

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

This would allow a 239 square feet addition 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 cumulative front and rear yard setback total is 45 feet in the R-3A zone district.

BACKGROUND

The applicant is requesting an addition that will encroach into the required rear yard setback. Staff has received one phone call from a neighbor who is concerned that the applicant will be storing construction materials for his business.

CALCULATIONS

Permitted area of encroachment in required rear yard = 239.30 sq. ft. (17.34' [52' lot width ÷ 3] x 13.80' [3/5 of 23'])

Requested area of encroachment = 239 sq. ft. (14' x 13' + 11.33' x 5')

Required front and rear yard setback = 45'

Requested rear yard setback total = 32'

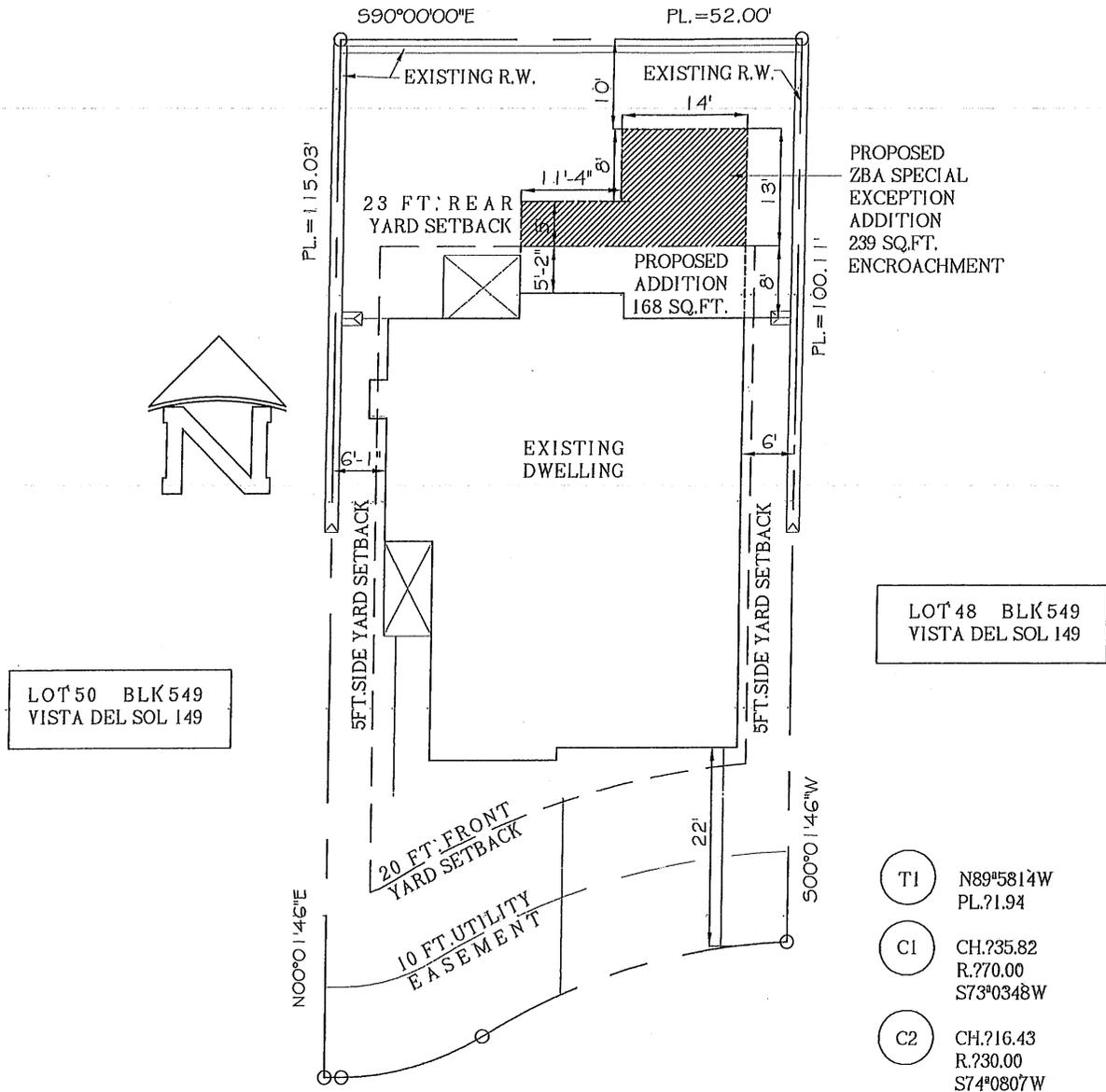
STAFF RECOMMENDATION

Staff recommendation is for approval 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:

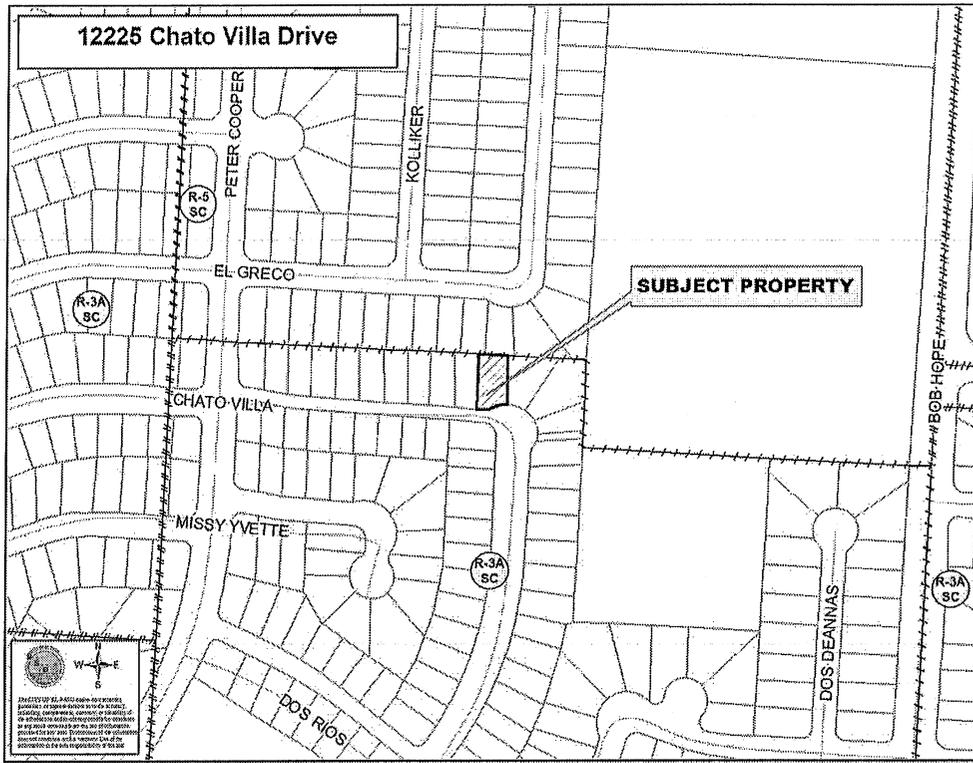
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear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



12225 CHATO VILLA DRIVE

LOT:49 BLK:549 VISTA DEL SOL UNIT 149 EL PASO, EL PASO COUNTY, TEXAS SCALE:1:20

ZONING MAP



NOTIFICATION MAP

