

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3A/sc (Residential/special contract) zone.

The request is for a 23'4" x 19' addition of which a 23'4" x 7' portion is proposed to encroach into the required rear yard setback and to be located to within 14' of the rear property line

The required rear yard setback is 23.7' in the R-3A (Residential) zone district.

BACKGROUND

The applicant is requesting to encroach in the required rear yard setback for a proposed two-story addition. The metal shed is located within the required setbacks.

CALCULATIONS

Permitted square feet encroachment = 249.37 sq. ft. (17.5' [52.50' lot width ÷3] x 14.25' [3/5 of 23.7'])

Requested square feet encroachment = 163.31 sq. ft.

Required rear yard setback = 23.7'

Requested rear yard setback = 14'

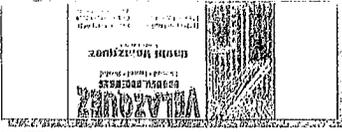
STAFF RECOMMENDATION

Staff recommends approval of the request as it meets the requirements of the Special Exception C, with the condition that the existing shed shall be no closer than 5 feet from the proposed addition.

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:

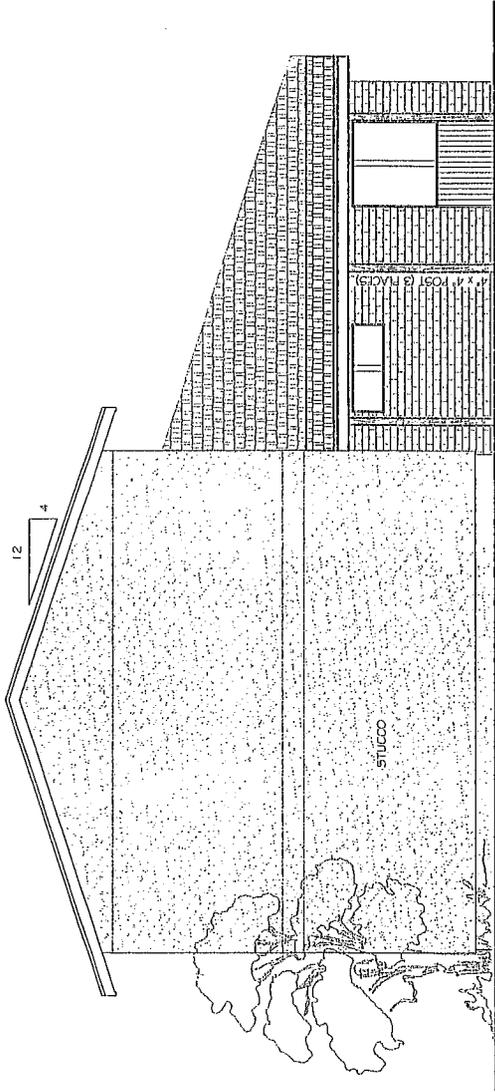
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yards shall not be reduced;
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;
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 for rental purposes.”



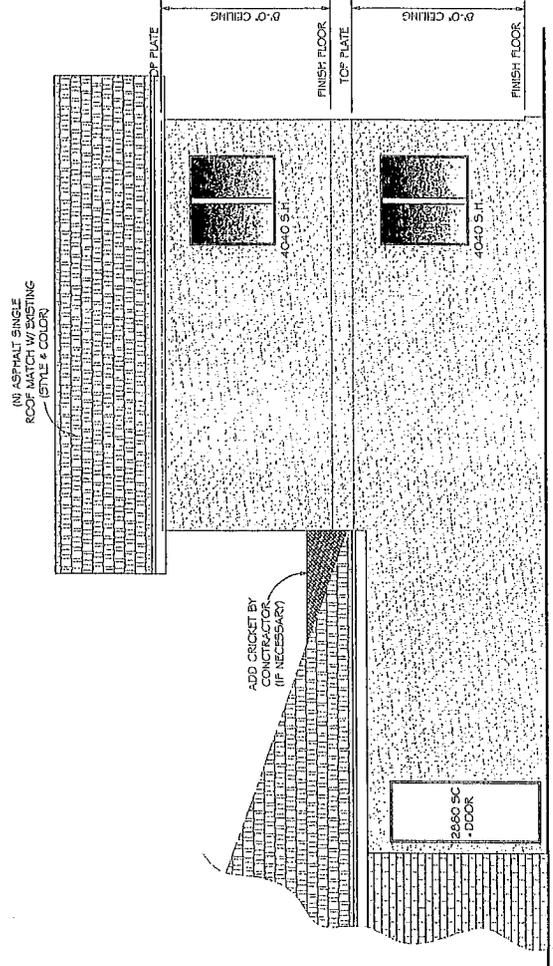
R E N O W
 Mr. Patrick Stacy
 4540 Loma Canada Ct.
 El Paso, Texas 799XX
 Legal Description: LOT 78 BLK 26
 WEST HILLS UNIT THIRTEEN, CORRECTION # 7

ROOMS
 (E) Living: 1,840 sq. ft.
 444 sq. ft. Second Floor
 (Bedroom, Study Room & Hall)
 (N) Covered Patio: 150 sq. ft.

DRAWN: [Name]
 SCALE: 1/4" = 1'-0"
 DIMS: [Name]
 REV: 1/2/01
 DATE: 1/2/01
 ELEVATIONS

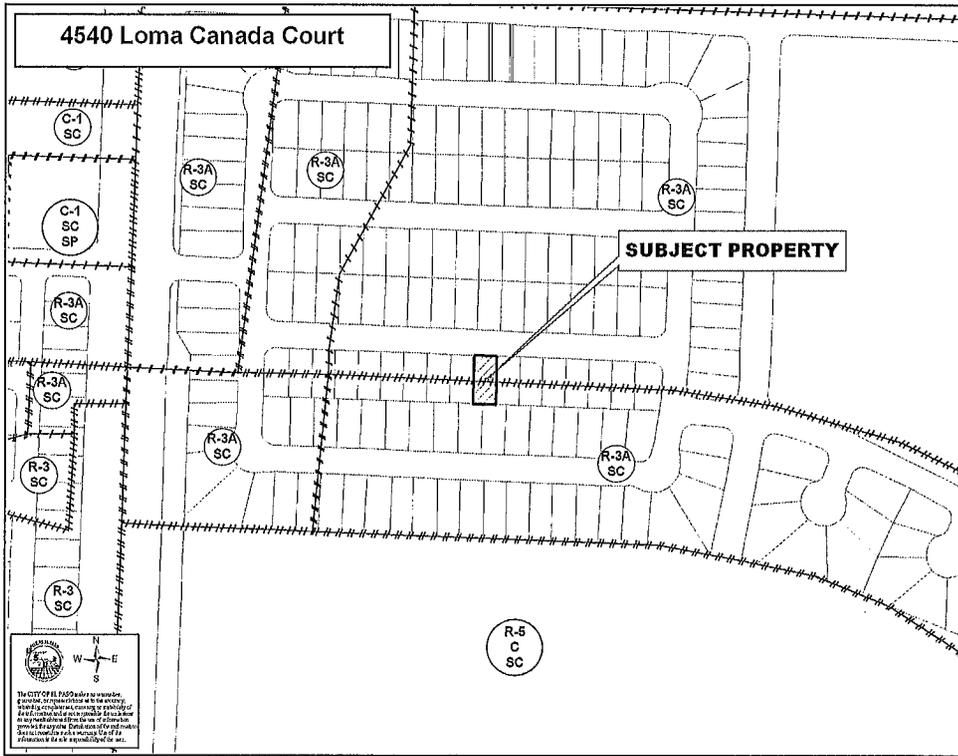


REAR ELEVATION



RIGHT SIDE ELEVATION

ZONING MAP



NOTIFICATION MAP

