

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

The request is for a 230 square feet addition (15' by 15.33') of which approximately 124 square feet are proposed to encroach in the required rear yard setback and to be located to within 15.66 feet of the rear property line.

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

BACKGROUND

The applicant states she hired a contractor who started work without permit. When she realized that there was no permit, she says she fired the contractor. The applicant is requesting to legalize the addition of a TV room, a portion of which will encroach into the required rear yard setback.

CALCULATIONS

Permitted encroachment in rear yard = 327.60 sq. ft. (22.75' [68.26' lot width ÷3] x 14.4' [3/5 of 24'])
Requested encroachment in rear yard = 123.6 sq. ft. (15' x 8.24')
Required rear yard setback = 24'
Requested rear yard setback = 15.66'

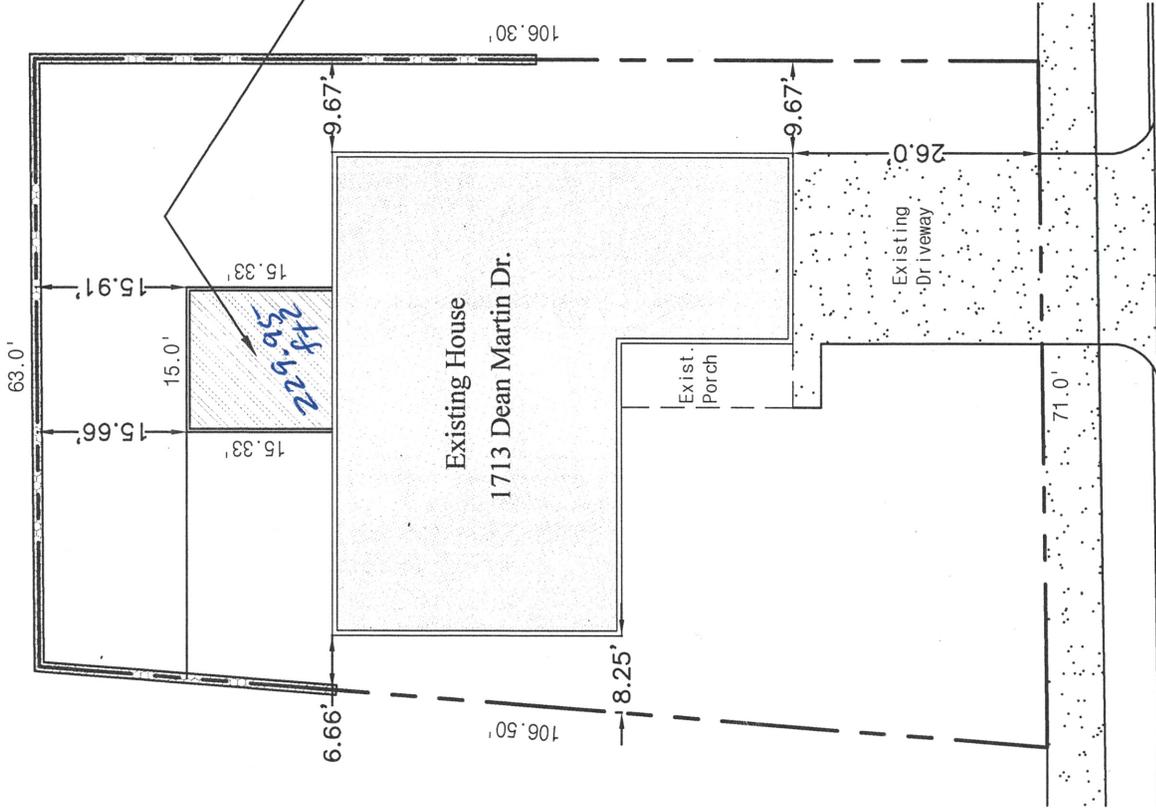
STAFF RECOMMENDATION

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:

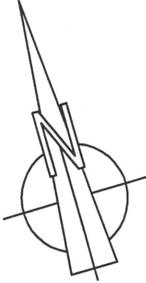
Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; provided, however, that:

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.



PROPOSED LEGALIZE
ENCLOSURE EXISTING
BACK PORCH

229.95
sq ft



LEGAL DESCRIPTION:
 10 VISTA HILLS #1 8 & SLY PT OF 7
 (106.30 ON SLY- 5.70 ON WLY - 106.50
 ON NLY) (7262.93 SQ FT)

Existing House
1713 Dean Martin Dr.

Exist.
Porch

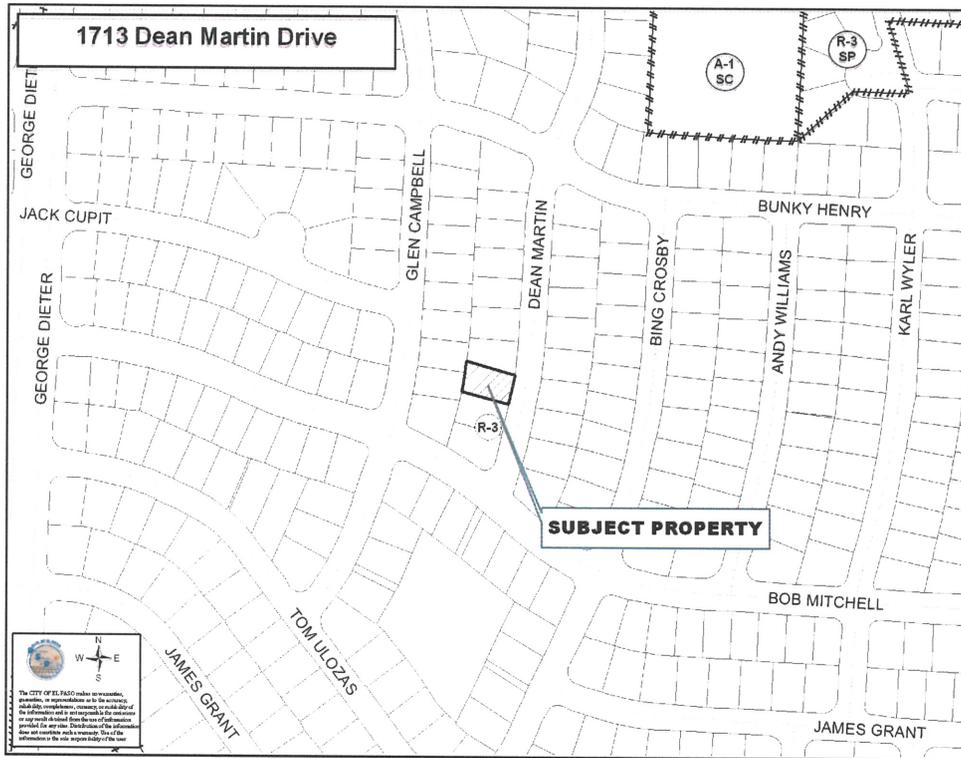
Existing
Driveway

Dean Martin Drive

site plan
scale: 1" = 20'

GROSSINGER JOSEF & LILA
 1713 DEAN MARTIN DR
 EL PASO, TX 79936-4905

ZONING MAP



NOTIFICATION MAP

