ZBA09-00017 **12564 Setting Sun Drive** **Maria Hernandez**

Applicant request a Special Exception under Section 2.16.050 F (Side Street Yard Setback) in an R-3A zone.

This would permit the construction of an addition that is proposed to encroach 5' into the required side street yard setback.

The required side street yard setback is 10' in the R-3A (Light Density Residential) zone.

BACKGROUND

The applicant is proposing a two-story addition located in the side street yard with a stairwell that will encroach into the required side street yard setback, to within 5' of the side street property line. Traffic has reviewed the site and does not have a problem with the proposed encroachment.

CALCULATIONS

Required side street yard setback = 10'
Requested side street yard setback = 5' (50 percent of the required side street yard requirement)

STAFF RECOMMENDATION

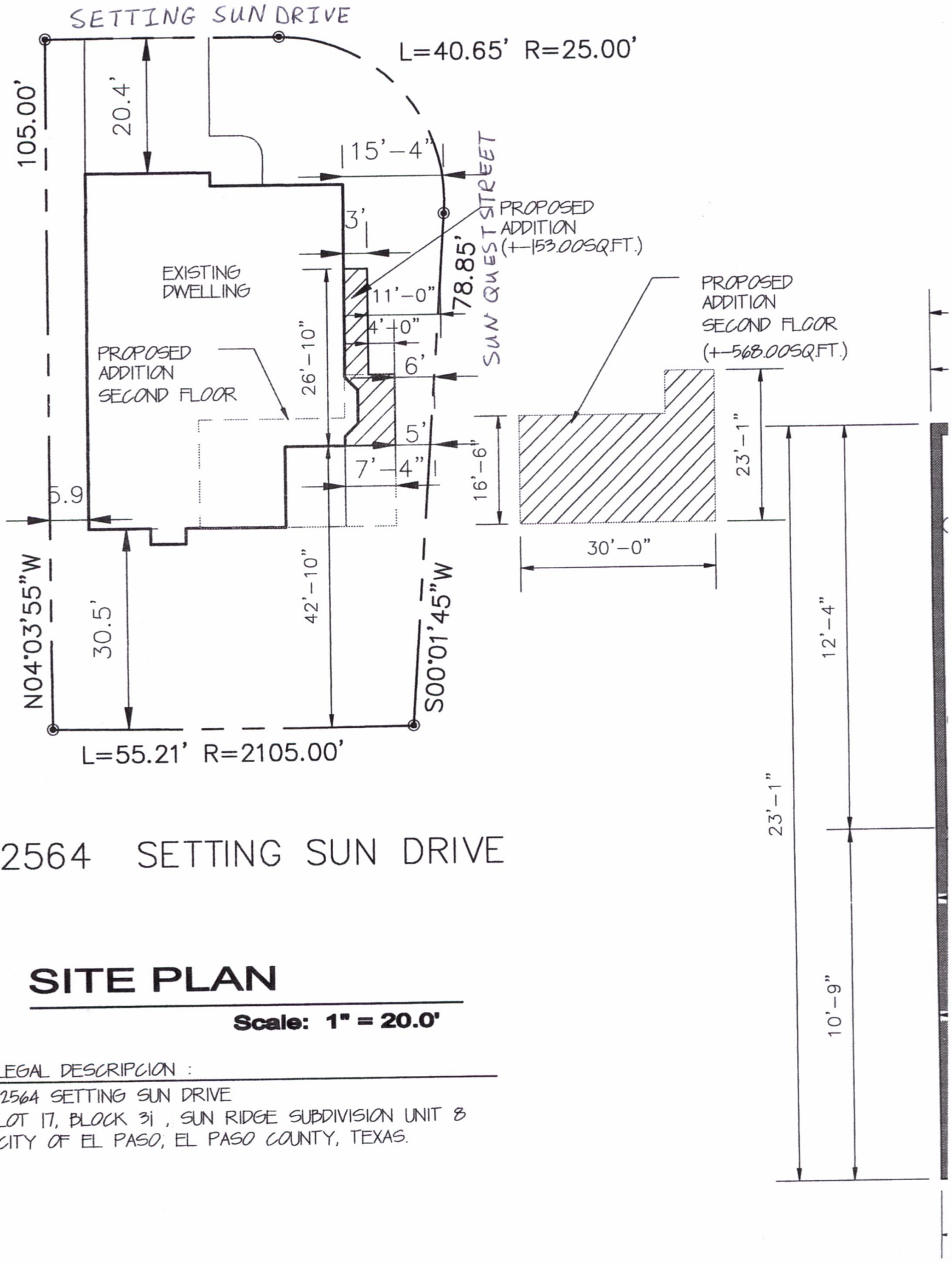
Staff recommends approval of the request as it meets the requirements of the Special Exception F, pending receipt of the Engineering-Traffic Division recommendation, and noting Condition #2 of the Special Exception that the minimum front and rear yard setbacks shall not be reduced.

The Zoning Board of Adjustment is empowered under Section 2.16.050 F 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; and,
2. The minimum front and rear setbacks shall not be reduced; and,
3. The zoning board of adjustment has received the written approval, based on traffic safety considerations, of the traffic engineer; and,
4. The proposed modification does not permit the creation of an additional dwelling unit."

ITEM #5



12564 SETTING SUN DRIVE

NORTH

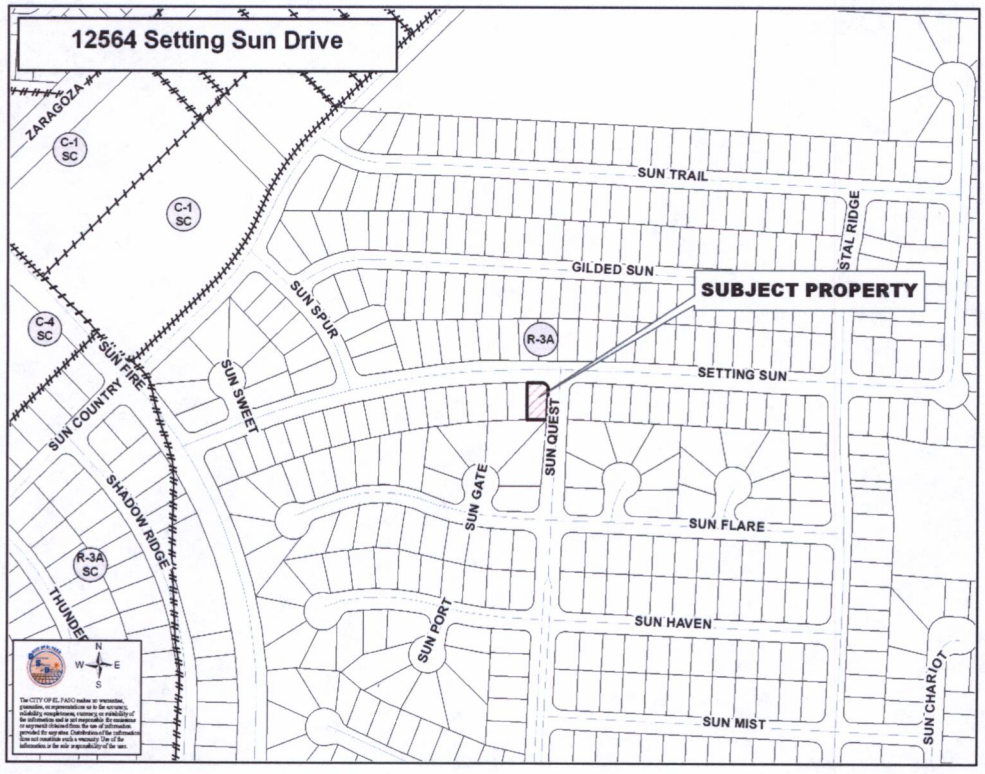
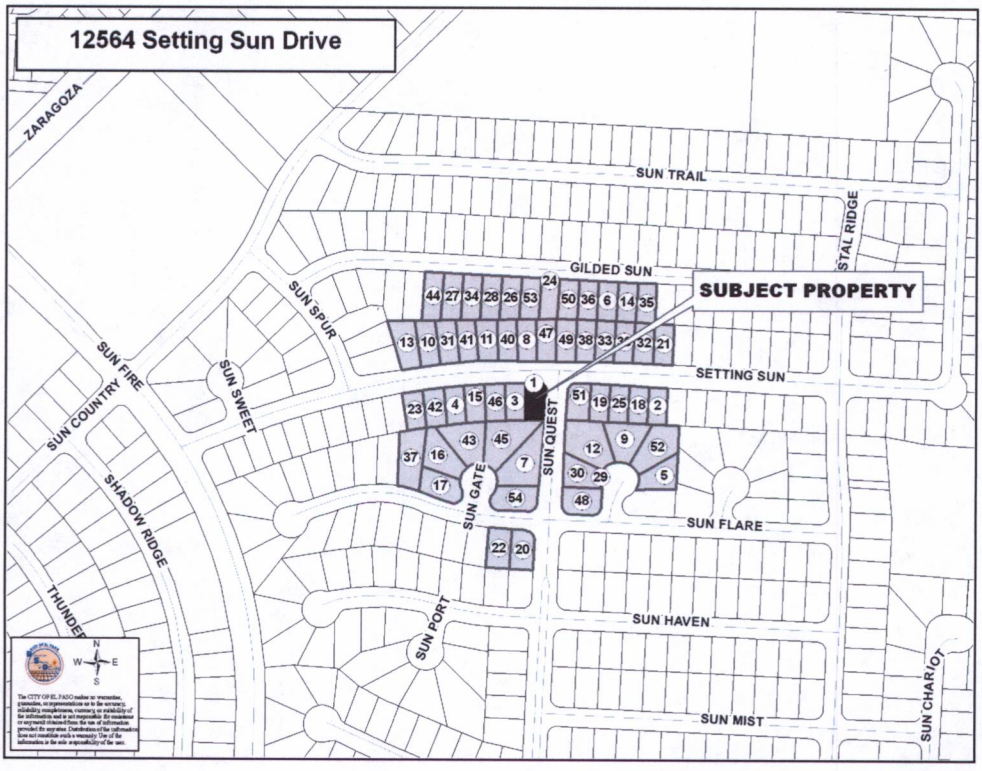
SITE PLAN

Scale: 1" = 20.0'

LEGAL DESCRIPCION :

12564 SETTING SUN DRIVE
LOT 17, BLOCK 31 , SUN RIDGE SUBDIVISION UNIT 8
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

ZONING MAP



NOTIFICATION MAP