

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

This would permit the existence of a 24' by 13.5' addition of which a 24' by 9' portion is encroaching in the required rear yard setback.

The required front and rear yard setback cumulative total is 45' in the R-4 (Light Density Residential) zone.

BACKGROUND

The applicant was cited in February 2009 for building without permit. The addition is built almost 2' wider than one-third the average lot width permitted by the Special Exception and is located to within 10.94' of the rear property line. She is requesting to keep the addition and will reduce the width of the enclosed portion of the structure to 24' in order to meet the requirements of the Special Exception.

CALCULATIONS

1/3 average lot width = 24.33' (74' ÷ 3)

Requested width of encroachment = 24'

Required rear yard setback = 20'

Requested rear yard setback = 10'

STAFF RECOMMENDATION

Staff recommends approval of the request for the Special Exception C, with the condition that the enclosed portion of the existing addition is reduced to a width of no more than 24 feet.

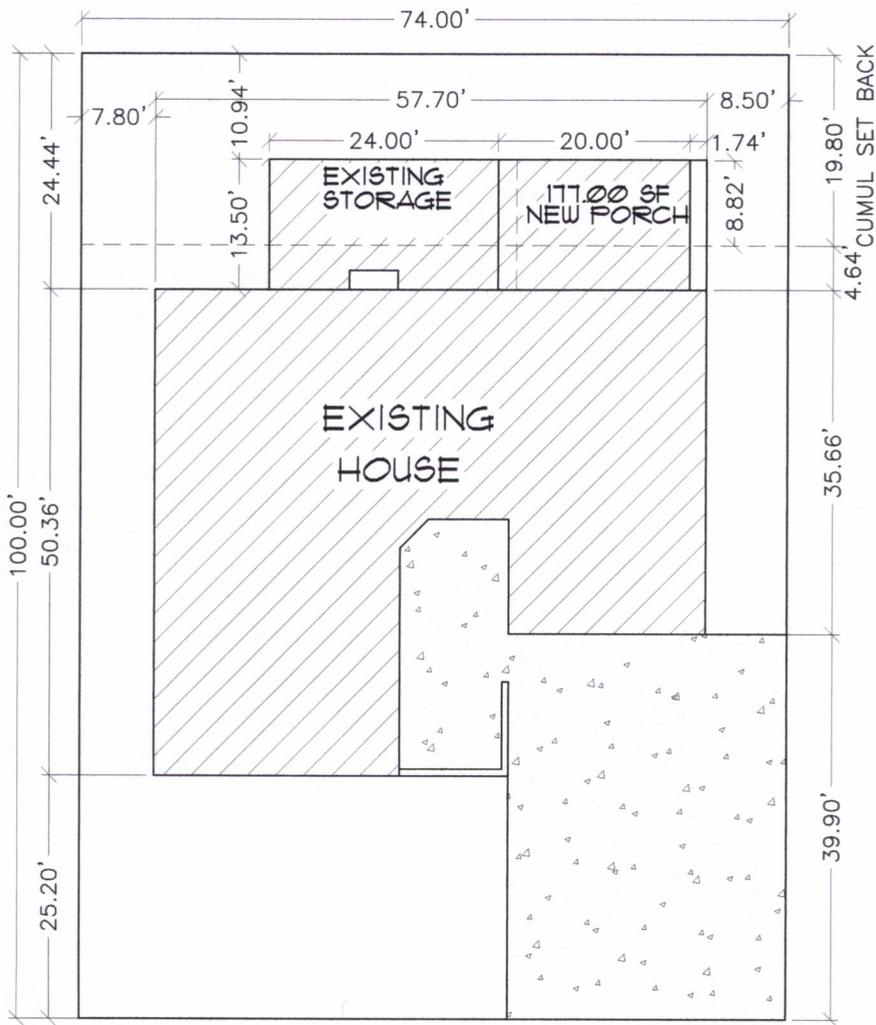
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"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 and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum ten foot rear yard setback shall be required; and,
3. The total width of all extensions granted shall not exceed one-third of the average width of the site; and,
4. The minimum side and side street yards shall not be reduced; and,
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; and,
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."

ITEM #4

RSP09-00369



9909 AUDOBON ST.



SITE PLAN

SCALE: 1"=20'

ZONE R4

45 FRONT REAR CUMUL

(45 ft) - (FRONT SET BACK 25.20')=19.8 ft. max. REAR SET BACK

REAR BACK YARD (1808.37 square ft.)

40% REAR BACK YARD (723.35 square ft.)

EXISTING STORAGE (361.66 square ft.)

ID:M42599905508100

NEGA-7

Design and Construction, Inc.

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NEW PORCH

CUSTOMER:	MARTHA IBARRA	SHEET
ADDRESS:	9909 AUDOBON EL PASO TX 799	
LEGAL DESCRIPTION:	LOT 77, BLOCK 55 MILAGIO HILLS UNIT 5 CITY OF EL PASO EL PASO COUNTY, TEXAS.	A2 OF
PLAN No. :	2009-2	
SCALE:	AS NOTED	
DRAWN BY:	EGT.	
DATE:	3-20-09	

ZONING MAP



NOTIFICATION MAP

