

Applicants request a Special Exception under Section 2.16.050 K (Side Street Yard Setback) in an R-4 zone.

This would permit the enclosure of a 5' by 6.5' porch that is proposed to encroach 5' into the required side street yard setback. The required side street yard setback is 10' in an R-4 zone.

BACKGROUND

The applicants are requesting to enclose an existing porch in the side street yard setback, proposed to be located 7' of the side street property line. The Engineering-Traffic Division has reviewed the site and has no objection to the proposed addition. An inspection reveals a carport in the rear yard that is built encroaching in the required 5' side yard setback.

CALCULATIONS

Required side street yard setback = 10'

Requested side street yard setback = 7'

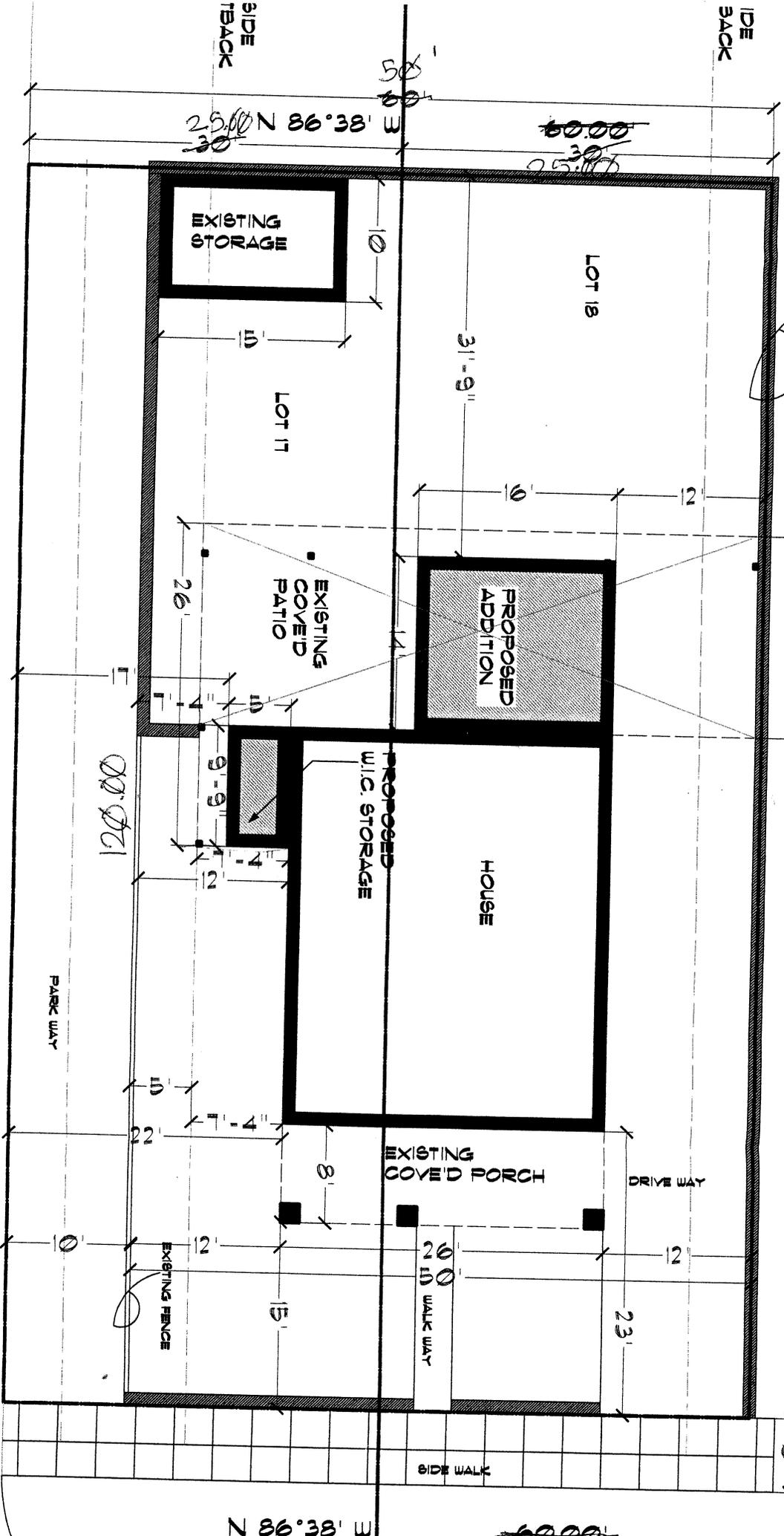
STAFF RECOMMENDATION

Staff recommends approval of the request to encroach in the side street setback, with the condition that the existing structure (carport) in the rear yard is cut back to be no closer than 3' from the side property line.

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

Modify district side street yard requirements where the following conditions are met:

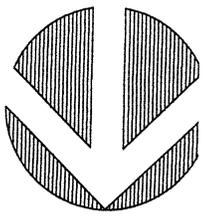
1. The proposed modification does not exceed fifty percent of the required side street yard requirement;
2. The zoning board of adjustment has received the written approval, based on traffic safety considerations, of the traffic engineer;
3. The proposed modification does not permit the creation of an additional dwelling unit;
4. The exceptions will be in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which is located the property for which the exception is sought;
5. The public convenience and welfare will be substantially served;
6. The use of neighboring property will not be substantially injured; and
7. Include any conditions and safeguards which the Board deems appropriate, such as site arrangement, landscaping and hours of operation."



EXISTING ROCK WALL

N 03°21'15" E

120.00
100.00



SIDE BACK

IDE BACK

25.00 N 86°38' W

60.00
25.00

N 86°38' W

60.00

PARK WAY

DRIVE WAY

SIDE WALK

N 03°21'15" E

100.00

PARTELLO ST

EXISTING FENCE

EXISTING STORAGE

LOT 18

LOT 17

PROPOSED ADDITION

HOUSE

PROPOSED W.I.C. STORAGE

EXISTING COVERED PORCH

EXISTING COVERED PATIO

20.00

10

22

1.4

8

15

12

2

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JOHN F. COOK
MAYOR



JOYCE WILSON
CITY MANAGER

CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

ENGINEERING DEPARTMENT TRAFFIC DIVISION

TO: Linda Castle, Zoning Administrator
Robert Peña, Zoning Secretary

FROM: Margarita Molina, Engineering Department – Traffic Division

DATE: April 9, 2008

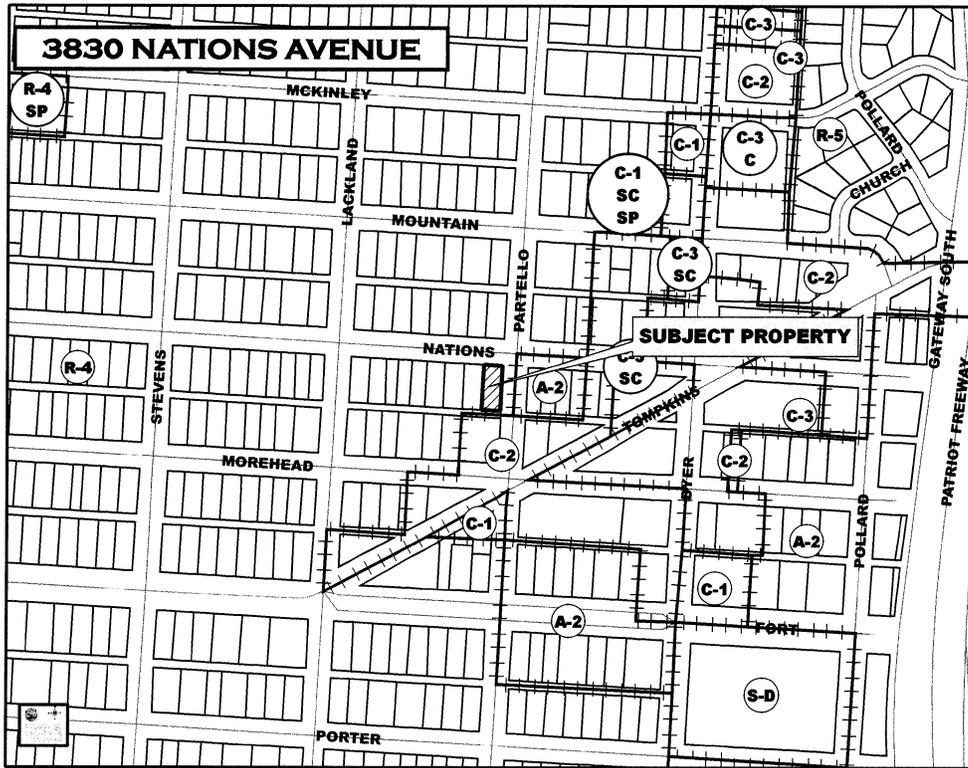
SUBJECT: **ZBA08-00025 – 3830 Nations Avenue**
Proposed Addition

Regarding the above referenced item, the Traffic Division has the following comment:

- *No objection to the proposed addition.*

Should your office or the applicant have any questions or comments, please contact me at 541-4223.

ZONING MAP



NOTIFICATION MAP

