PZBA12-00013 12111 Swaps Drive Jose and Irma Fong
Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-1 (Residential) zone.

This would allow a 460 sq. ft. addition that is proposed to encroach in the required rear yard setback and to be located to within 48 feet of the rear property line.

The required front and rear yard cumulative total setback is 100 feet in the R-1 zone district.

BACKGROUND

The request is to encroach into the required rear yard setback for a portion of a new bedroom. The applicant has a building permit and has begun construction on additions and remodeling.

There is an accessory building (garage) in the side yard which appears to be located approximately 45 feet from the front property line and approximately 6 feet from the side property line. Per Title 20, Zoning, Section 20.10.020 A.3., accessory buildings shall be located not less than 60 feet from the front lot line, a minimum of 5 feet from the main building, and shall comply with the side yard requirements. In the R-1 zone district, the minimum side yard setback is 15 feet. There is no building permit on file for the building; further, there appears to have been demolition of a building and construction of waterfall and fish ponds without permit.

CALCULATIONS

Permitted square feet encroachment = 3,388 sq. ft. (80.66' [242' lot width ÷3] x 42' [3/5 of 70'])
Requested square feet encroachment = 460 sq. ft. (18.6' x 24.8')
Required rear yard setback = 70'
Requested rear yard setback = 48'

STAFF RECOMMENDATION

The applicant's representative has requested a second postponement of the case to the next regularly scheduled meeting in June.

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.

ITEM #4

FRAGOSO DESIGN, L.L.C
BUILDING DESIGN, DRAFTING SERVICES & GENERAL CONSTRUCTION
CORONADO TOWER 6006 N. MESA STE 903 EL PASO TX 79912
MOBILE: (915) 422-133 / OFFICE: (408) FRAGOSO / FAX: (915) 307-7013

ATTENTION: LINDA CASTLE

REGARDING: 1211 SWAPPS, EL PASO TX 79936

PLEASE POSTPONE OUR SCHEDULED MEETING FOR THE REFERENCE ADDRESS PROPERTY OF MR. FONG, WHILE WE COLLECT THE INFORMATION REQUIRED FOR THE ZBA MEETING.

PLEASE DON'T HESITATE TO CALL ME IF YOU NEED MORE INFORMATION.

SINCERELY,

CARLOS FRAGOSO

FRAGOSO DESIGN, L.L.C

CEO /PRESIDENT

CURVE	LENGH	RADIOUS	TANGENT	DELTA	BEARING	CHORD
C1	130.15'	774.68'	65.23'	9°37'35"	S66°33'55"W	130.00'
C2	30.16'	20.00'	18.78'	86°23'34"	N75°03'06"W	27.38'

PROPOSED SITE PLAN

TRUE NORTH

SCALE: 1"=20'

LEGAL DESCRIPTION
12111 SWAPS DRIVE
EL PASO, TEXAS
2 RANCHOS DEL SOL LOT 10
RANCHOS DEL SOL (R246)

EXISTING

PROPOSED

PROPOSED ZBA
SPECIAL EXCEPTION
ADDITION

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DATE: 03-12-2012
DESIGN BY:

DESIGN BY:
FRAGOSO DESIGN, L.L.C
CARLOS FRAGOSO
CEO / PRESIDENT
MOBILE (915) 422-1227 OFFICE (915) 307-7015
FAX (915) 307-7016 EMAIL FRAGOSODESIGN@GMAIL.COM
WWW.FRAGOSODESIGN.COM

SPECIAL DESIGN FOR:

FONG RESIDENCE

LEGAL DESCRIPTION
12111 SWAPS DRIVE
EL PASO, TEXAS
2 RANCHOS DEL SOL LOT 10

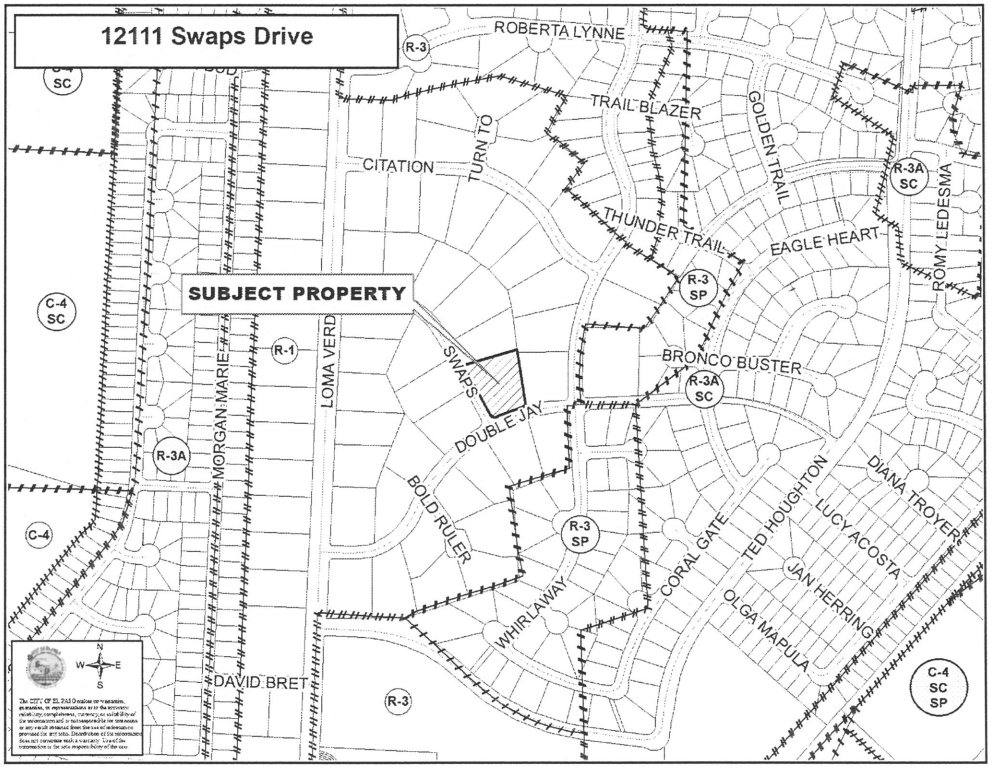
SEAL/SIGN/DATE

SHEET TITLE :
SITE PLAN

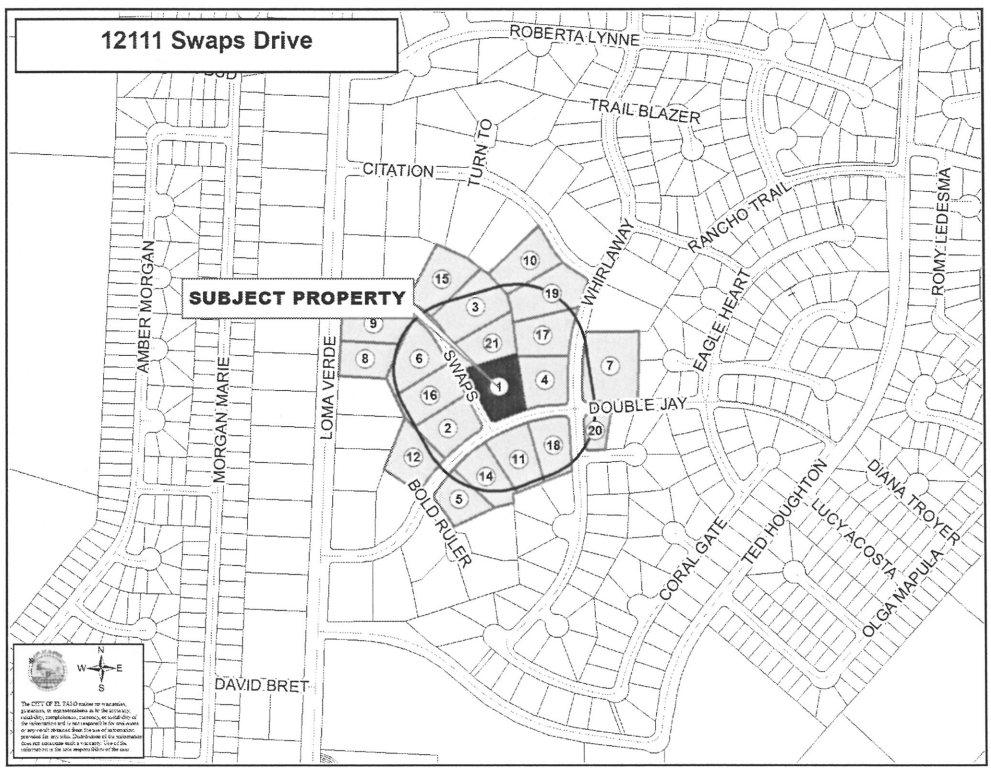
SHEET NO:
A-1

SCALE AS NOTED

ZONING MAP



NOTIFICATION MAP



May 14, 2012