

PZBA13-00011

5518 Ketchikan Street

Jesus Villanueva Jr.

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-4 (Residential) zone.

This would permit an existing 33'3" by 15'5" porch of which a 33'3" by 8'7" portion (285 sq. ft.) encroaches in the required rear yard setback and is located to within 10'8" of the rear property line.

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

BACKGROUND

The applicant has a building permit for remodeling his house. The building inspector noted that he did not have a permit for work done previously to add a porch in the rear yard. The applicant is requesting to legalize the existing porch that encroaches more than the 180 square feet of open porch that is permitted to encroach into the rear yard setback.

CALCULATIONS

Permitted area of encroachment in required rear yard = 349.95 sq. ft. (23.33' [70' lot width ÷ 3] x 15' [3/5 of 25'])

Requested area of encroachment = 285 sq. ft. (33'3" x 8'7")

Required front and rear yard setback total = 45'

Requested front and rear yard setback total = 35'

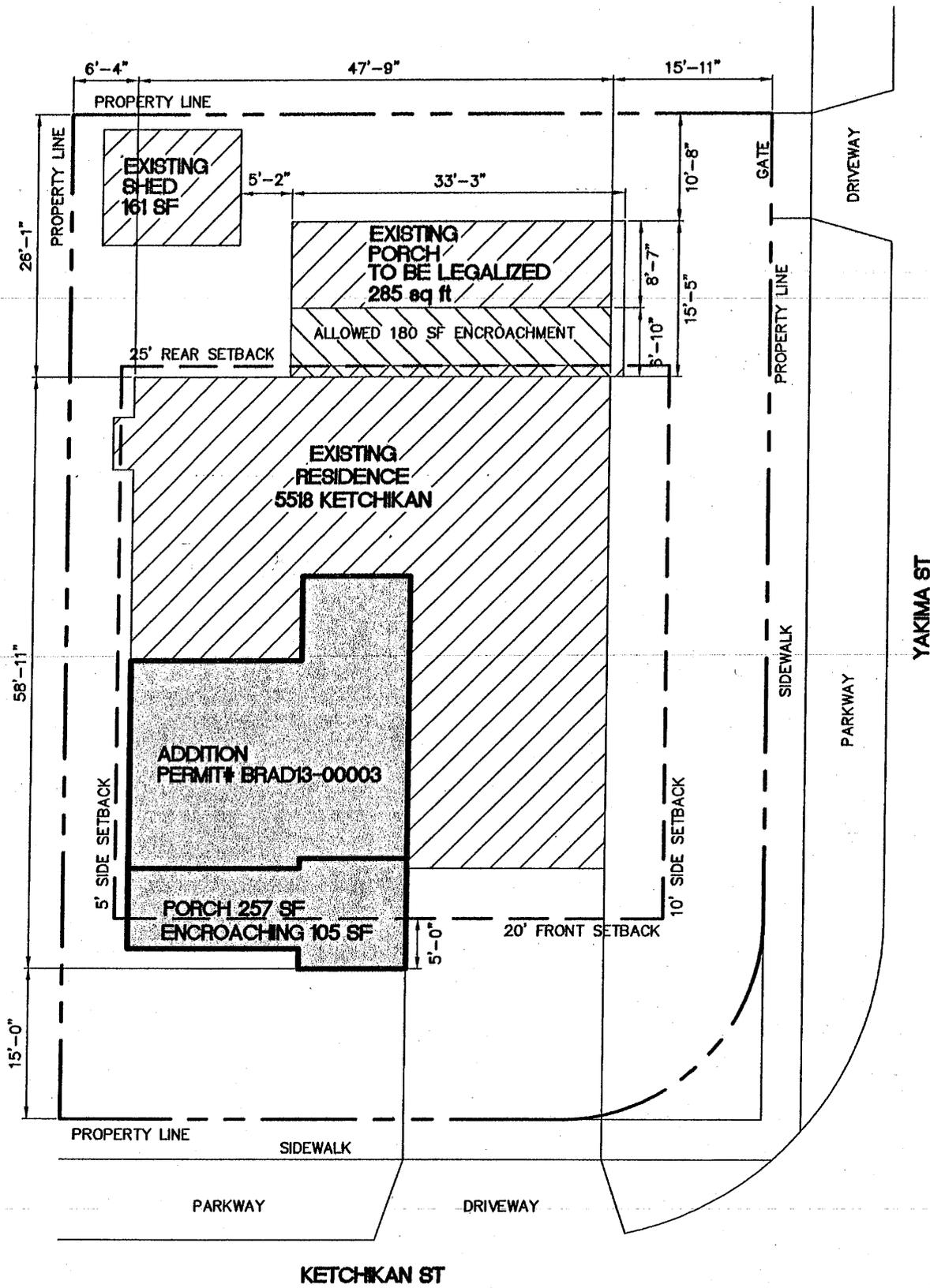
STAFF RECOMMENDATION

Staff recommendation is for approval as the request 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 setback, which shall be measured to the rear property line; 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 setback;
3. A minimum ten-foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."



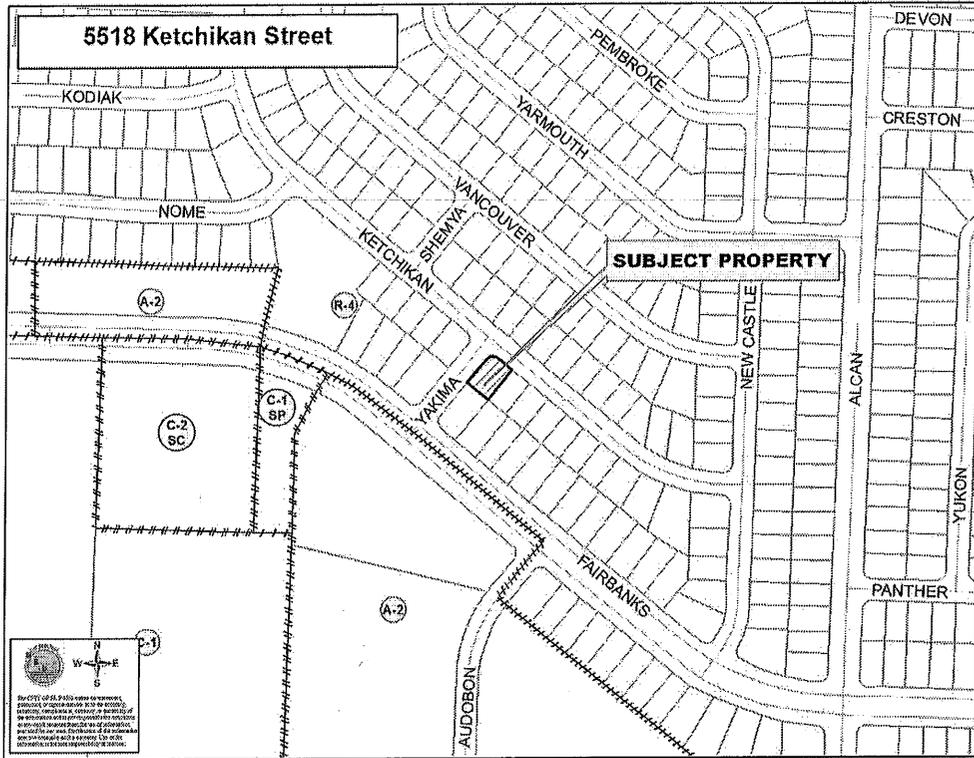
SITE PLAN

SCALE: 15'-0" = 1'-0"
5518 KETCHIKAN



LEGAL DESCRIPTION:
 LOT 1, BLOCK 19
 COLONIA VERDE ADDITION UNIT 3
 CITY OF EL PASO
 EL PASO COUNTY, TEXAS

ZONING MAP



NOTIFICATION MAP

