

Applicant request a Special Exception under Section 2.16.050 K (In existence fifteen years or more) in a R-4 (Residential) zone.

This would permit the encroachment of an existing residential building, which is encroaching 6.5' (79 sq. ft. total) into the required rear yard setback and is located within 18.5' of the rear property line, to remain.

The required front and rear yard cumulative setback is 45 feet in the R-4 (Residential) zone district.

BACKGROUND

The applicant is requesting Special Exception K to allow the existing encroachments into the rear yard setback for a 6.5' x 12.2' addition. The applicants have provided a 1991 aerial map. The 1991 aerial shows the property existing then as it does today, with the structure in its current configuration.

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

CALCULATIONS

Required rear yard setback = 25'

Requested rear yard setback = 18.5'

STAFF RECOMMENDATION

Staff recommends approval of the special exception request as the requested encroachment has been in existence for more than 15 years with the following conditions:

The conditions are as follows:

The existing accessory structure in the rear yard shall be relocated or removed in compliance with applicable building and zoning code

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

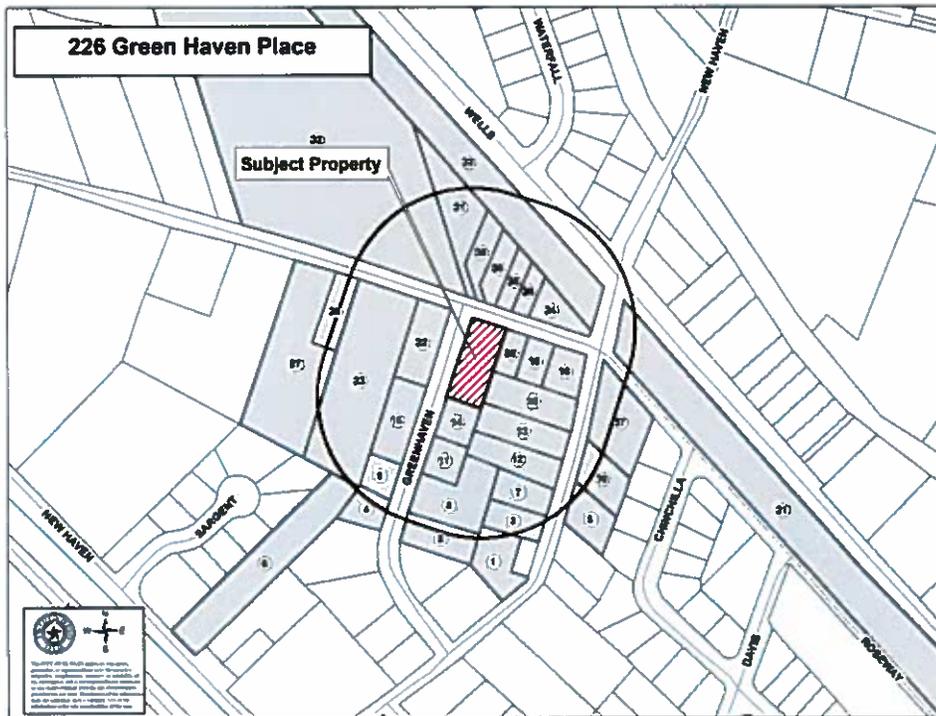
"Permit the encroachment into the required yard setbacks for structures; provided, however, that the applicant can prove the following conditions:

1. The encroachment into the required yard setback has been in existence for more than fifteen years;
2. Neither the applicant nor current property owner is responsible for the construction of the encroachment;
3. Neither the applicant nor the current property owner owned the property at the time the encroaching structure was constructed or built;
4. The encroachment, if into the required front yard setback, does not exceed fifty percent of the required front yard setback; and
5. The encroachment does not violate any other provision of the El Paso City Code."

ZONING MAP

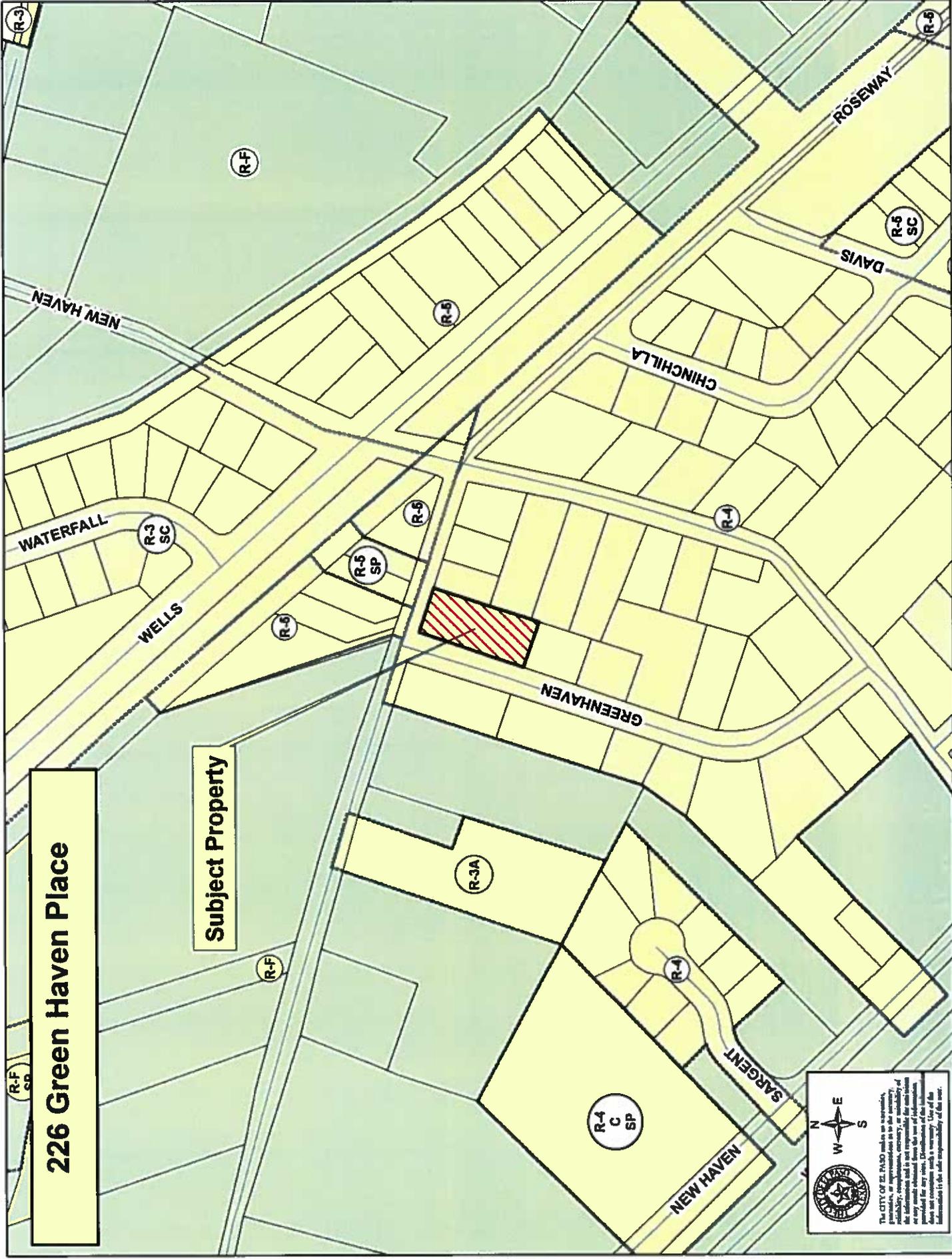
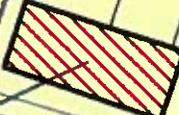


NOTIFICATION MAP



226 Green Haven Place

Subject Property

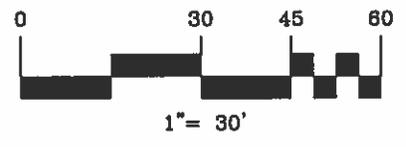
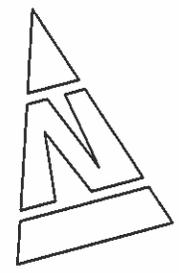
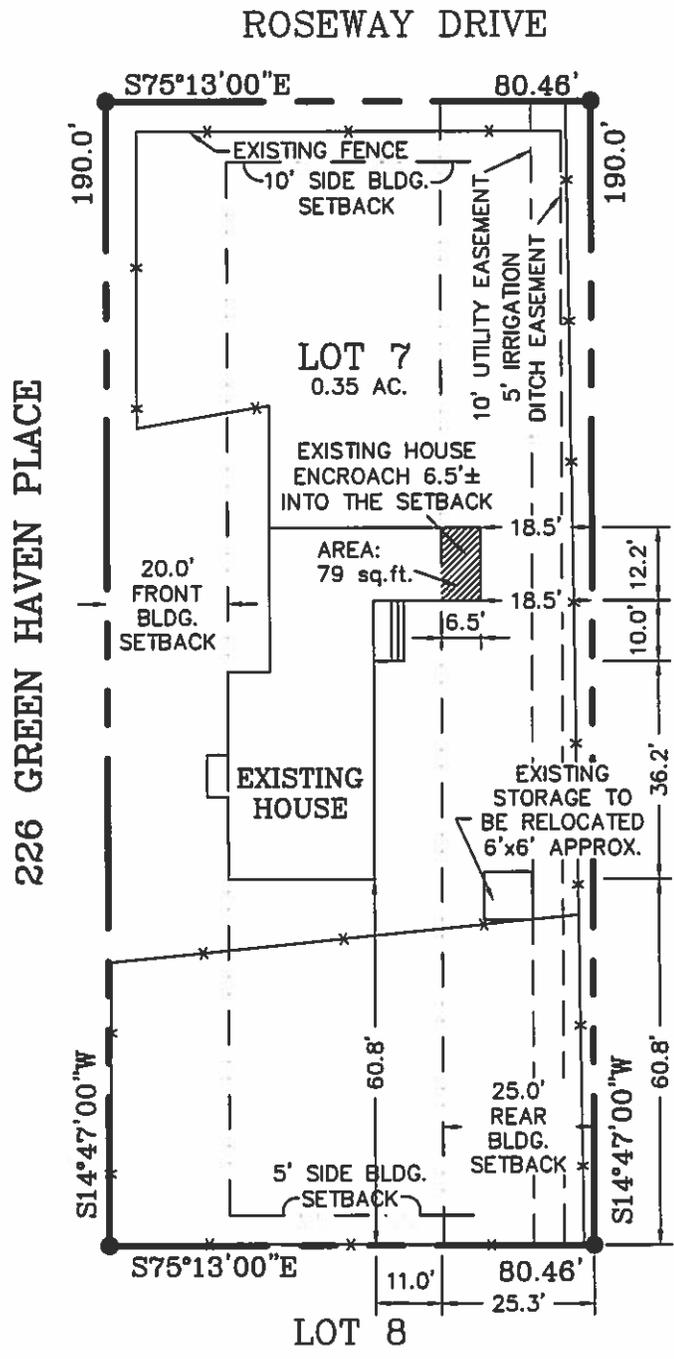


The CITY OF PLANO makes no warranty, representation, or guarantee, express or implied, as to the accuracy, completeness, or timeliness of the information and is not responsible for any errors or omissions that may appear hereon. Use of this information is the sole responsibility of the user.

Description

Subdivision: Greenhaven Subdivision
Lot: 7
Zone: R-4
Address: 226 Green Haven Place

Address
226 Green Haven Place
El Paso, TX 79907



PLANS BY:
G&M Associates LLC
Architectural & Civil
Drawing Plan Production
Phone: 915-252-3762
Email: gnmassodates1@gmail.com

