PZBA15-00022 3440 Scarlet Point Drive Adrian Parada
Applicant requests 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 216 sq. ft. addition, of which 145.2 sq. ft. would encroach to within 12'11" of the rear property line.

The required rear setback is 10 feet and the required front and rear yard setback cumulative total is 45 feet in the R-5 zone district.

BACKGROUND

The existing residence was constructed in 2009.

The Planning Division has not received any communications in support or opposition to the special exception request.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 244.85 sq. ft. (14.99' [45.45' average lot width ÷ 3] x 15' [3/5 of 25' required rear yard setback])
Requested area of encroachment in rear yard setback = 145.21 sq. ft. (12'1" x 12')
Required rear yard setback = 25'
Requested rear yard setback = 12'11"
Required front and rear yard setback total = 45'
Requested front and rear yard setback total = 32'1"

STAFF RECOMMENDATION

Staff recommends approval as the requested square footage encroachment (145.21 sq. ft.) is less than the maximum permitted (244.85 sq. ft.).

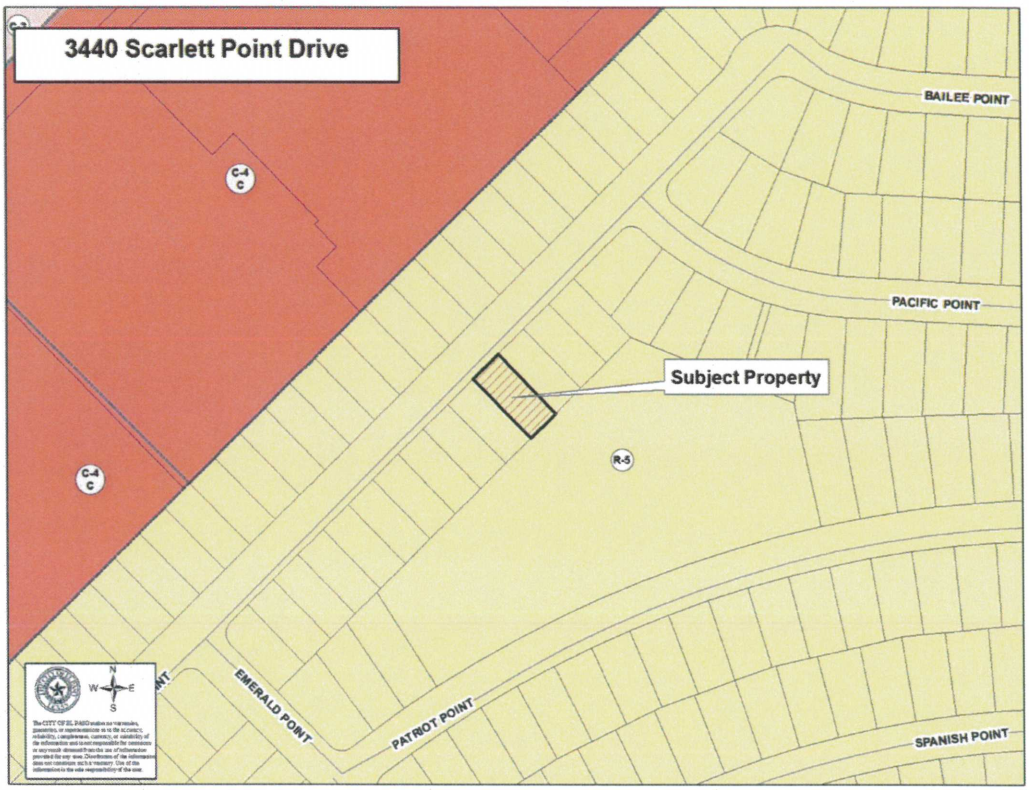
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

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

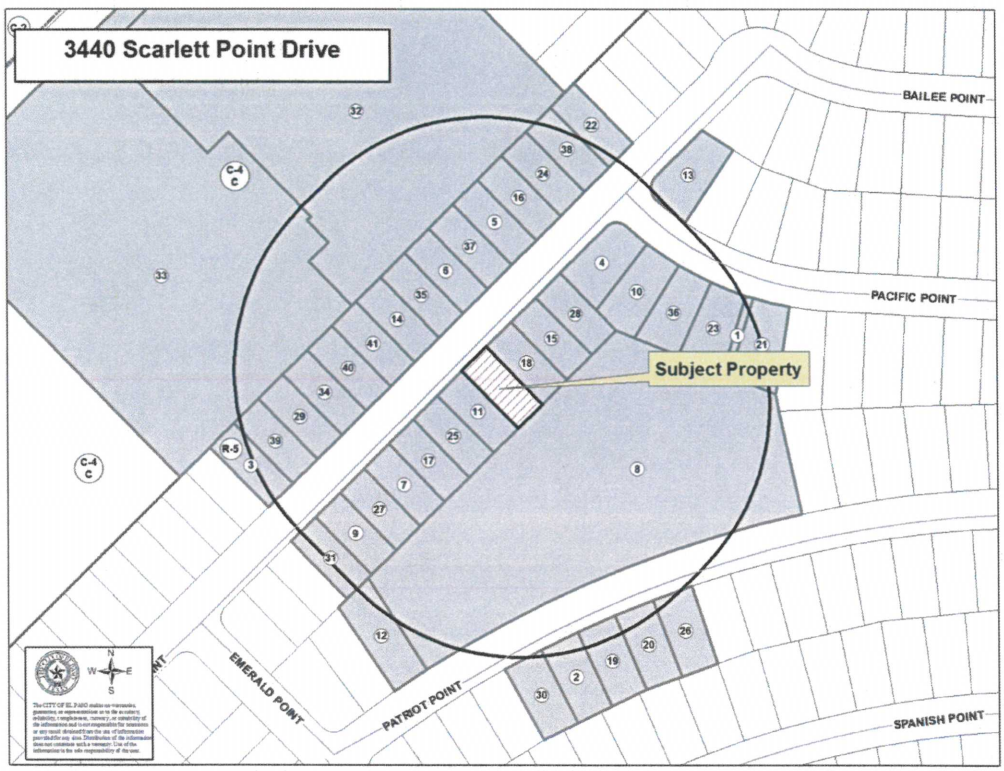
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."

ITEM #2

ZONING MAP



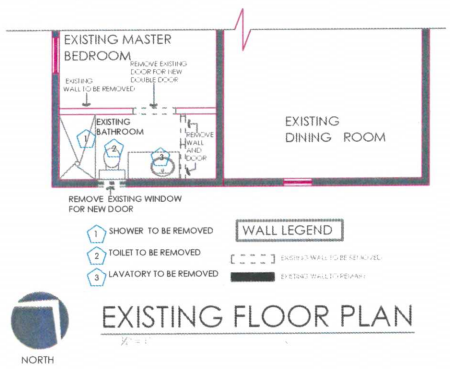
NOTIFICATION MAP



ITEM #2

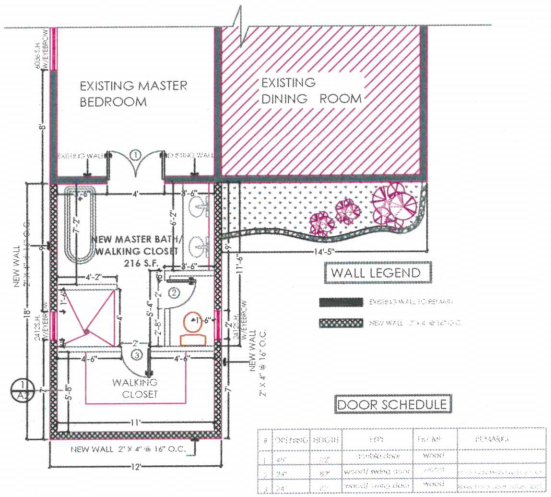
FLOOR / ELECTRIC PLAN

ADDITION - PROJECT



NORTH

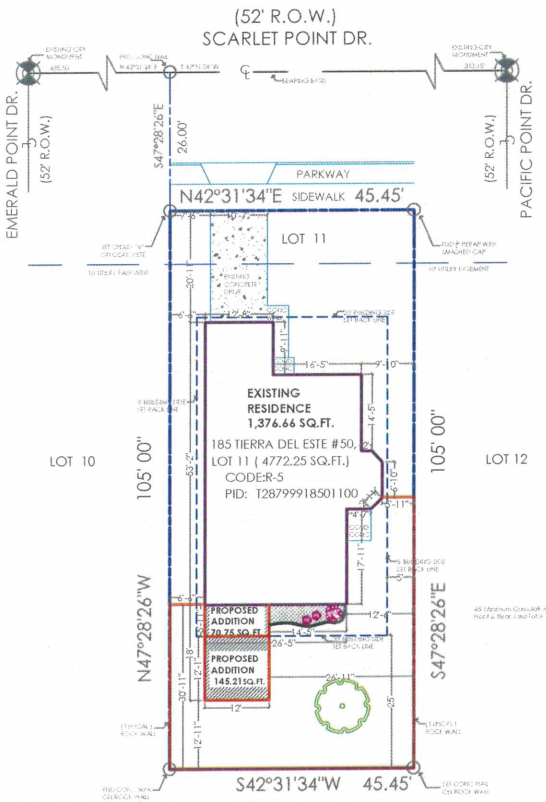
EXISTING FLOOR PLAN



#	OPENING HEIGHT	SIZE	TYPE	REMARKS
1	6'-8"	3'-0"	SWING DOOR	WOOD
2	6'-8"	2'-6"	WOOD SWING DOOR	WOOD
3	6'-8"	2'-6"	WOOD SWING DOOR	WOOD

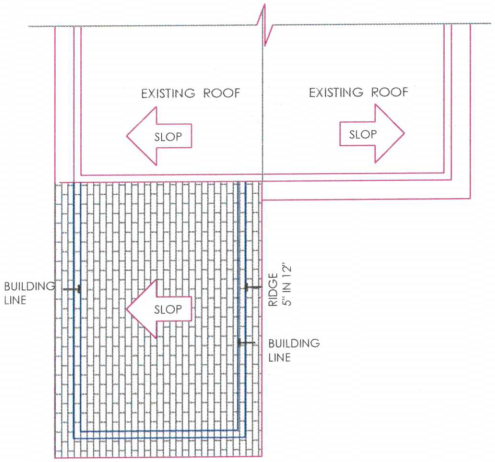
NORTH

FLOOR PLAN



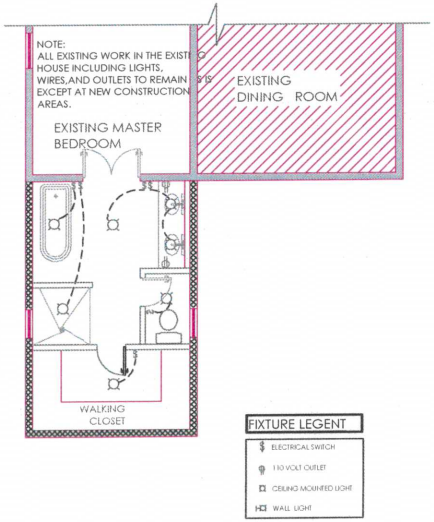
NORTH

SITE PLAN



NORTH

ROOF PLAN



NORTH

ELECTRIC PLAN

REVISIONS:

ARCHITECT: neo_concept
DRAWING BY: Vanessa Duran
OWNER: FUENCO CONSTRUCTION
PROJECT #: R 0629-1
DATE: 07 / 24 / 2015
FILE: AMANDAADDITION.DWG

PROJECT: HOME-ADDITION

3440 SCARLET POINT DR., EL PASO,TX 79938

(915) 241-6773
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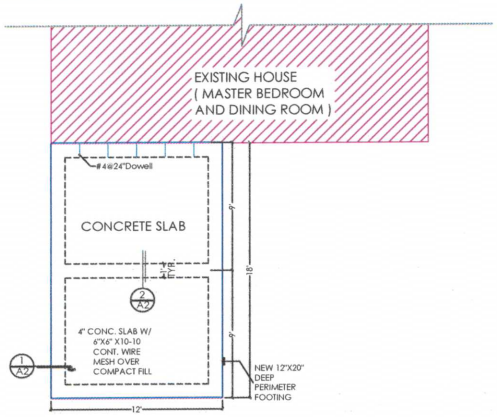
A 1

NEO CONCEPTS

FRAMING / ELEVATIONS

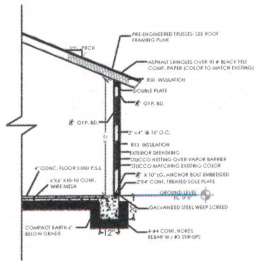
ADDITION - PROJECT



NORTH

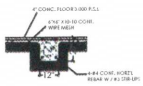
FOUNDATION PLAN

1/4" = 1'



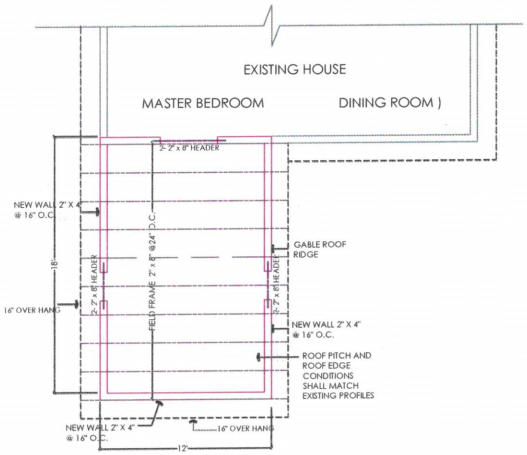
1 WALL SECTION

1/4" = 1'



2 FOOTING DETAIL

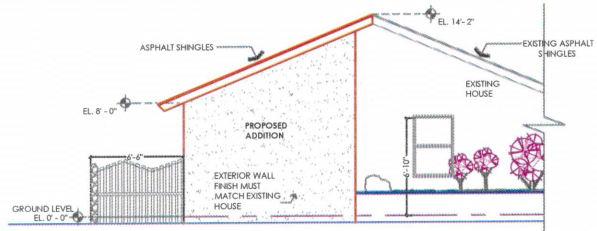
1/4" = 1'



NORTH

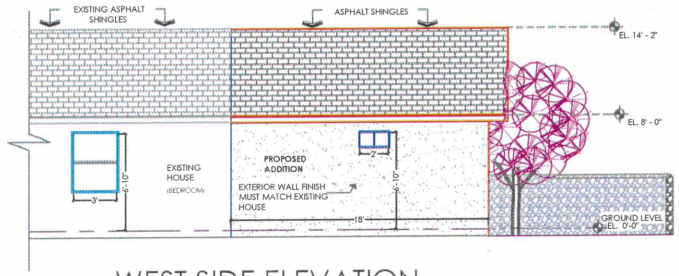
ROOF FRAMING PLAN

1/4" = 1'



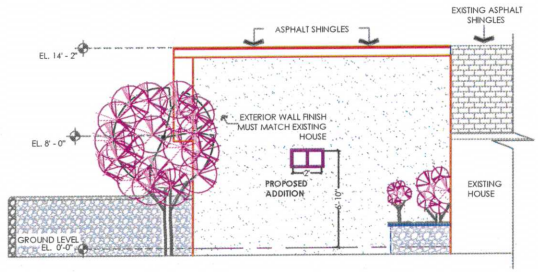
SOUTH SIDE ELEVATION

1/4" = 1'



WEST SIDE ELEVATION

1/4" = 1'



EAST SIDE ELEVATION

1/4" = 1'

REVISIONS:

ARCHITECT:
neo_concept

DRAWING BY:
Vanessa Duran

OWNER:
FUENCO CONSTRUCTION

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A 2

NEO CONCEPTS