

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-5 (Residential) zone.

This would permit the construction of a 42' by 14' porch of which a 27.96' 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' in an R-5 (Residential) zone.

BACKGROUND

The applicants are adding a porch over the existing pool. The applicants are requesting the special exception in order to have the open porch with a width of 42'. The 27.96' by 13' portion of the porch exceeds the maximum permitted 180 square feet into the required rear yard setback.

CALCULATIONS

Average Lot Width = 83.88'

1/3 Average Lot Width = 27.96'

Required Rear Yard Setback = 25'

Requested Rear Yard Setback = 12'

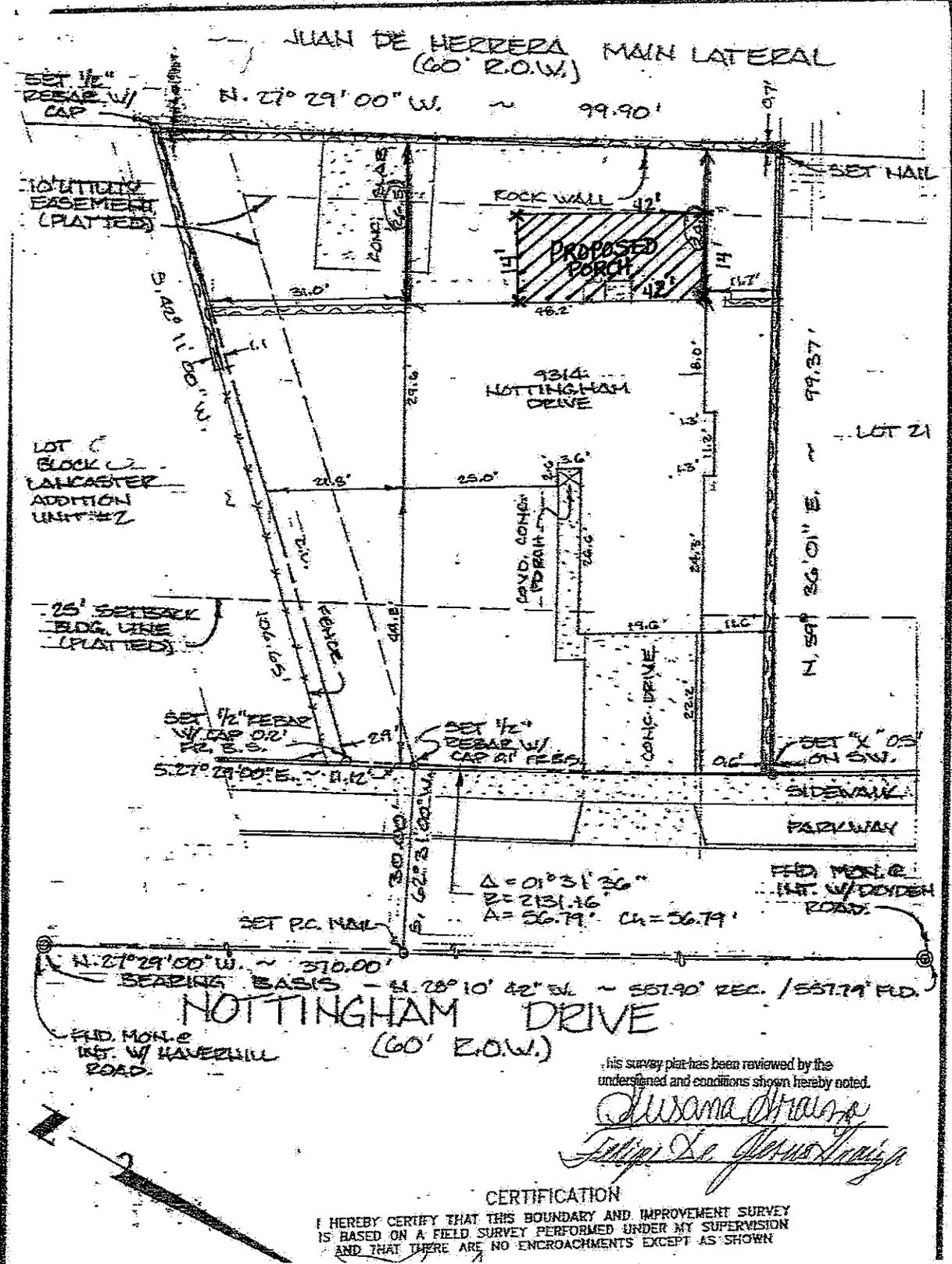
STAFF RECOMMENDATION

Staff recommends approval of the Special Exception as the application meets the requirements of Section 2.16.050 C of the El Paso Municipal Code.

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."



JUAN DE HERRERA MAIN LATERAL
(60' R.O.W.)

SET 1/2" FEEDBACK W/ CAP

N. 27° 29' 00" W. ~ 99.90'

10' UTILITY EASEMENT (PLATTED)

ROCK WALL 42'
PROPOSED PORCH 42' x 14'

9314 NOTTINGHAM DRIVE

LOT C BLOCK C LANCASTER ADDITION UNIT #2

25' SIDEWALK BLDG. LINE (PLATTED)

SET 1/2" FEEDBACK W/ CAP OR P.S.

SET 1/2" FEEDBACK W/ CAP OR P.S.

SET 4" DEEP CON. ON SW.

$\Delta = 01^{\circ} 31' 36''$
 $B = 2151.46$
 $A = 56.79' \quad C = 56.79'$

N. 27° 29' 00" W. ~ 370.00'

BEARING BASIS - N. 28° 10' 42" E. ~ 557.90' REC. / 557.79' FLD.

NOTTINGHAM DRIVE
(60' R.O.W.)

FLD. MON. E. INT. W/ HAVERHILL ROAD.

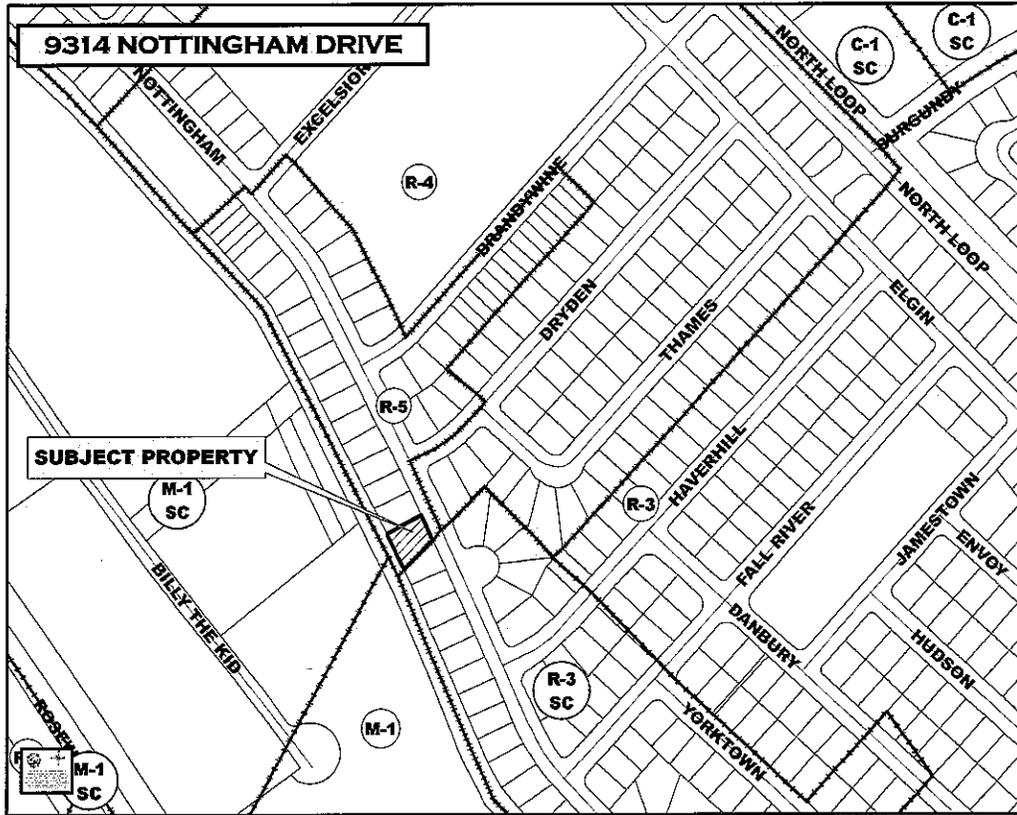
This survey plat has been reviewed by the undersigned and conditions shown hereby noted.

Luciana Alvarez
Julio De Jesus Alvarez

CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN

ZONING MAP



NOTIFICATION MAP

