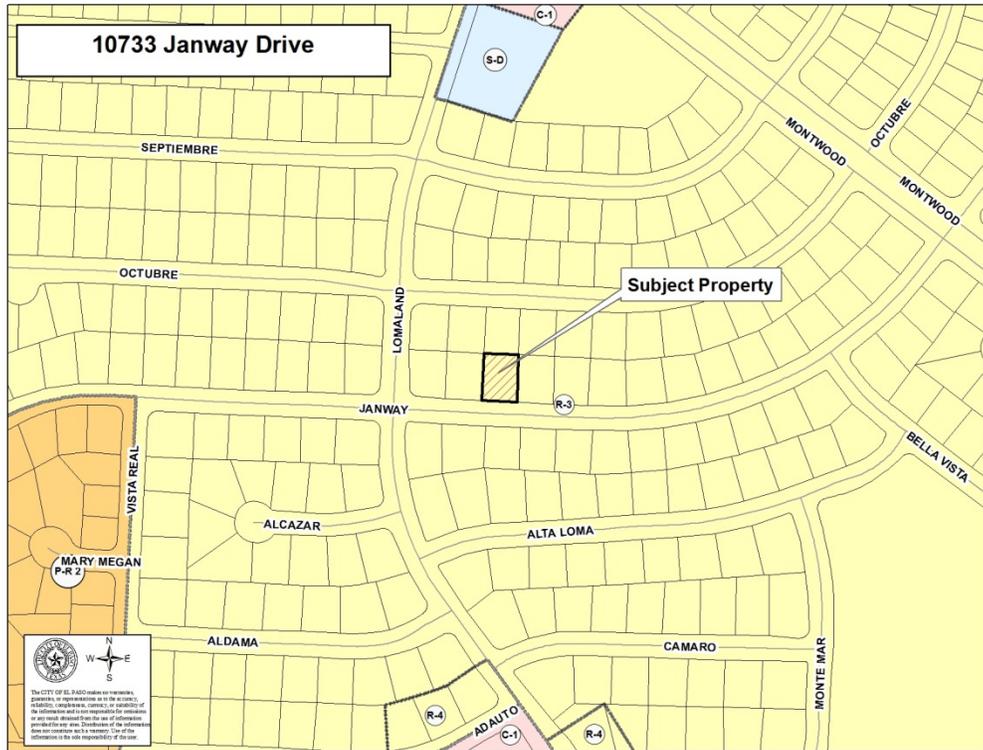
Building permits shall be issued and the addition shall pass a final inspection.

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

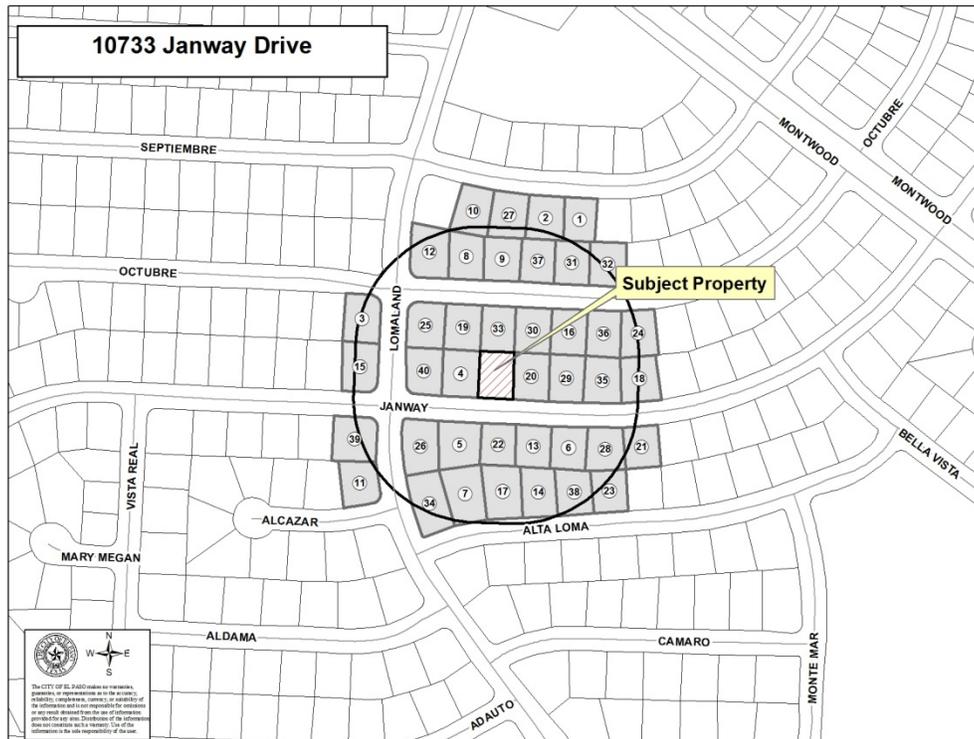
“Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

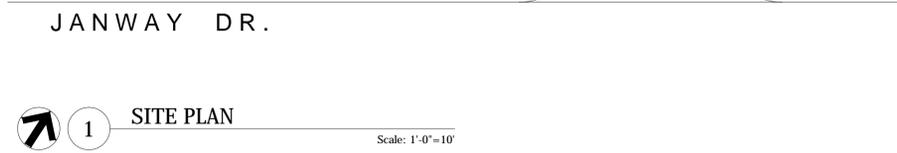
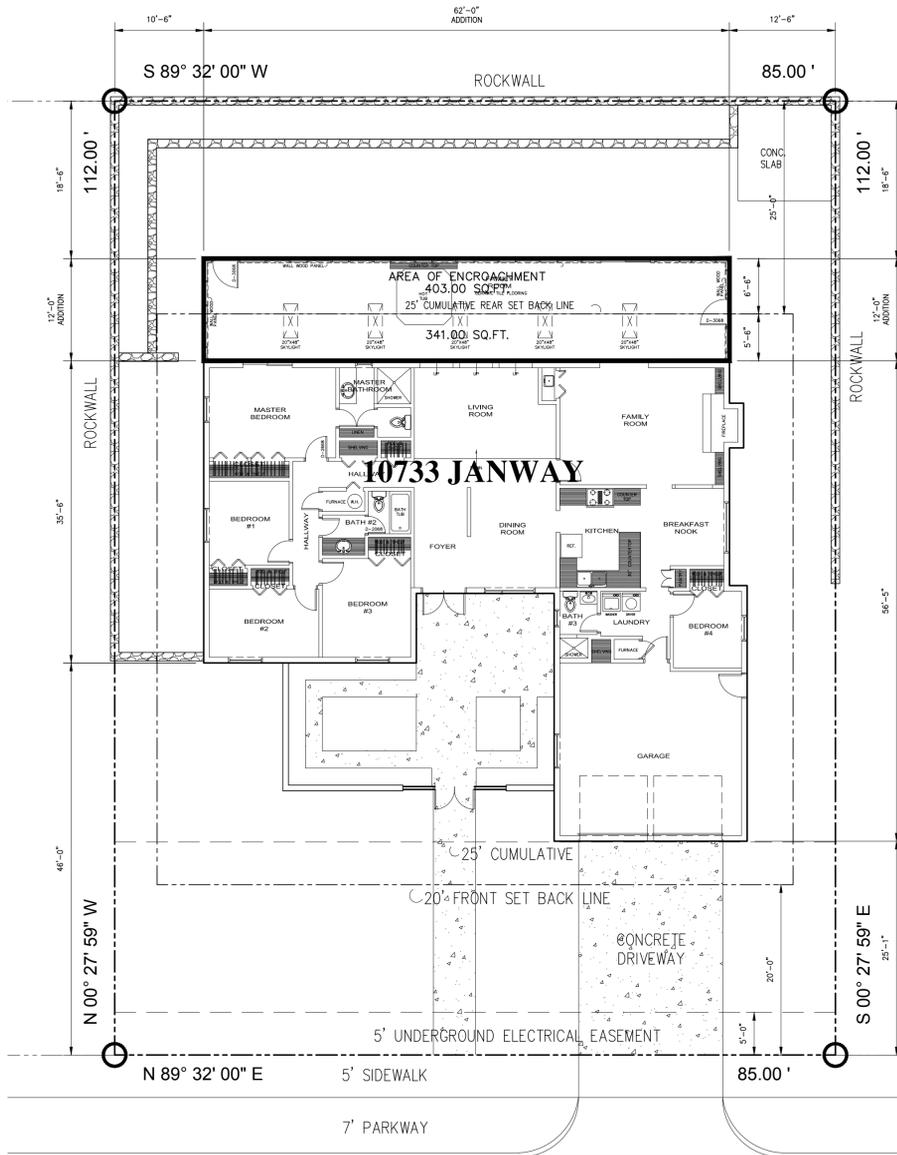
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear 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.”

ZONING MAP



NOTIFICATION MAP





BUILDING PROJECT DATA

APPLICABLE CODES
INTERNATIONAL BUILDING CODE 2009

ZONING
R-3
PROPERTY SETBACKS
FY=20'
MINIMUM CUMULATIVE FRONT & REAR YARD TOTAL=50'
RY=20'
SY=5'
SY STREET =10'

CONSTRUCTION
ADDITION

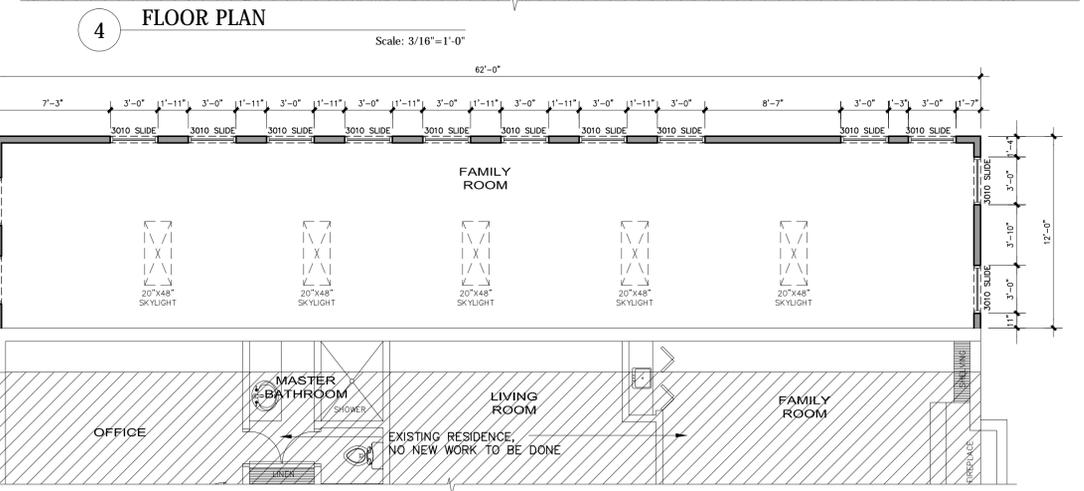
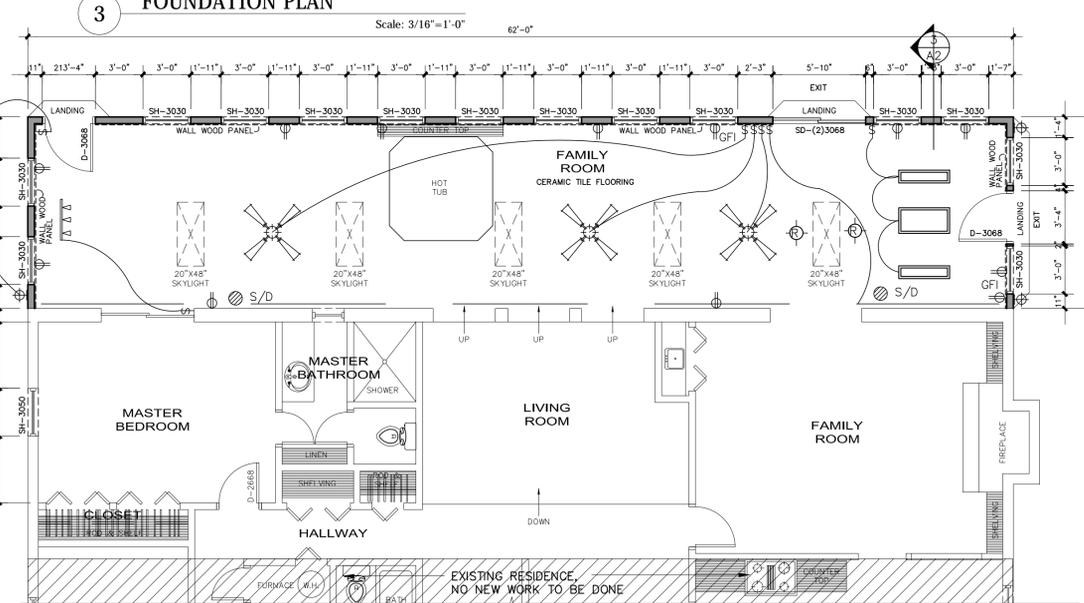
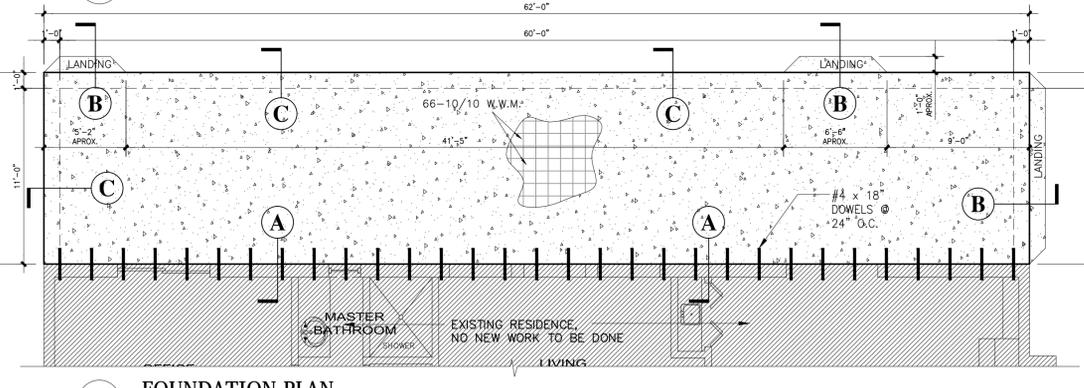
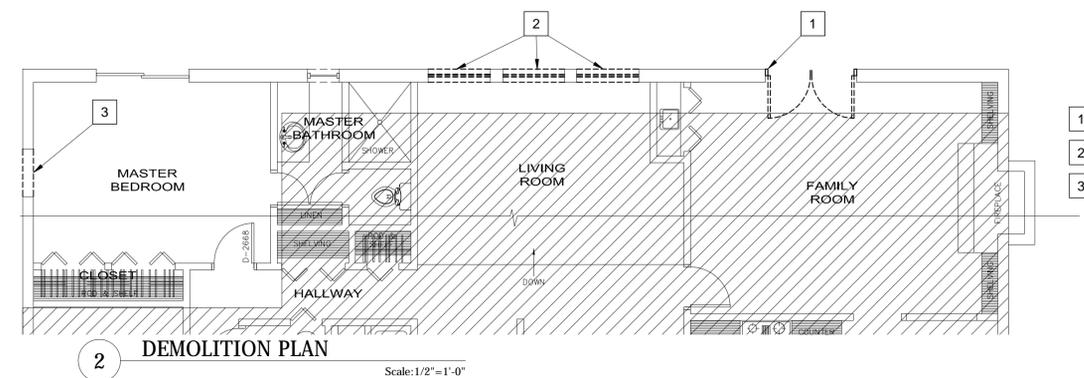
AREAS
TOTAL AREA = 744.00 S.F.

LEGAL ADDRESS
10733 JANWAY DR.
EL PASO TEXAS 79935

LEGAL DESCRIPTION
66 VISTA DEL SOL #13 LOT 17

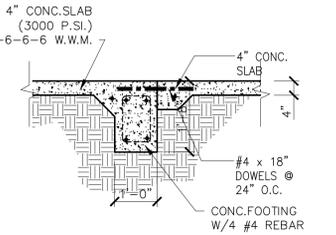
OCCUPANCY
GROUP R = RESIDENTIAL

SCOPE OF WORK
ADDITION

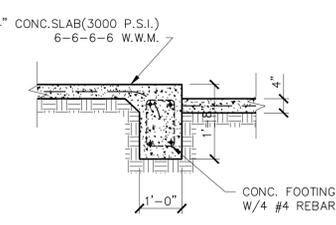


DEMOLITION KEY NOTES

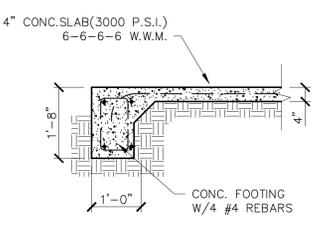
- 1 REMOVE EXISTING DOORS AND FRAME AND TURN IT OVER TO OWNER.
- 2 REMOVE EXISTING WINDOWS AND TURN IT OVER TO OWNER.
- 3 REMOVE PART OF EXISTING WALL FOR NEW WINDOW.



6 DETAIL "A"
Scale: 1/2"=1'-0"



7 DETAIL "B"
Scale: 1/2"=1'-0"



8 DETAIL "C"
Scale: 1/2"=1'-0"

SYMBOL LEGEND

	WALL MOUNTED LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE (E.B. REFERS TO EYE BALL)
	DUPLEX OUTLET 120 V LOCATED 18" AFF UNLESS OTHERWISE NOTED (FO REFERS TO FLOOR OUTLET & GFI REFERS TO GROUND FAULT INLET) (WP WATER PROOF)
	SINGLE POLE LIGHT SWITCH 48" AFF UNLESS OTHERWISE NOTED.
	GROUND FAULT OUTLET
	SMOKE DETECTOR
	TRACK LIGHTING
	1'-0" x 4'-0" RECESSED FLUORESCENT LIGHT FIXTURE TO REMAIN
	2'-0" x 4'-0" RECESSED FLUORESCENT LIGHT FIXTURE TO REMAIN
	FLUORESCENT TRACK LIGHTING
	CEILING FAN

REVISIONS:

DESIGN & DRAFTING
CARLOS A. VILANUEVA
810 TEXAS
EL PASO TEXAS 79901
109 ARGONAUT DR.
EL PASO TEXAS 79901
915 630-4882 / 915 777-3056

CHARLES W. GUNDERSEN
STATE OF TEXAS
Reg. 15148

DATE

NEW ADDITION FOR:
HERTEL ROGER P & ARLENE T
10733 JANWAY
EL PASO, TEXAS 799XX

NOV.2015
SCALE
As Noted
PROJECT No.
110915
A1.0
1 OF 2

SHEET TITLE
SITE & FLOOR PLANS