PZBA14-00026 11317 Menlo Avenue Armando Rueda
Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in a R-3 (Residential) zone.

This would allow a new 19' by 15' addition (285 sq. ft.) which is proposed to encroach in the required rear yard setback and to be located to within 10 feet of the rear property line.

The required front and rear yard cumulative setback total in the R-3 zone district is 50 feet.

BACKGROUND
The applicant is requesting the special exception for a bedroom and bath addition which is proposed to encroach in the required rear yard setback.

CALCULATIONS
Permitted area of encroachment in required rear yard setback = 410 sq. ft. (27.33' [82' average lot width ÷ 3] x 15' [3/5 of 25'])
Requested area of encroachment in rear yard = 285 sq. ft. (19' x 15')
Required cumulative front and rear yard setback = 50'
Requested front and rear yard setback total = 35'

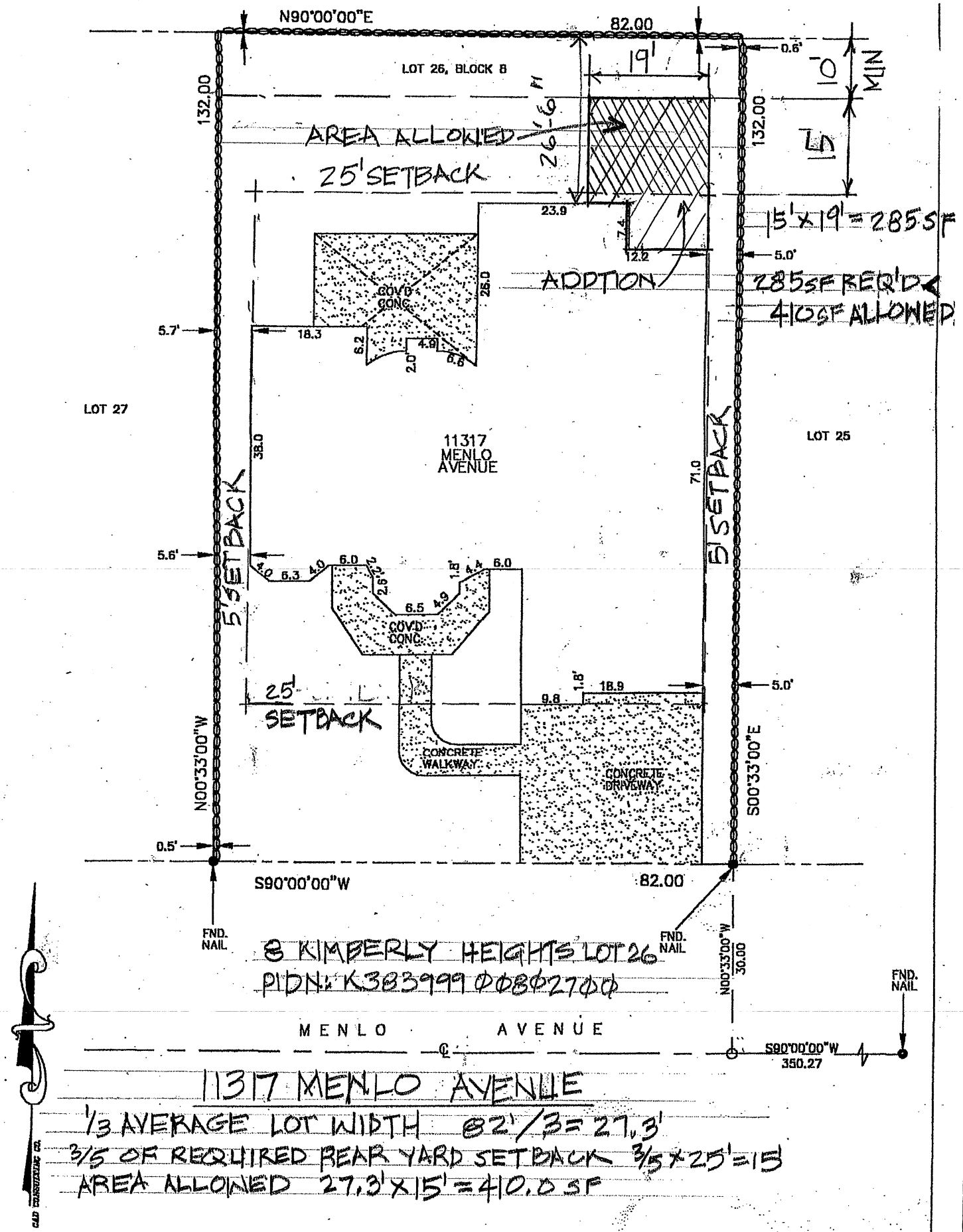
STAFF RECOMMENDATION.
Staff recommends approval of the request as it meets the requirements of the Special Exception C.

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."

ITEM #6



SCALE 1"=20'

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29 JUL 14

CERTIFICATION

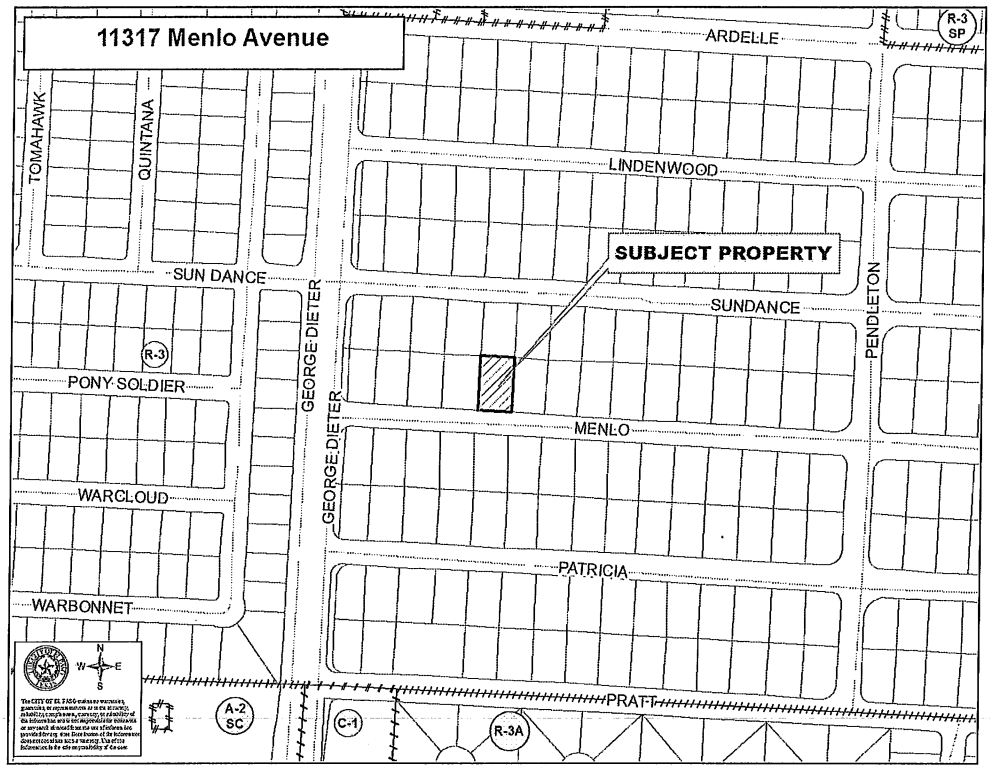
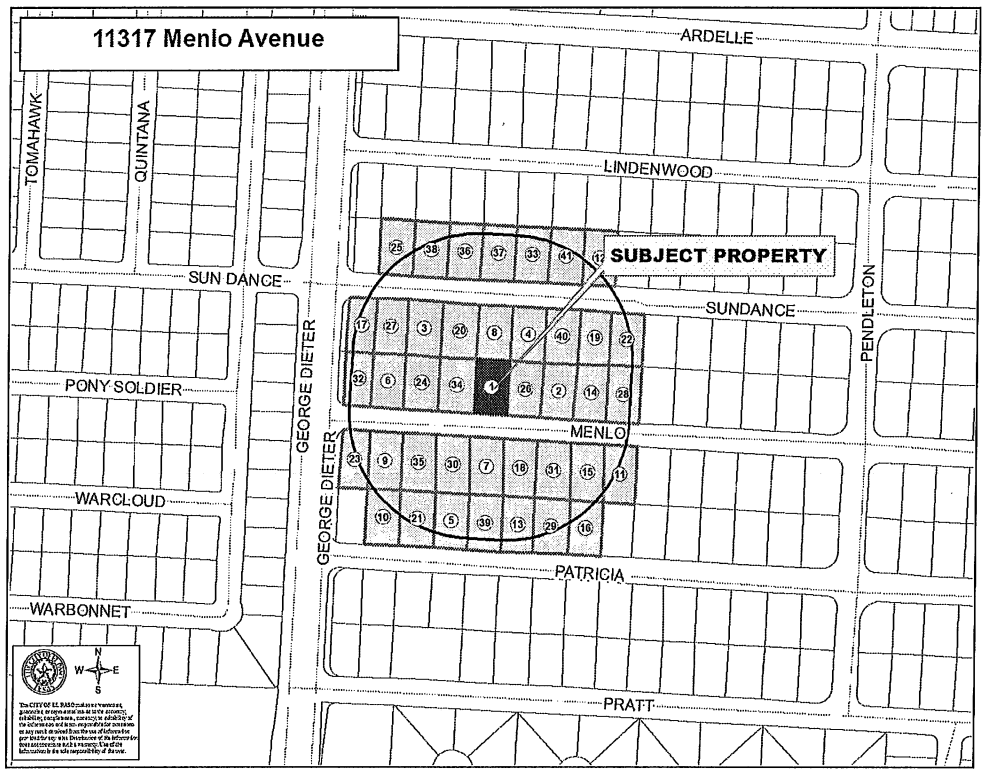
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE

JOB # 240548 DATE: 03-12-04 FIELD: MS OFFICE: AG FILE: NET:\ALBERTO\2004\240548

LOCATED IN ZONE C PANEL # 480214-0043-B DATED 10-15-82

RECORDED IN VOLUME 12 PAGE 55 , PLAT RECORDS, EL PASO COUNTY, TX

ZONING MAP



NOTIFICATION MAP