

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3A/c/sp (Light Density Residential) zone.

This would permit a 30' by 10' addition of which a 30' by 6.8' portion is proposed to encroach in the required rear yard setback.

The required front and rear yard cumulative setback total is 45' in the R-3A/c/sp zone district.

BACKGROUND

The applicants are requesting a two-story addition in the rear yard under the amended ZBA ordinance that permits an addition based on square feet. There is a storage shed in the rear yard. The applicant's representative states the storage shed is being used for temporary storage of household items during construction and will be removed from the site when the construction is finished.

CALCULATIONS

Required rear yard setback = 23'

Requested rear yard setback = 16.2'

Permitted square foot encroachment = 221.35 sq. ft. (16.04' [48.12 ÷ 3] x 13.80' [3/5 of 23'])

Requested square foot encroachment = 204 sq. ft. (30' x 6.8')

STAFF RECOMMENDATION

Staff recommends approval of the request for the Special Exception C, as amended by City Council on March 16, 2010, with the condition that the storage shed is removed by 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, 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.

RESIDENTIAL CONSTRUCTION

11608 GYPSUM HILLS AVENUE EL PASO CITY, TEXAS 79936

BUILDING ADDRESS:

11608 GYPSUM HILLS AVENUE
EL PASO, TX 79936

LEGAL DESCRIPTION:

LOMA LINDA SUBDIVISION UNIT 3
LOT 37, BLOCK 11

AREA TABULATION:

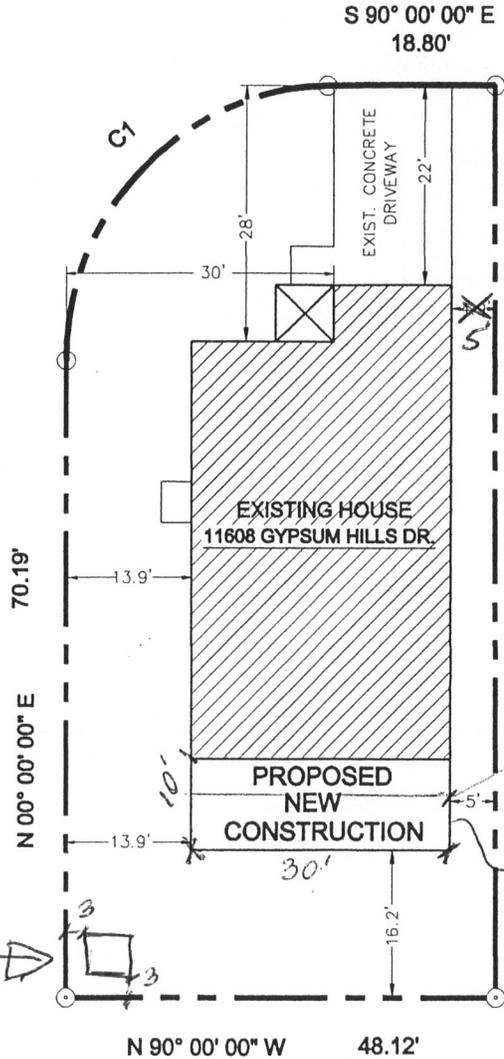
FIRST FLOOR: 284 S.F.
SECOND FLOOR: 631 S.F.

TOTAL LIVING AREA: 915 S.F.

GYPSUM HILLS AVENUE

YELLOW ROSE STREET

8x8"
Temp.
Stor.
To BE Removed



LOT 36

LOT 38

SCALE 1"=20"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.41'	42.63	N44°43'24"E	90°33'12"

SHEET TITLE 11608 GYPSUM HILLS AVE. SITE PLAN & GENERAL INFORMATION	PROJECT NAME VELASQUEZ BUILDERS RESIDENTIAL PLAN 11608 GYPSUM HILLS AVE.	SCALE HOR: AS SHOWN VER: N/A	DATE: JANUARY 2020 DESIGN BY: D.V./J.D. DRAWN BY: J.D. CHKD. BY: D.V. APPD. BY: D.V.	DATE	REVISIONS	BY

ZONING MAP



NOTIFICATION MAP

