

**PZBA14-00022 950 W. Sunset Drive (Road) Ameen F. & Rose M. Ayoub
Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in a
R-1 (Residential) zone.**

This would allow an existing 45.3' by 8' portion of the house (362.40 sq. ft.) and a new 25' by 11' (275 sq. ft.) addition which is proposed to be located to within 10 feet of the rear property line.

The required front and rear yard cumulative setback total in the R-1 zone district is 100 feet.

BACKGROUND

The applicants requested a building permit for the addition of a closet, and it was noted at plan review that a portion of the existing house plus the proposed addition encroach in the required rear yard setback. The applicant is requesting the special exception for the new addition and to legalize the existing encroachment. A site visit shows that the main entry to the house is on the side street, Portsmouth.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 940.32 sq. ft. (52.24' [156.71' average lot width ÷ 3] x 18' [3/5 of 30'])

Requested area of encroachment in rear yard = 637.40 sq. ft. (45.3' x 8' = 362.40 sq. ft. + 25' x 11' = 275 sq. ft.)

Required cumulative front and rear yard setback = 100'

Required minimum setback, either front or rear = 30'

Requested front and rear yard setback total = 93.3'

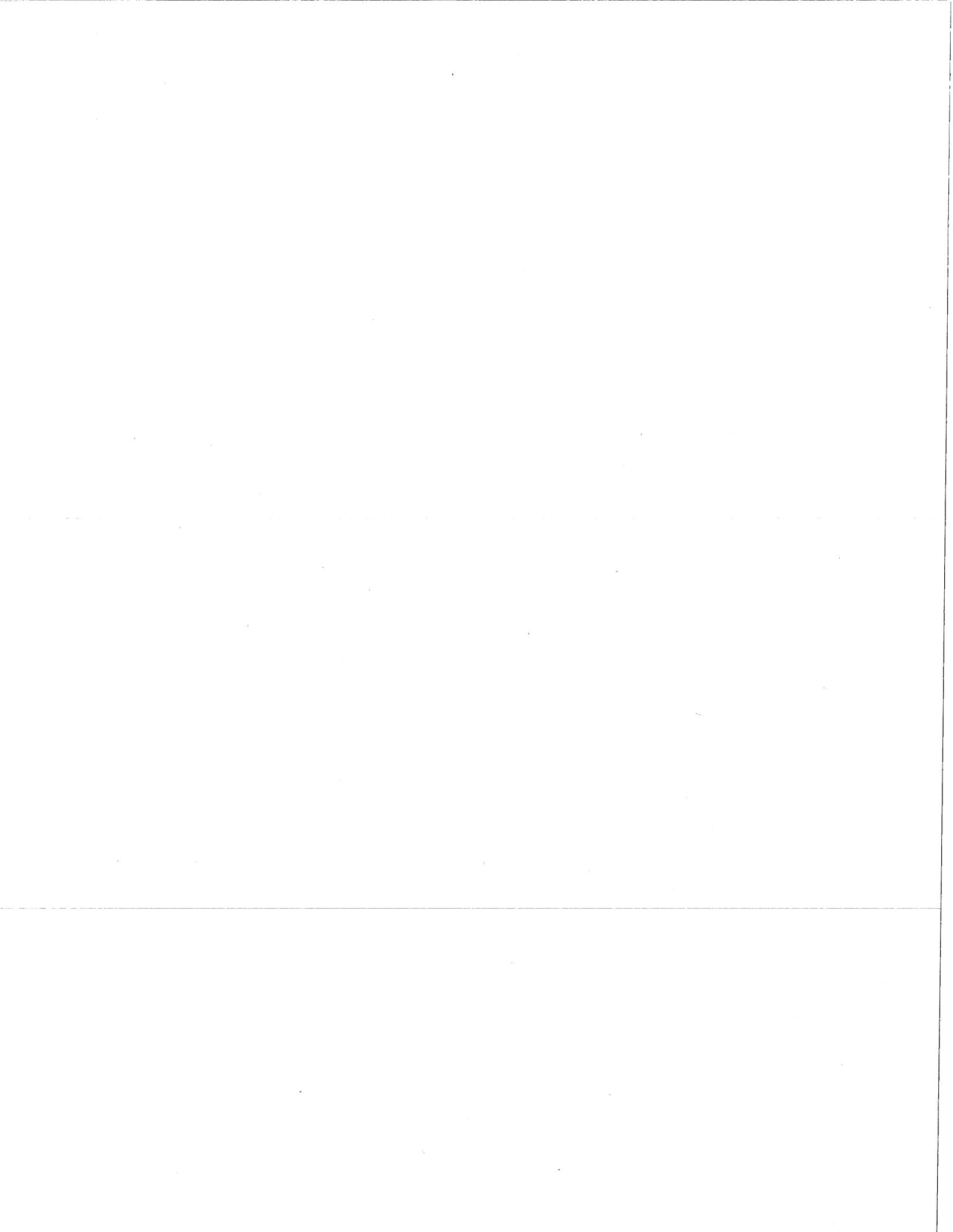
STAFF RECOMMENDATION.

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:

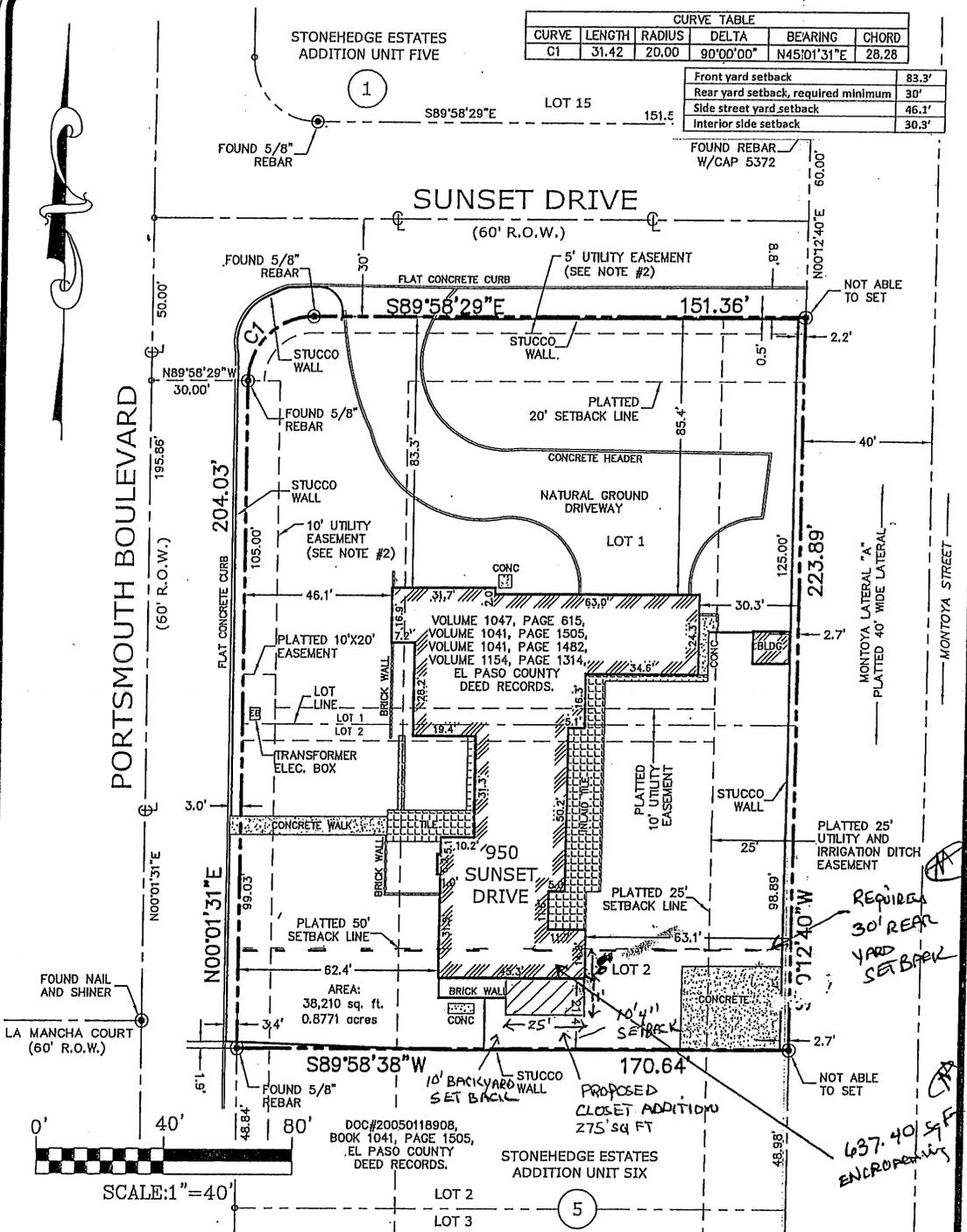
“Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

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.”



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.42	20.00	90°00'00"	N45°01'31"E	28.28

Front yard setback	83.3'
Rear yard setback, required minimum	30'
Side street yard setback	46.1'
Interior side setback	30.3'



NOTE:
 1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 2. EASEMENTS AS CALLED FOR ON THE REFERENCED TITLE COMMITMENT: EASEMENT TO EL PASO ELECTRIC COMPANY IN VOLUME 562, PAGE 1307 (5' EASEMENT AS SHOWN HEREON), AMENDED IN VOLUME 1250, PAGE 1433 (THIS DOCUMENT IS NOT AN AMENDMENT OF EASEMENT), AND IN VOLUME 570 (1570 COMMITMENT), PAGE 1660, E.P.CO.D.R. (10' EASEMENT AS SHOWN HEREON)

CERTIFICATION
 I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS

[Signature]
 JOHN A. EBY, R.P.L.S. TX-5372, NM-17779

REVISED 06/02/2014



LOTS 1 AND 2, SAVE AND EXCEPT A PORTION THEREOF, BLOCK 5, STONEHEDGE ESTATES ADDITION UNIT SIX, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

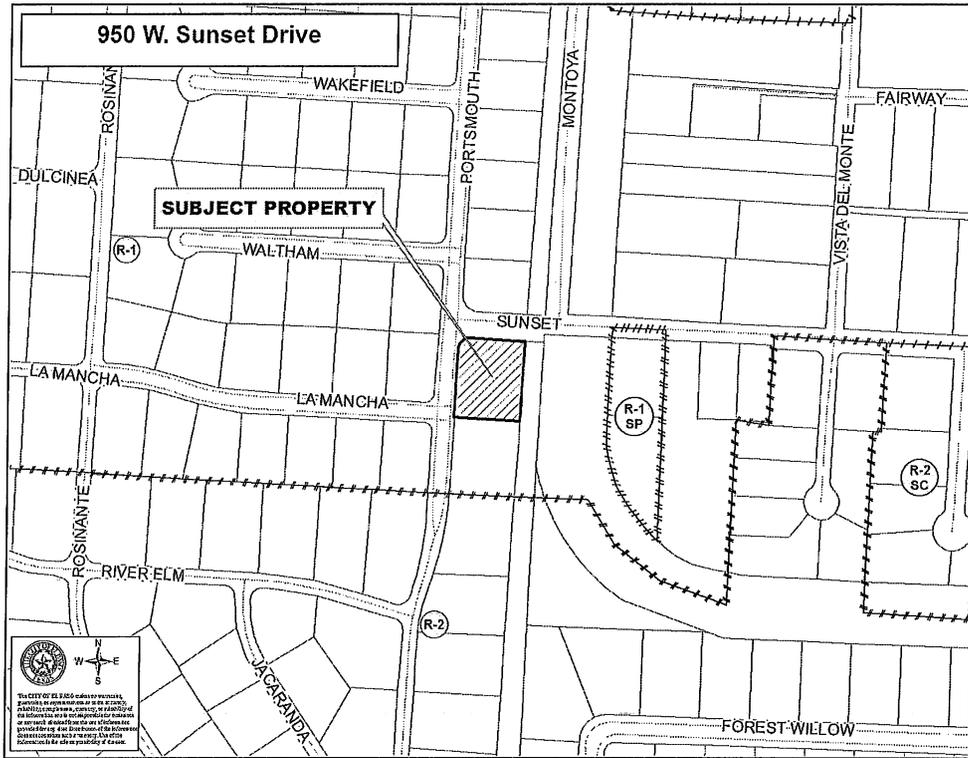
PLAT RECORD:
 VOLUME: 44
 PAGE: 6

TITLE CO: STEWART TITLE FILE#: 01004-5153 DATED: 05/21/2014
 FIRM ZONE: AH & B PANEL#: 480214-0026 D DATED: 01/03/1997
 DATE OF SURVEY: 05/27/2014 OFFICE: LM FIELD: JAE, AG, JC

PASO DEL NORTE SURVEYING INC. PH. 915-241-1841
 13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925
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TBPLS FIRM #10001200

ZONING MAP



NOTIFICATION MAP

