PZBA11-00022 10913 Walden Pond Lane James E. Brown
Applicant requests a Special Exception under Section 2.16.050 M (Front Yard Setback) in an R-4 (Residential) zone.

The request is for an existing 8.1' by 10.5' two-story addition that encroaches 10 feet into the required front yard setback and is located to within 10 feet of the front property line.

The required front and rear yard setback cumulative total is 45 feet in the R-4 zone district.

BACKGROUND

The request is to legalize an existing front entry addition to an existing residential structure that encroaches into the required front yard setback. The applicant has submitted a site plan that shows a 10' front setback along Walden Pond Lane and a rear yard setback of 29.7'. The applicant has been requested to provide a revised site plan that indicates how the concrete flatwork and wall at the front property will be finished. He has also been requested to provide a new survey that shows the existing front steps at the sidewalk.

CALCULATIONS

Requested width of encroachment = 8.1'
1/3 average lot width = 20' (60' ÷ 3)
Required front yard setback = 15.3'
Requested front yard setback = 10'

STAFF RECOMMENDATION

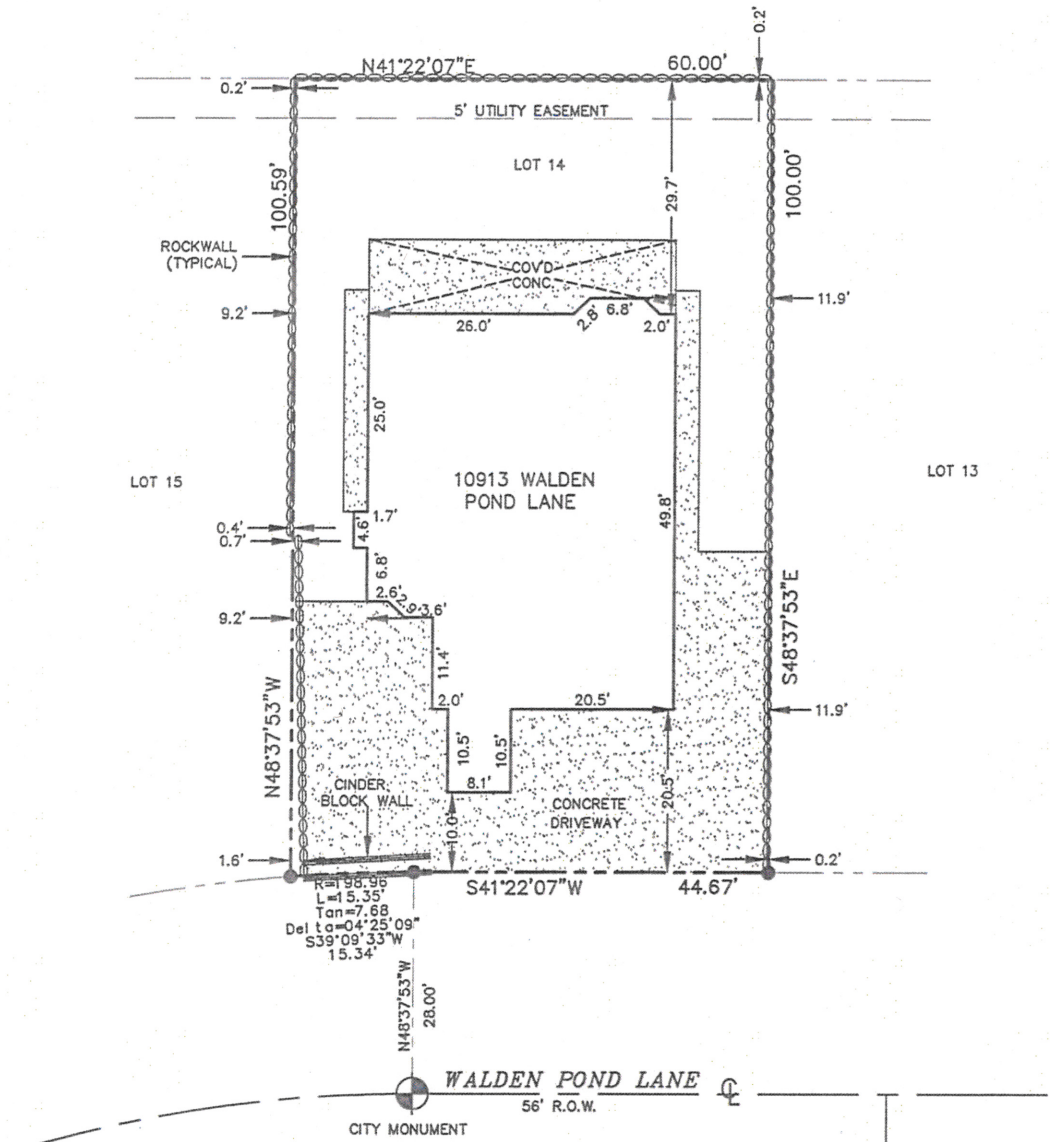
Staff recommendation is pending submittal and review of revised site plan and revised survey.

The Zoning Board of Adjustment is empowered under Section 2.16.050 M to:

"Permit an extension of a single-family residential structure into the required front yard, which shall be measured to the property line, provided, however, that:

1. The residential structure has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total length all extensions granted shall not project into the required front yard a depth in excess of ten feet; 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. A minimum of a ten foot front setback from the property line shall be maintained; and,
6. If the proposed modification is for an enclosed garage, a minimum twenty foot driveway shall be required; and,
7. Unless otherwise provided in this section, all remaining areas of the required front yard shall be permanent open space; and,
8. The extension shall not permit the creation of an additional dwelling unit."

ITEM #1



CAD CONSULTING CO.

SCALE 1"=20'

COPYRIGHT © 2011 CAD CONSULTING CO. ALL RIGHTS RESERVED

NOTE:
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

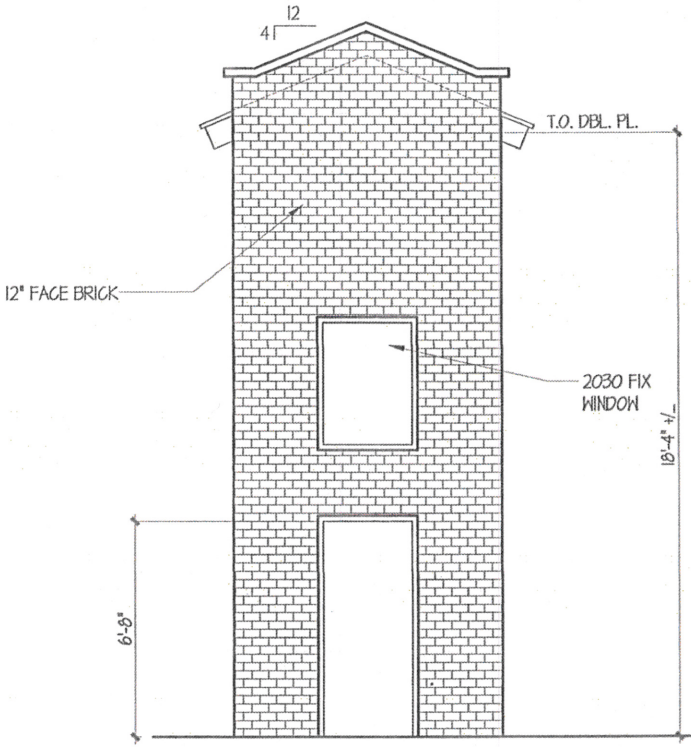
3950

CARLOS M. JIMENEZ
R.P.L.S. No. 3950

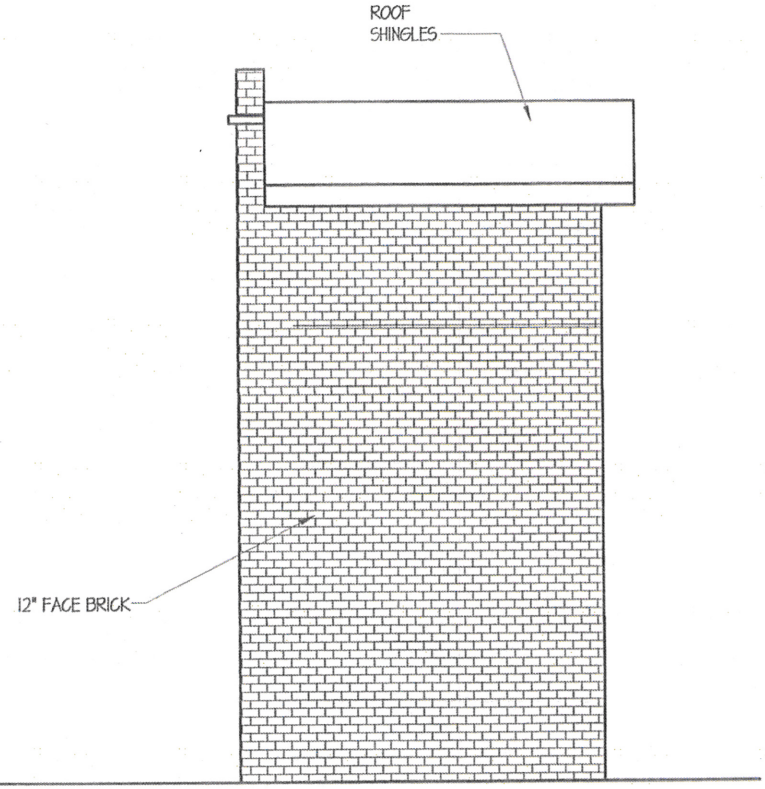
JOB # 11-	DATE: 05-20-11	FIELD: AR	OFFICE: SM	FILE: NET:\SABINO\2011\11-
LOCATED IN ZONE C	PANEL # 480214-0015-D		DATED 01-03-97	
RECORDED IN VOLUME 68	PAGE 44	, PLAT RECORDS,	EL PASO COUNTY, TX	

10913 WALDEN POND LANE
LOT 14, BLOCK 5
NORTHTOWNE VILLAGE UNIT TWO
CITY OF EL PASO, EL PASO COUNTY, TEXAS

CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422



FRONT ELEVATION
SCALE: ¼"= 1'-0"



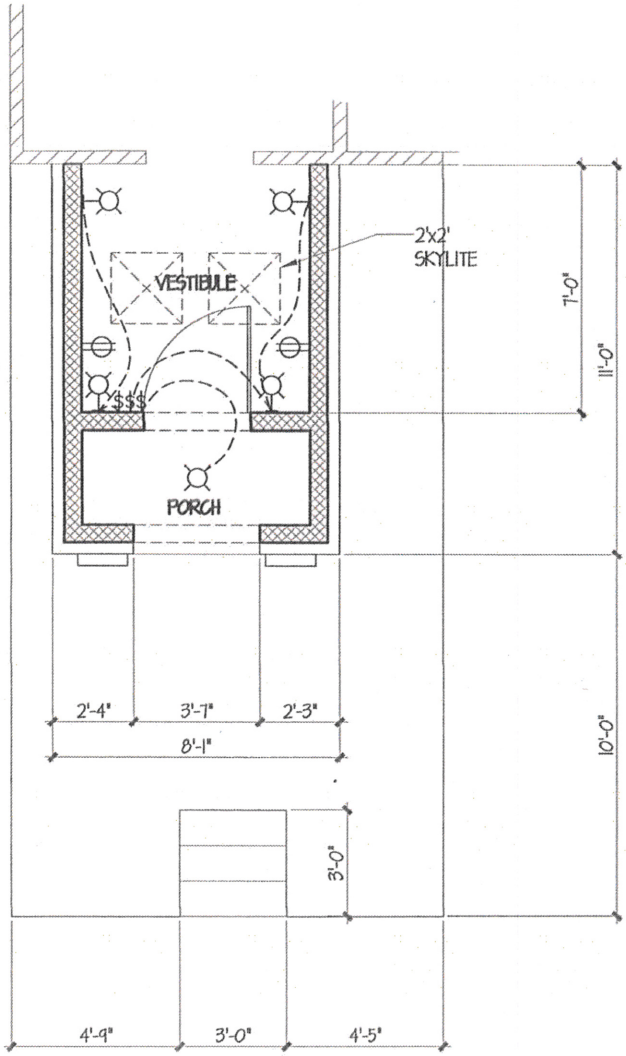
RIGHT ELEVATION
LEFT ELEVATION (OPP.)
SCALE: ¼"= 1'-0"

NEW PORCH / VESTIBULE FOR:
MR. BROWN RESIDENCE
10913 WALDEN POND LN.
EL PASO, TEXAS 79934

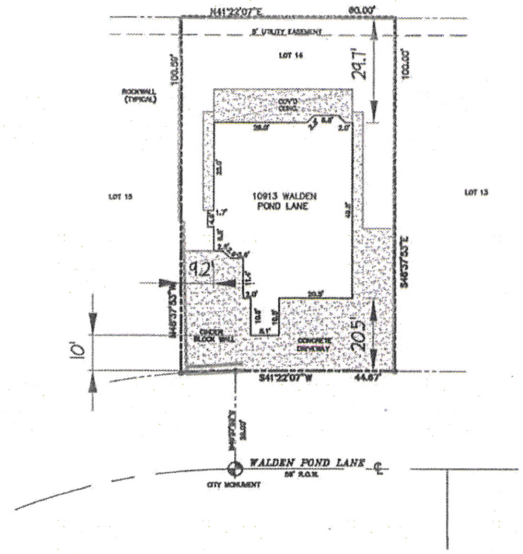
GAMA'S D.S. CORP.

SHEET TITLE:
EXT. ELEV
DRAWN BY:
GAMA
CHECKED BY:
GAMA
PROJECT No.
070211
DATE:
07/05/11
SHEET:
A1.2
PAGE:
OF:

These drawings and designs are the exclusive property of Gama's D. S. Corp. Any reproductions modifications disclosure and / or use of these plans or designs (or portion of them) without Gama's D. S. Corp. written consent is strictly prohibited.



PORCH
FLOOR PLAN
SCALE: 1/32"= 1'-0"



PLOT PLAN
SCALE: 1"=40'
NORTH

SUBDIVISION:	NORTHTOWNE VILLAGE UNIT TWO
BLOCK:	5
LOT:	14
ZONE:	R-
ADDRESS:	10913 WALDEN POND LANE
YEAR BUILT:	.

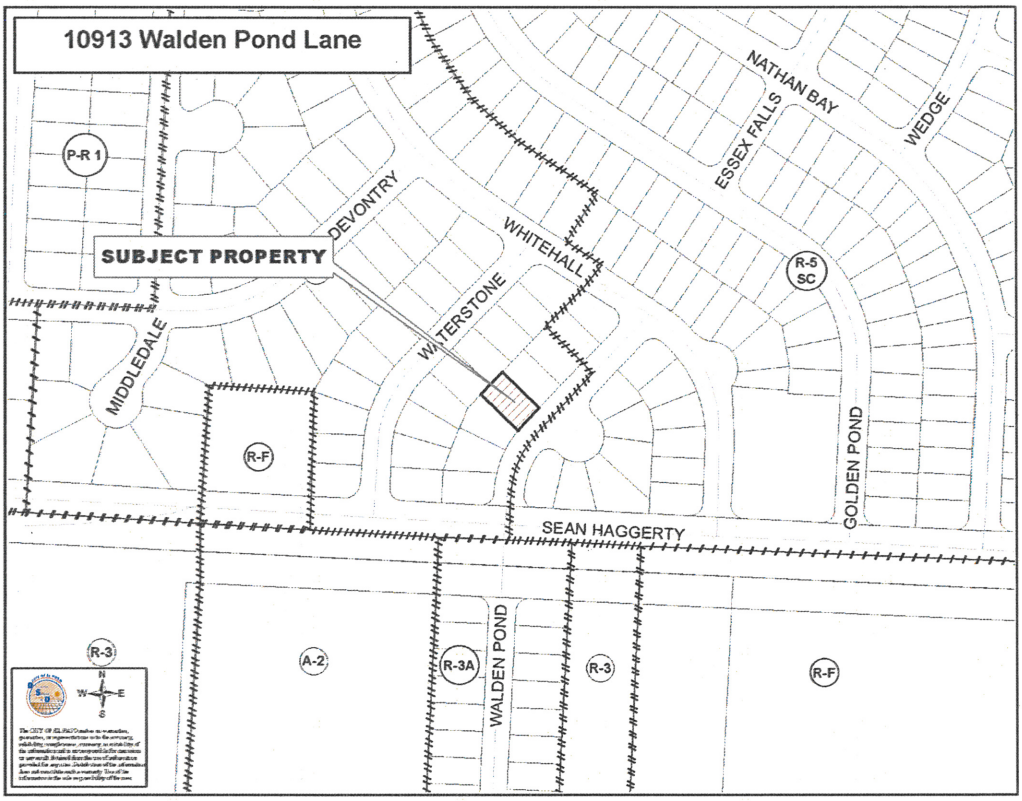
NEW PORCH / VESTIBULE FOR:
MR. BROWN RESIDENCE
10913 WALDEN POND LN.
EL PASO, TEXAS 79934

GAMA'S D.S. CORP.

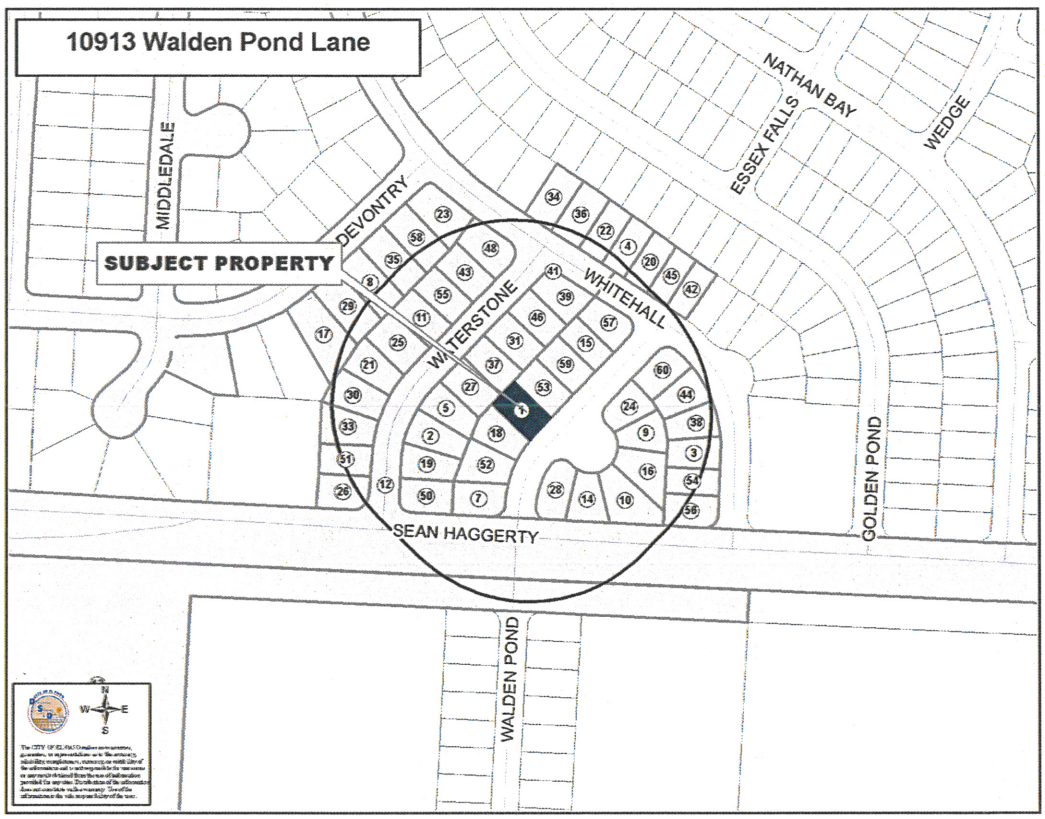
SHEET TITLE:
PLOT PLAN & FLOOR PLAN
DRAWN BY:
GAMA
CHECKED BY:
GAMA
PROJECT No.
070211
DATE:
07/05/11
SHEET:
A1.1
PAGE: .
OF: .

These drawings and designs are the exclusive property of Gama's D. S. Corp. Any reproductions modifications disclosure and / or use of these plans or designs (or portion of them) without Gama's D. S. Corp. written consent is strictly prohibited.

ZONING MAP



NOTIFICATION MAP



August 8, 2011