

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3A (Residential) zone.

This would allow the addition of a 46' by 24' porch of which a 46' by 11'4" portion is proposed to be located to within 14'5" of the rear property line.

The required front and rear yard cumulative setback total is 45 feet in the R-3A zone district.

BACKGROUND

The applicant is requesting an open porch, larger than permitted by the Zoning Code, to cover his new swimming pool.

CALCULATIONS

Permitted area of encroachment in required rear yard = 587 sq. ft. (37.81' [113.43' lot width ÷3] x 15.54' [3/5 of 25.9'])

Requested area of encroachment = 524 sq. ft. (46' x 11.33')

Required rear yard setback = 25.9'

Requested rear yard setback = 14'

STAFF RECOMMENDATION

Staff recommendation is for 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.”

PATIO 46' 0"
 X 11' 4"
 ENCROACHING 524' 59 FT

ZONING
 45' R-3A
 COMBINE
 FRONT 19.1'
 BACK 14.5'
 33.6'
 = 45.0'
 = 11.4'

LOT 1, BLOCK 7,
 FRANKLIN HILLS UNIT 2
 PLAT RECORDS,
 EL PASO COUNTY TEXAS
 INST NO. 20080095337

**NEW
 ADDITION**



CITY
 MONUMENT

FRANKLIN TRIAL DR.

FOUND NAIL
 N76°53'07"E
 0.38'

N38 08'51"E 51.75'

CITY
 MONUMENT

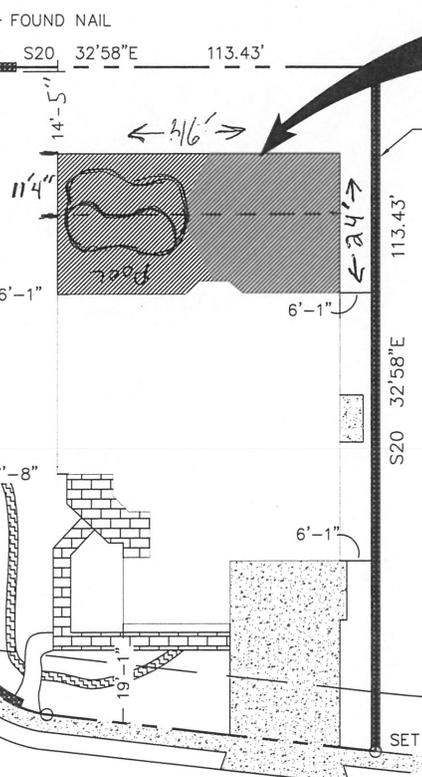
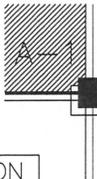
6353
 FRANKLIN SUMMIT DR.

(52' R.O.W.)

SITE PLAN

SCALE: 1"=20'-0"

LEGAL DESCRIPTION
 LOT # 2 , BLOCK 7
 FRANKLIN HILLS UNIT TWO
 CITY OF EL PASO
 EL PASO COUNTY, TEXAS.
 AREA 0.19 ACRES ±



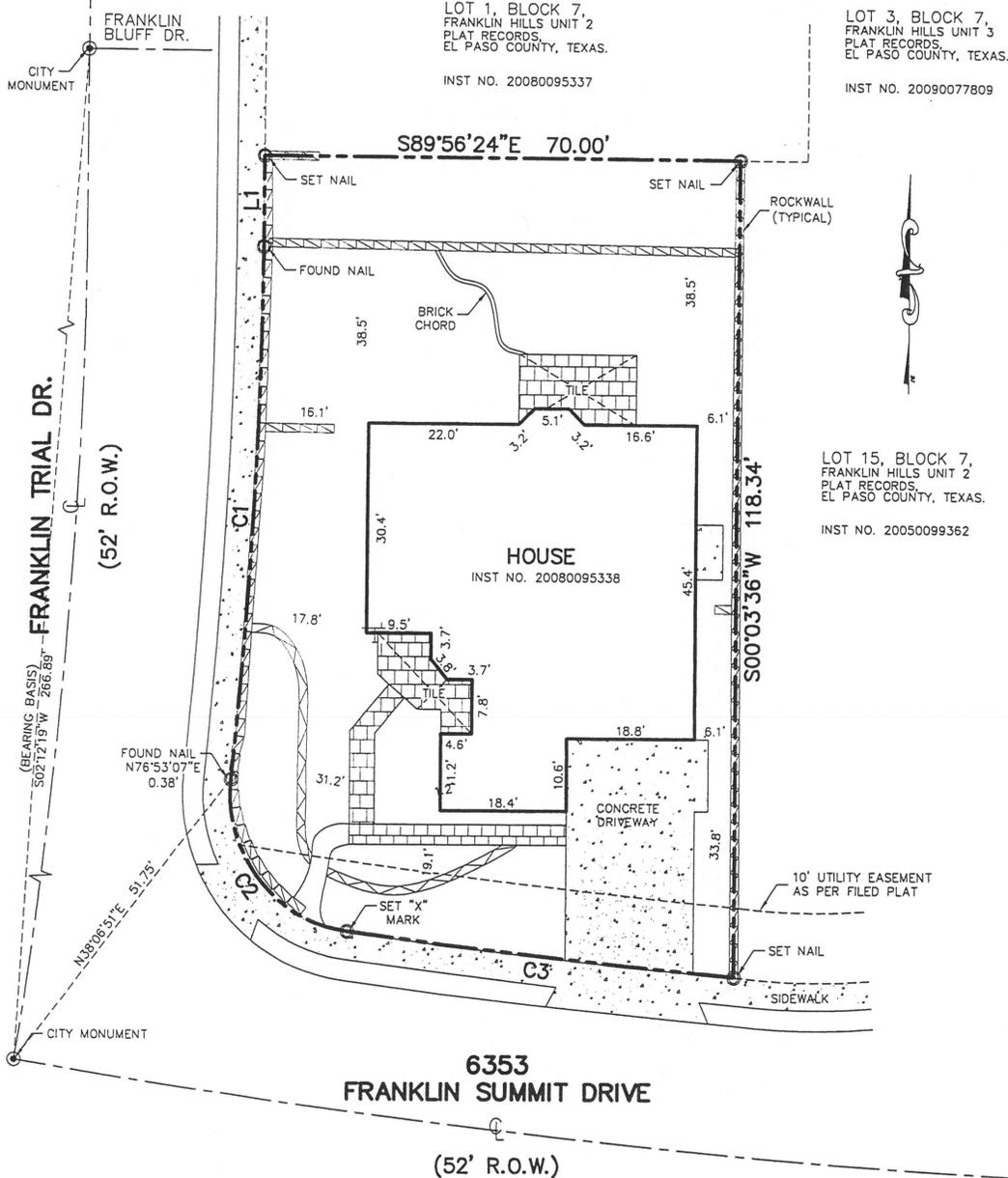
ROCK WALL
 TYPICAL

LOT 15, BLOCK 7,
 FRANKLIN HILLS UNIT 2
 PLAT RECORDS,
 EL PASO COUNTY TEXAS
 INST NO. 20050099362

10' UTILITY EASMENT
 AS PER FILED PLAT

SET NAIL

	Project: NEW ADDITION MR. & MRS. TARANGO RESIDENCE	SHEET TITLE SITEPLAN DETAILS	REVISIONS Δ REV. Δ REV. Δ REV.	Drawn By: ALCAMPOS Date: 02/17/12	Sheet Scale: GRAPHICAL Project No: #PROJNO CAC File: #100000-DR
	415 W Ethel Rd., El Paso, Texas, 79932 Ph: (915) 247-9096 - E-Mail: ajr@art22003@yahoo.com	6353 FRANKLIN SUMMIT DR. EL PASO, TX.			



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°03'36"E	13.20'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	77.02'	722.00'	38.54'	6°06'42"	N03°06'58"E	76.98'
C2	30.88'	20.00'	19.47'	88°27'48"	N38°03'35"W	27.90'
C3	57.23'	1252.00'	28.62'	2°37'09"	N83°36'04"W	57.23'

NOTE:

- SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "A2", PER F.I.R.M. PANEL NUMBER 22E, LAST REVISION DATE 1-3-97. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
- BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR FRANKLIN HILLS UNIT TWO.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. (NOT SHOWN).
- THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
- TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, GF OR FILE NO. 222380, DATED 3-21-12, BORROWER: ROBERTO TARANGO.

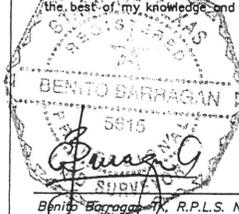
B Barragan & Associates Inc.

LAND PLANNING & SURVEYING
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

LOT 2, BLOCK 7,
FRANKLIN HILLS UNIT TWO,
AN ADDITION TO THE
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA 0.19 ACRES ±

I hereby certify that the foregoing boundary and-improvement survey was made on the ground, and under my supervision and is true and correct to the best of my knowledge and belief.



Plat Reference Vol/Bk 78 Pages 19

Benito Barragan, R.P.L.S. No. 5815

Scale: 1"=20' Date: 4-24-12 Drawn By: D.J.

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