

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

This would permit an addition of which approximately 250 square feet (31' by 8') is proposed to encroach in the rear yard setback and to be located to within 12 feet of the rear property line.

The required front and rear yard setback cumulative total is 45 feet in the R-4 zone district.

BACKGROUND

This case was postponed at the September 12, 2011 meeting for four weeks to the October 10th meeting because the property legal description was posted incorrectly on the ZBA agenda.

The request is for an approximately 1,030 square feet addition that is proposed to be located in the side street yard and rear yard. Approximately 250 square feet will encroach in the required rear yard setback to within 12 feet of the rear property line. They are maintaining the required 10' side street yard setback.

CALCULATIONS

Permitted square feet encroachment = 310 sq. ft. (25.82' [77.48" average lot width ÷3] x 12' [3/5 of 20'])

Requested square feet encroachment = 250 sq. ft.

Required cumulative setback = 45'

Requested cumulative setback = 37'

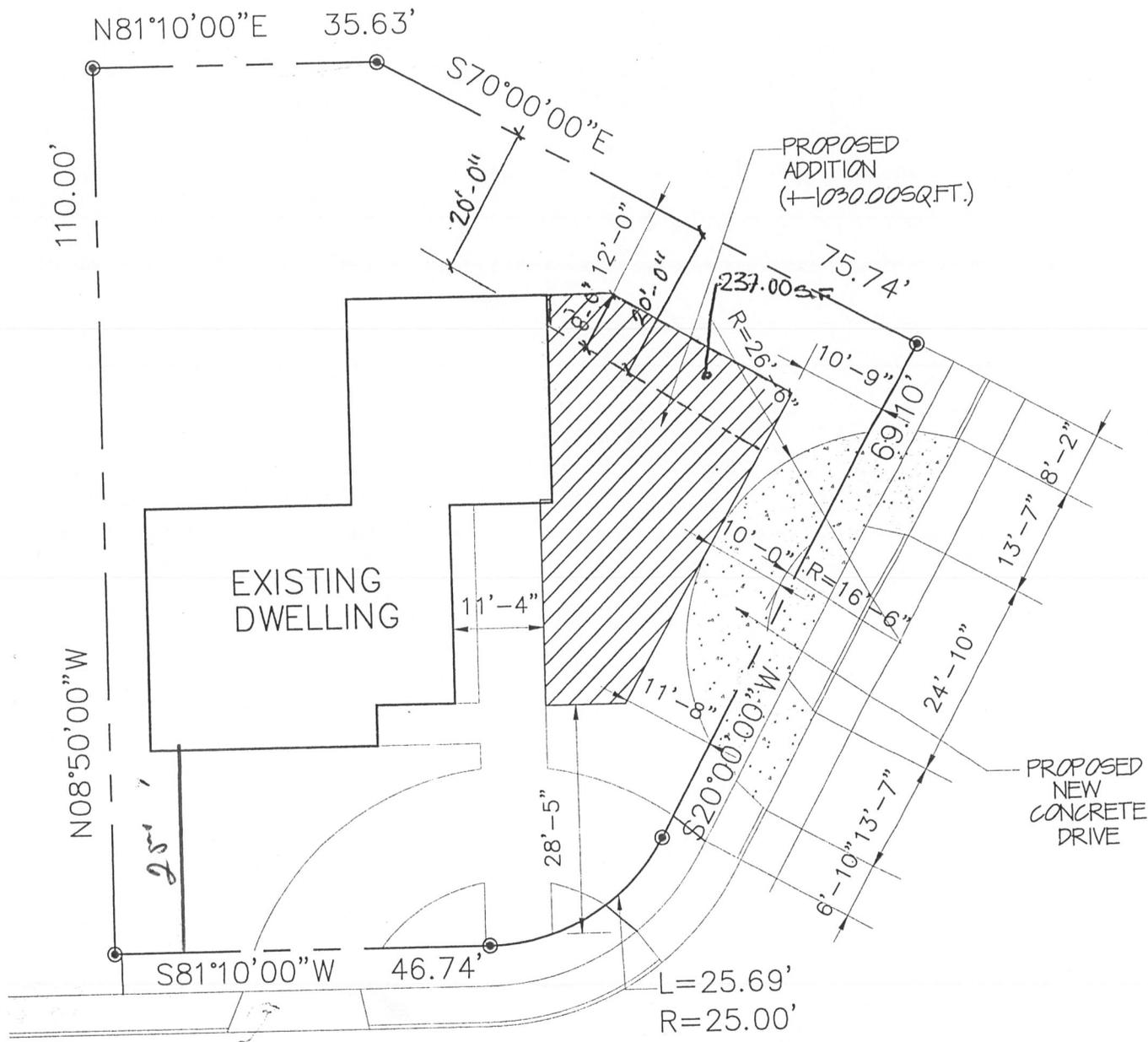
STAFF RECOMMENDATION

Staff recommendation is for approval of the request as it meets the requirements of the Special Exception C.

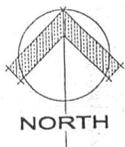
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; 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;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yards shall not be reduced;
5. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred eighty square feet;
6. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space; and
7. The extension shall not permit the creation of an additional dwelling unit for rental purposes.



6539 CHEYENNE TRAIL



SITE PLAN

Scale: 1" = 20.0'

LEGAL DESCRIPTION :

6539 CHEYENNE TRAIL
 LOT 258, BLOCK II, VALLEY VIEW HEIGHTS
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.

