

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3A/sp zone.

This would permit the construction of a 15' by 19' addition, of which a 15' by 13' portion is proposed to encroach 13' into the required rear yard setback.

The required cumulative front and rear yard setback total is 45 feet in an R-3A/sp zone.

BACKGROUND

The applicants are requesting to add a bedroom that will encroach in the required rear yard setback.

CALCULATIONS

- 1/3 average lot width = 21.66' (65' ÷ 3)
- Requested width of encroachment = 15'
- Required rear yard setback = 25'
- Requested rear yard setback = 12'

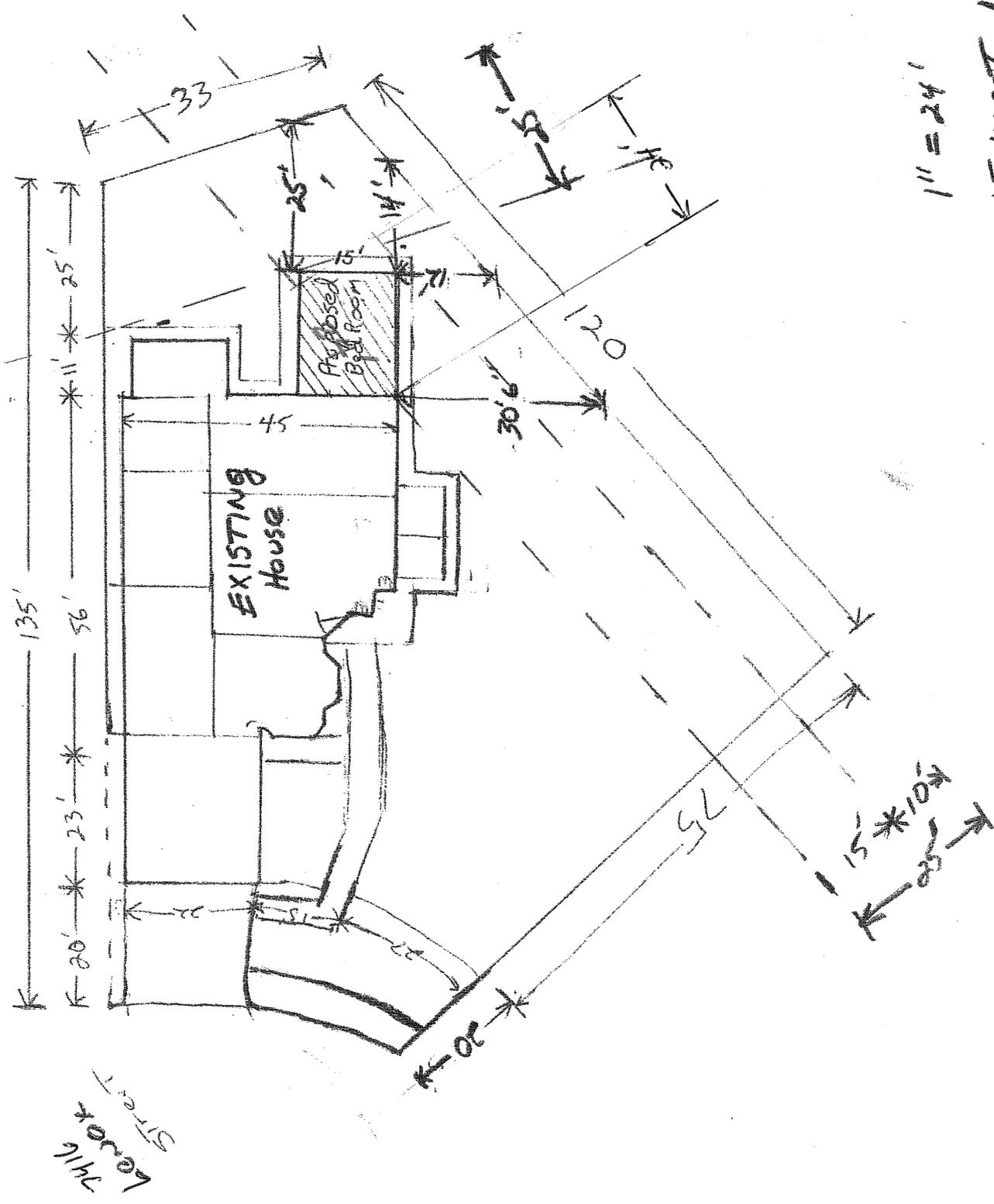
STAFF RECOMMENDATION

The Staff is recommending 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:

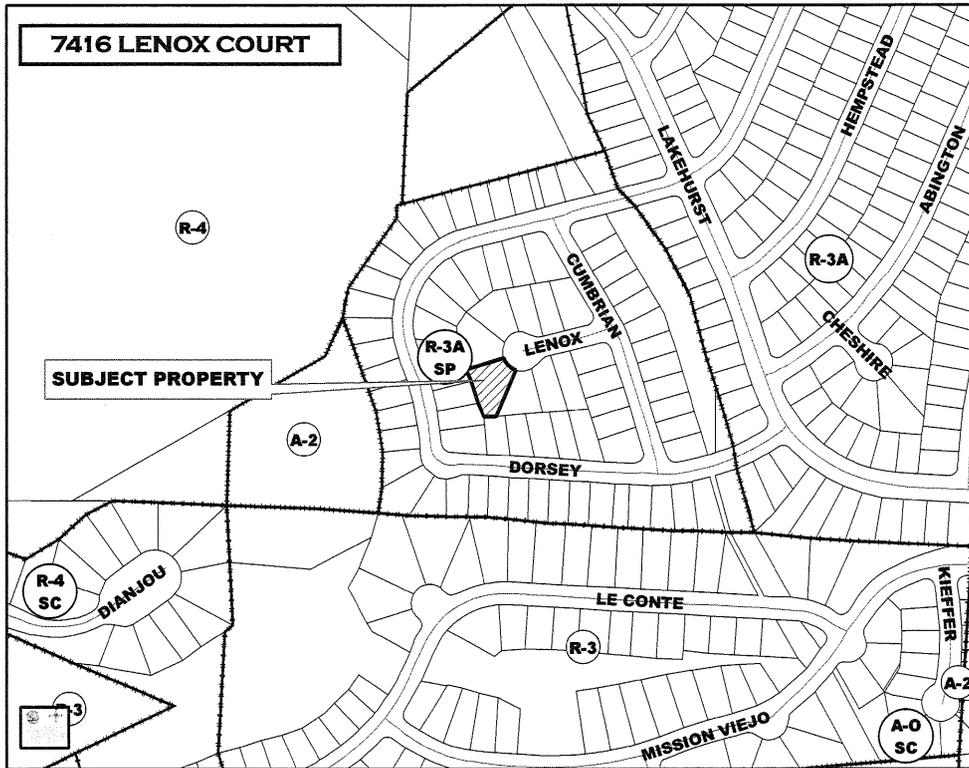
1. The residence has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum ten foot rear yard setback shall be required; and,
3. The total width of all extensions granted shall not exceed one-third of the average width of the site; and,
4. The minimum side and side street yards shall not be reduced; and,
5. The total floor area of all detached accessory structure(s) existing or later constructed on the shall not exceed one hundred eighty square feet; and,
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; and,
8. The exceptions will be in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located; and,
9. The public convenience and welfare will be substantially served; and,
10. The use of neighboring property will not be substantially injured; and,
11. Include any conditions and safeguards which the board deems appropriate, such as site arrangement, landscaping and hours of operation.”



1" = 24'

15 West Mills
 7416 Lenox Ct
 EL PASO TX 79912 Block # 3
 Lot # 28
 Timothy Stark 346-9553

ZONING MAP



NOTIFICATION MAP

