ZBA09-00013 11429 Fred Marti Lane Miguel A. and Terri Quintana

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

This would permit a 23' by 20' addition of which a 23' by 15' portion is proposed to encroach in the required rear yard setback.

The required front and rear yard cumulative setback total is 50' in the R-3 (Light Density Residential) zone.

BACKGROUND

The applicants are proposing a new addition that will encroach in the required rear yard setback and is proposed to be located to within 10 feet of the required rear yard setback.

CALCULATIONS

1/3 average lot width = 23.3' (70' ÷ 3)
Required rear yard setback = 25'
Requested rear yard setback = 10'

STAFF RECOMMENDATION

Staff recommends approval as it meets the requirements of the Special Exception C, with a condition that the storage shed is either removed entirely from the site or relocated from the side yard to the rear yard.

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

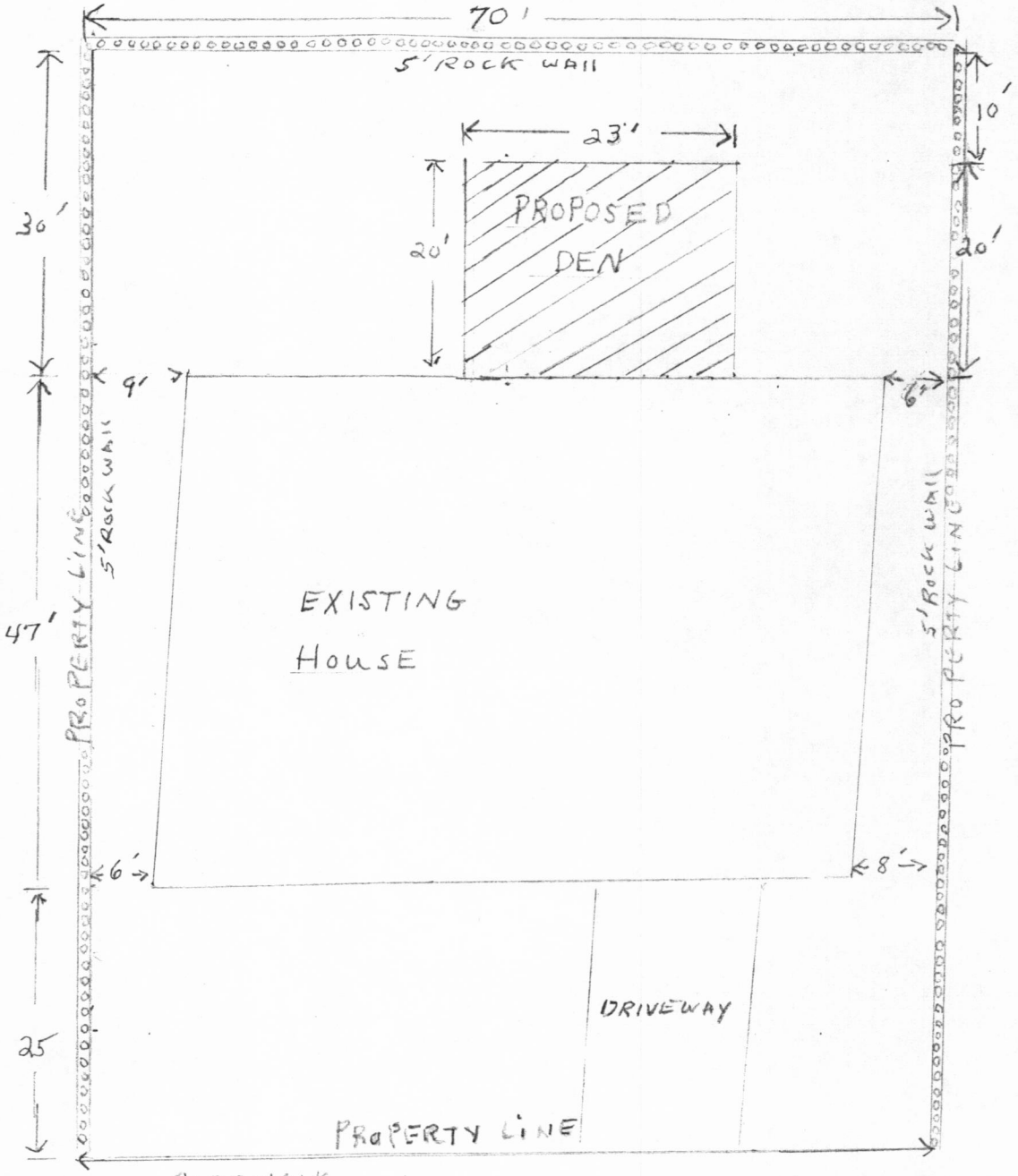
"Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; provided, however, that:

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 #1

NORTH

WEST



LEGAL DESCRIPTION

ADDRESS: 11429 FRED MARTI LN

BLOCK:

CITY OF EL PASO, EL PASO COUNTY, TEXAS

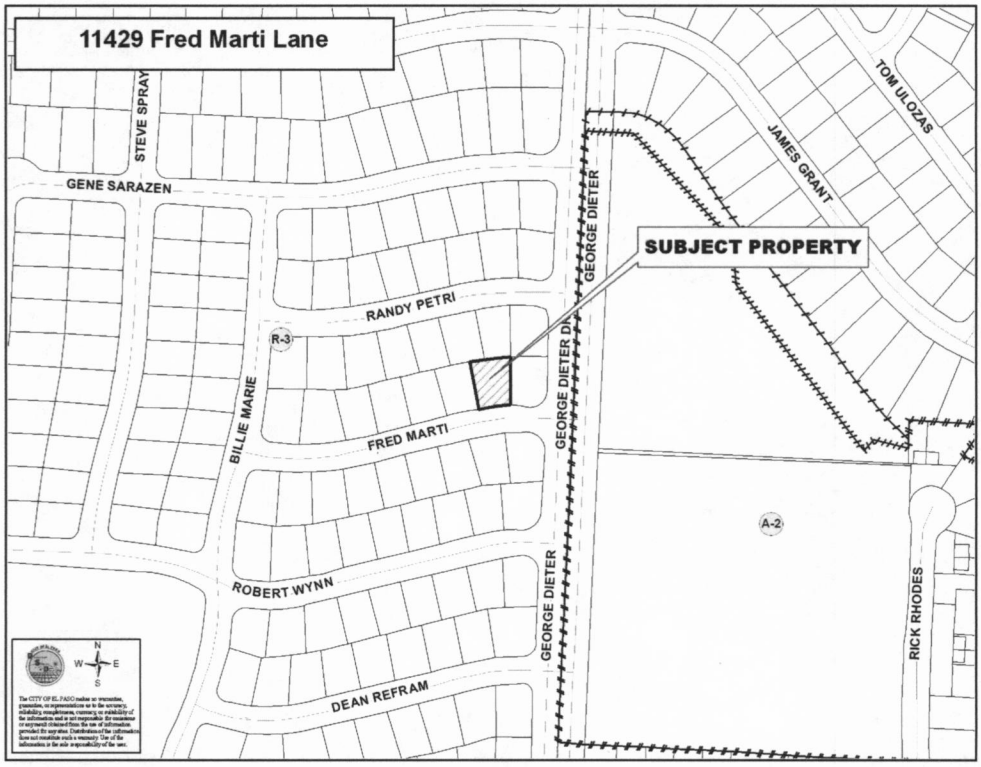
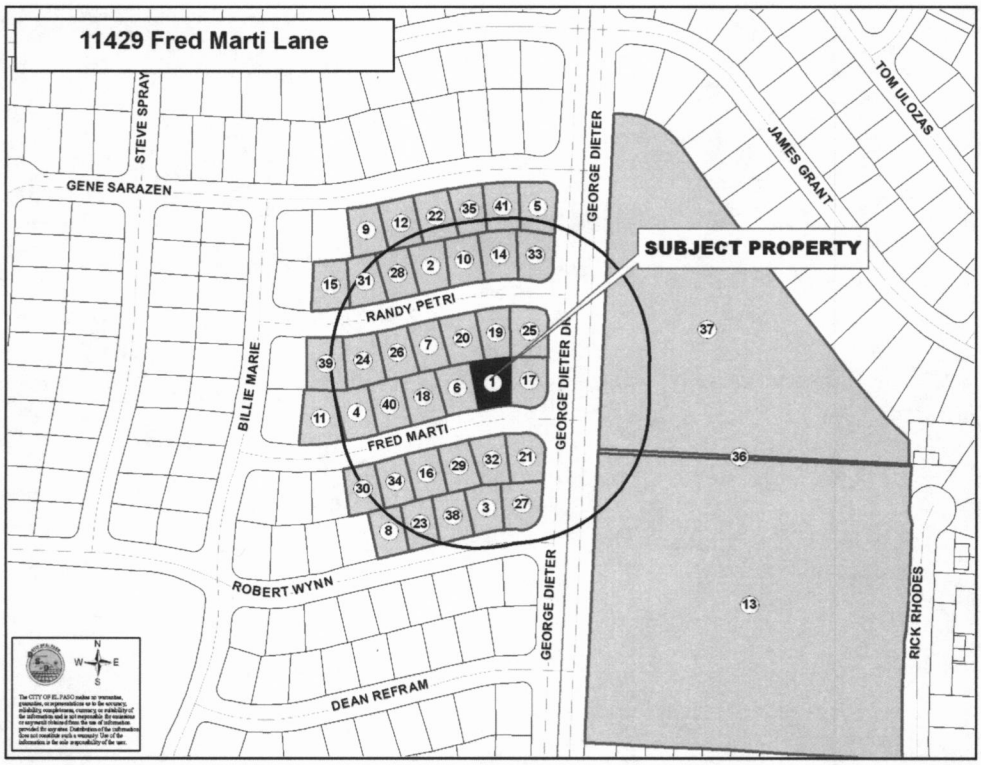
SITE PLAN

SCALE $\frac{1}{16}'' = 1''$

11429 FRED MARTI LN

SOUTH

ZONING MAP



NOTIFICATION MAP