

Applicant 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 a 400 sq. ft. addition, of which 273.4 sq. ft. would encroach to within 11'4" 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-5 zone district.

BACKGROUND

The existing residence was constructed in 2003.

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 = 358.35 sq. ft. (23.89' [71.67' average lot width ÷ 3] x 15' [3/5 of 25' required rear yard setback])

Requested area of encroachment in rear yard setback = 273.4 sq. ft. (13'8" x 20')

Required rear yard setback = 25'

Requested rear yard setback = 11'4"

Required front and rear yard setback total = 45'

Requested front and rear yard setback total = 31'9"

STAFF RECOMMENDATION

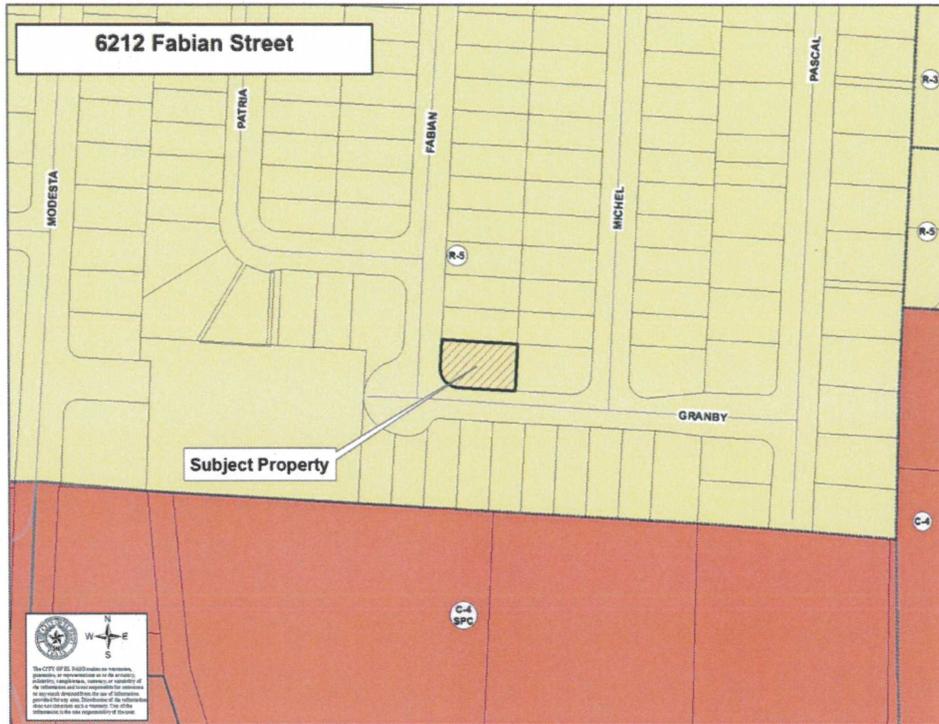
Staff recommends approval as the requested square footage encroachment (273.4 sq. ft.) is less than the maximum permitted (358.35 sq. ft.).

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

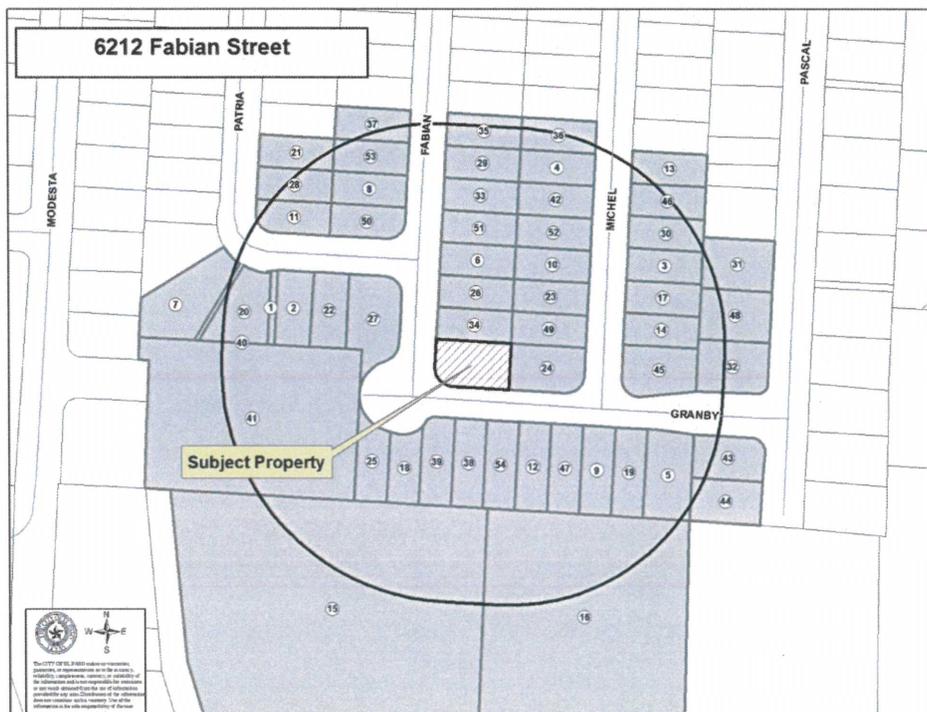
"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

6. The residence has been in existence with a valid certificate of occupancy for one continuous year;
7. 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;
8. A minimum ten-foot rear yard setback shall be required;
9. The minimum side and side street yard setbacks shall not be reduced; and
10. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."

ZONING MAP



NOTIFICATION MAP

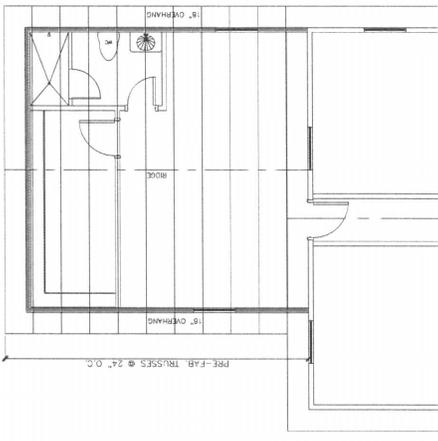


LEGAL DESCRIPTION:
 LOT: 17 BLOCK: 8
 BORDERLAND HEIGHTS, UNIT FOUR
 EL PASO COUNTY, TEXAS

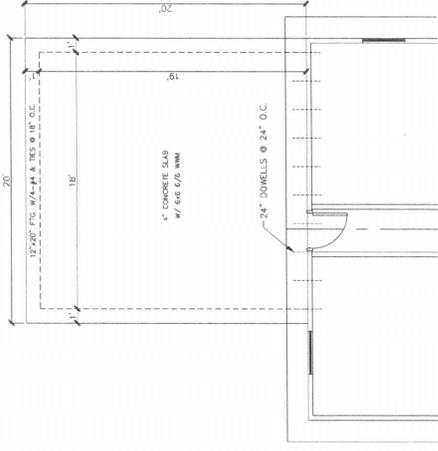
6212 FABIAN STREET
 EL PASO, TEXAS
 NEW ADDITION TO BE BUILT FOR:
MR. & MRS. CONTRERAS

Revisions

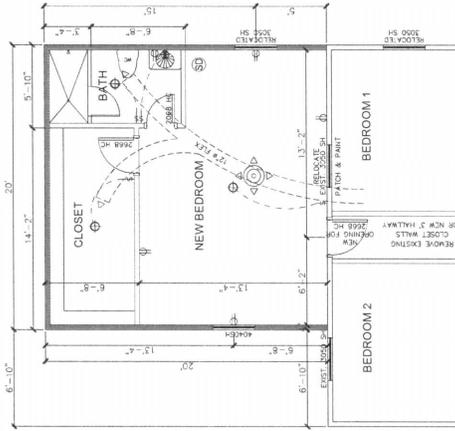
Date: 04/11/2015
 Scale: As Noted
 Project No.: 20150722-19
 Sheet No.: A.01
 1 of 1



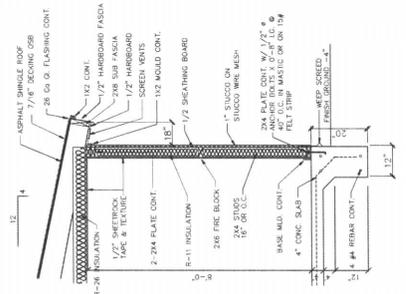
ROOF FRAMING PLAN: SCALE 1/4"=1'-0"



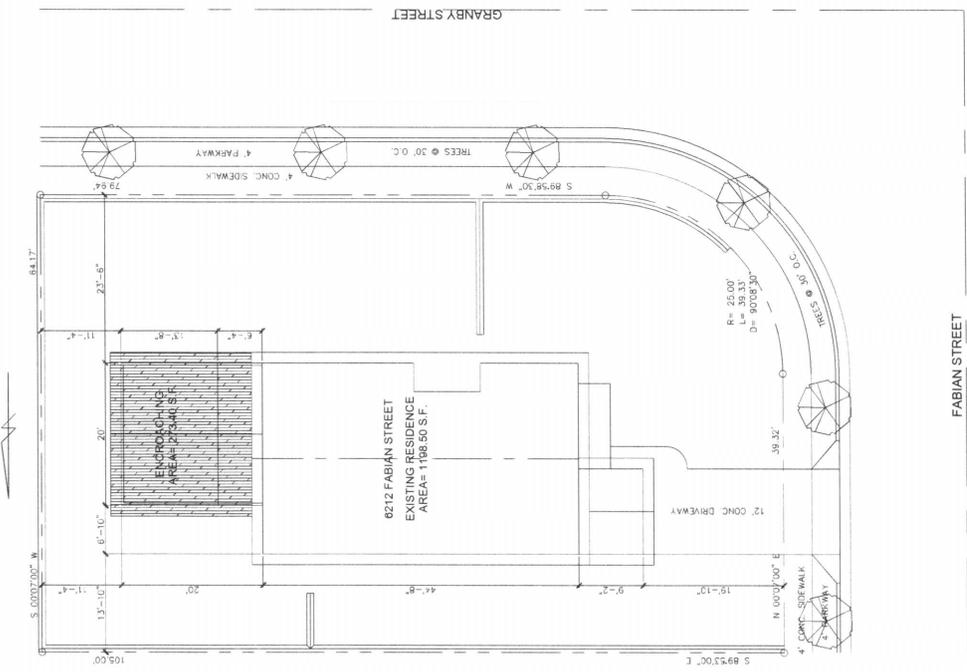
FOUNDATION PLAN: SCALE 1/4"=1'-0"



FLOOR PLAN: SCALE 1/4"=1'-0"



TYPICAL STUCCO WALL: SCALE 1/2"=1'-0"



SITE PLAN: SCALE 1/8"=1'-0"