

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

The request is for a 28'10-1/2" x 15' addition of which a 28'10-1/2" x 13' portion is encroaching into the required 25' rear yard.

The required rear yard setback is 25' in the R-3 (Residential) zone district.

BACKGROUND

The applicant is proposing an addition that will encroach in the required rear yard setback. The site plan also shows a proposed carport that encroaches 1.2 feet into the side yard; the encroachment is permitted for houses built prior to August 1979 as per Title 20, Zoning, Section 20.12.040 F, Density and Dimensional Standards, Yards. The house was built in 1965.

CALCULATIONS

Permitted square feet encroachment = 431.72 sq. ft. (28.78' [86' lot width +3] x 15' [3/5 of 25])

Requested square feet encroachment = 377 sq. ft.

Required rear yard setback = 25'

Requested rear yard setback = 15'

STAFF RECOMMENDATION

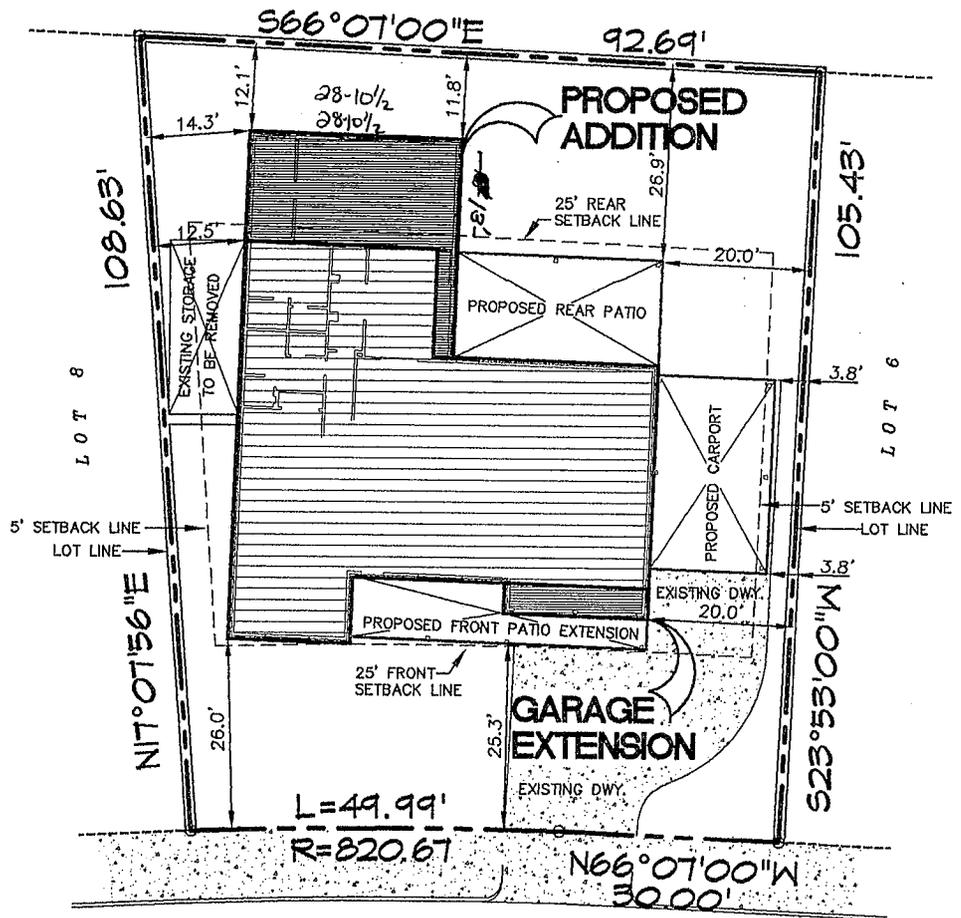
Staff recommends approval of the request as it meets the requirements of the Special Exception C.

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, 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.”

LOT 17



3417 SUNNYSIDE AVE,
 (PUBLIC R. O. W.)

ENCROACHMENTS:

- THE REAR HOUSE ADDITION / EXTENSION ENCRACHES ONTO THE REAR PROPERTY SETBACK 377 S.F.
- THE SIDE CARPORT ADDITION ENCRACHES ONTO THE SIDE PROPERTY SETBACK 36 S.F.



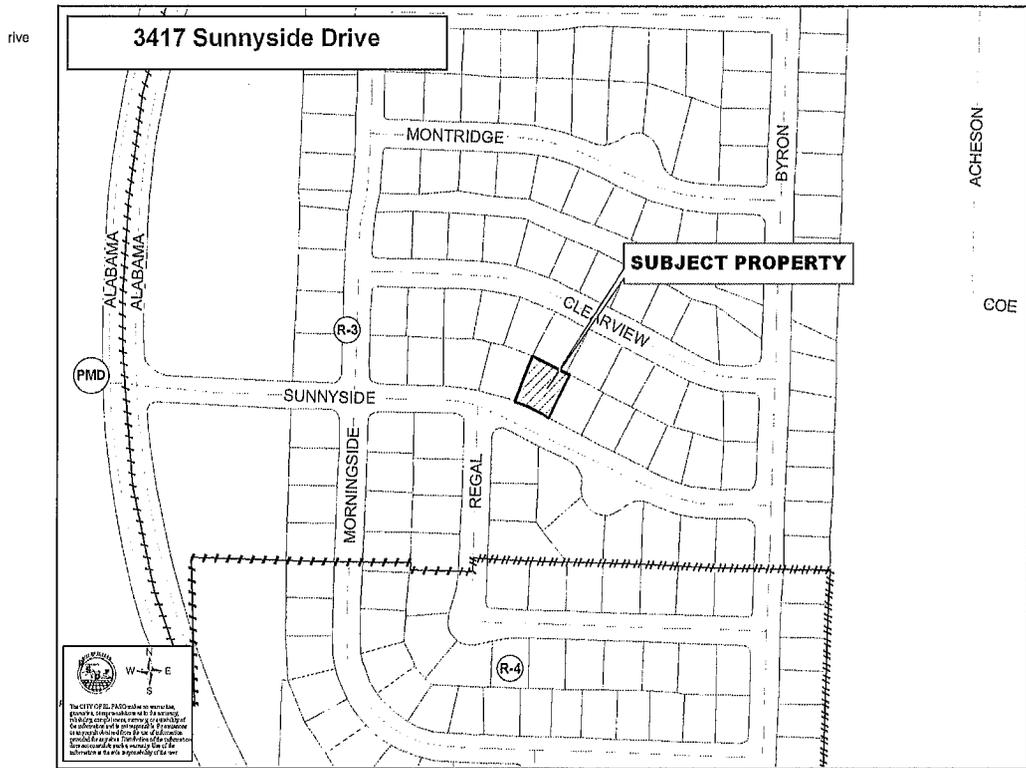
SITE PLAN

SCALE 1"=20'

LOT 7, BLOCK 5, MONTERREY PARK
 CITY OF EL PASO, EL PASO COUNTY, TX.

NOTE:
 THIS IS NOT A SURVEY. THE INFORMATION SHOWN
 IS FROM INFORMATION OBTAINED FROM THE FIELD.

ZONING MAP



NOTIFICATION MAP

