

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-4 (Residential) zone.

This would permit the construction of an addition to be created from enclosing a rear patio, of which 270 sq. ft. would encroach to within 12'4" 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-4 zone district.

BACKGROUND

The existing residence was constructed in 1988.

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 = 432 sq. ft. (28.8' [87.5' average lot width ÷ 3] x 15' [3/5 of 25' required rear yard setback])

Requested area of encroachment in rear yard setback = 270 sq. ft. (21'4" x 12'8")

Required rear yard setback = 25'

Requested rear yard setback = 12'4"

Required front and rear yard setback total = 45'

Requested front and rear yard setback total = 32'4"

STAFF RECOMMENDATION

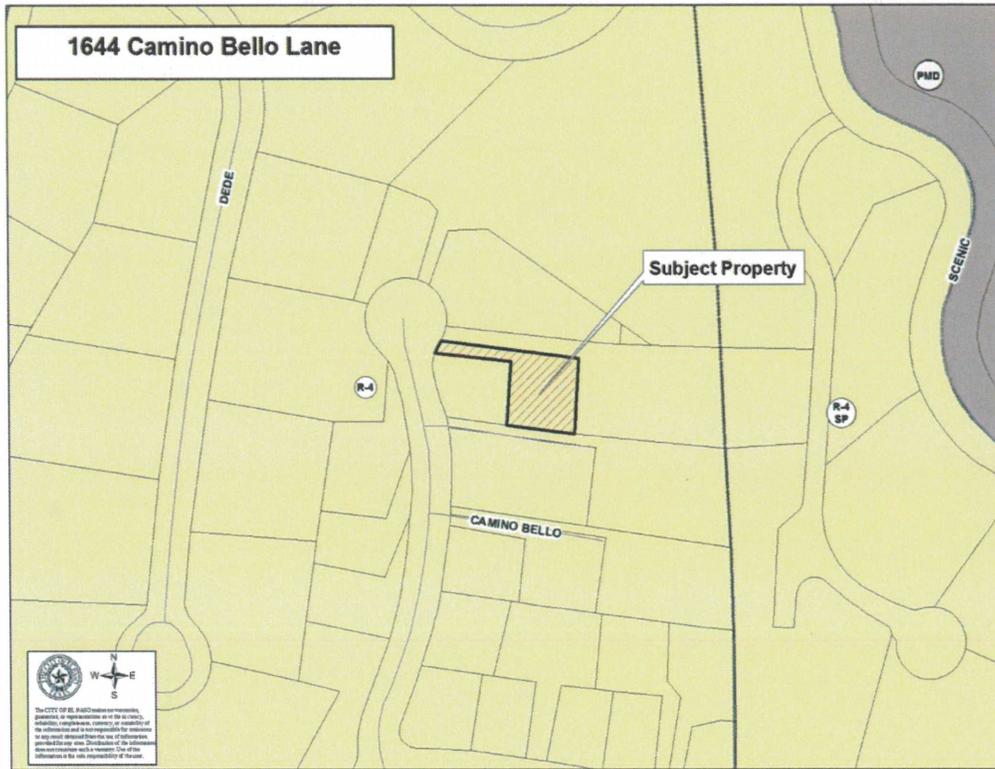
Staff recommends approval as the requested square footage encroachment (270 sq. ft.) is less than the maximum permitted (432 sq. ft.).

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

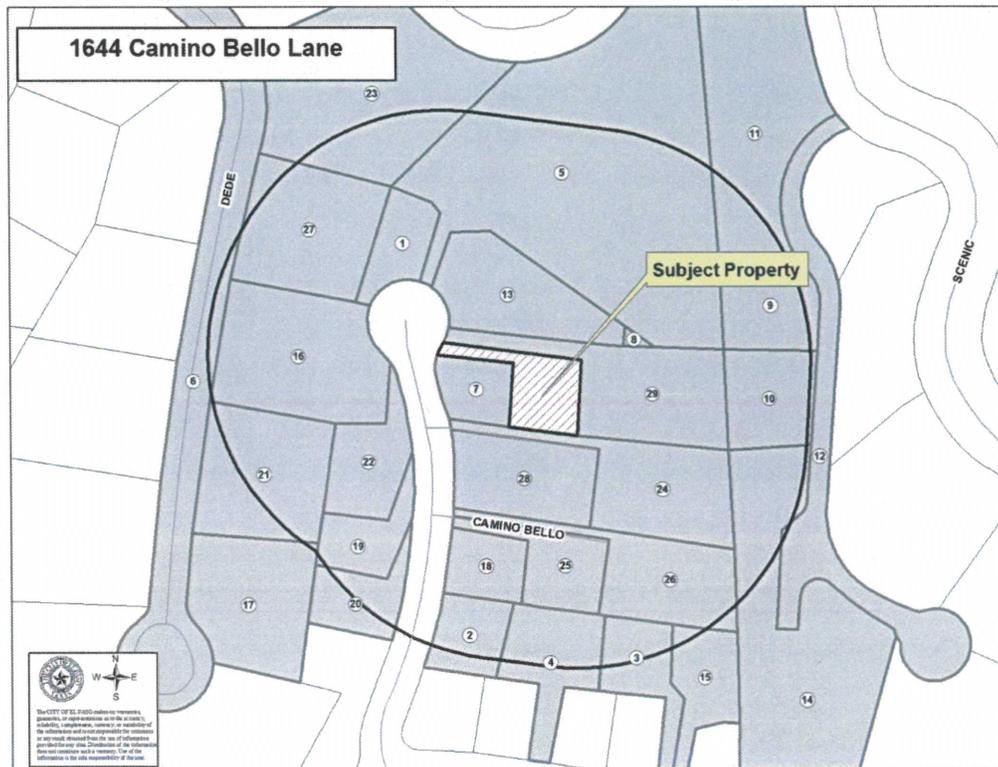
"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

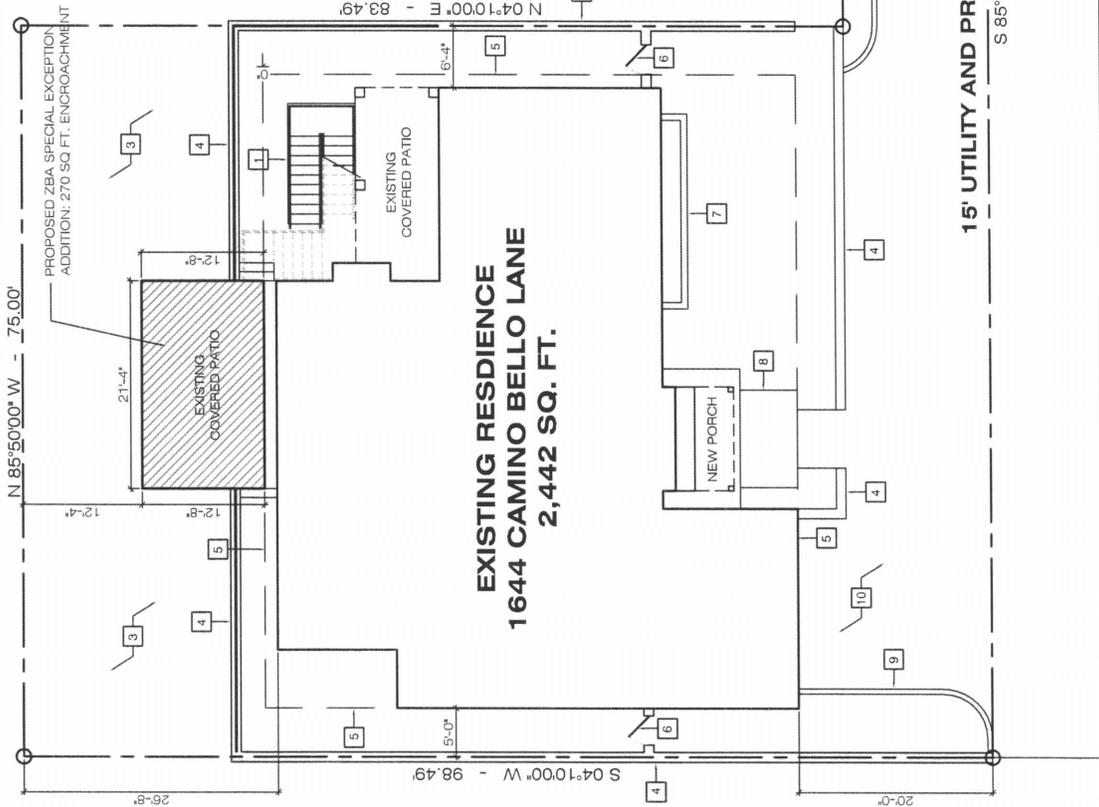
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear 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."

ZONING MAP



NOTIFICATION MAP





KEY NOTES

- 1 NEW STEEL STAIRS WITH DECORATIVE RAILING. (REFER TO EXTERIOR ELEVATIONS)
- 2 NEW STEEL COLUMN FOR SHADE SAIL SUPPORT - TYP. OF 5. (REFER TO STRUCTURAL)
- 3 EXISTING RIP RAP
- 4 EXISTING ROCKWALL (2'-4" TALL, 1'-8" A.F.F., 8" B.F.F.)
- 5 SET BACKS
- 6 EXISTING WROUGHT IRON GATE
- 7 EXISTING PLANTER
- 8 EXISTING CONCRETE WALKWAY
- 9 EXISTING CONCRETE CURB
- 10 EXISTING CONCRETE DRIVEWAY
- 11 EXISTING CONCRETE APRON

LEGAL DESCRIPTION
 LOT 8, BLOCK 1,
 CLAUJESSEN CANYON
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 AREA 0.20 ACRES

15' UTILITY AND PRIVATE DRAINAGE EASEMENT

CAMINO BELLO LANE

N SITE PLAN

N.T.S.