

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-2 (Residential) zone.

This would permit an addition of which approximately 444 square feet is proposed to encroach into 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 60 feet in the R-2 zone district.

BACKGROUND

The request is for an addition in the rear yard for an office space over a garage. The applicant's contractor started building the second story addition without permit. This application, if approved, will also legalize the encroachment of the garage and a small portion of the house into the rear yard setback.

CALCULATIONS

Permitted square feet encroachment = 491 sq. ft. (29.1' [87.31' average lot width ÷3] x16.86' [3/5 of 28.1'])

Requested square feet encroachment = 444 sq. ft.

Required cumulative setback = 60'

Requested cumulative setback = 41.9''

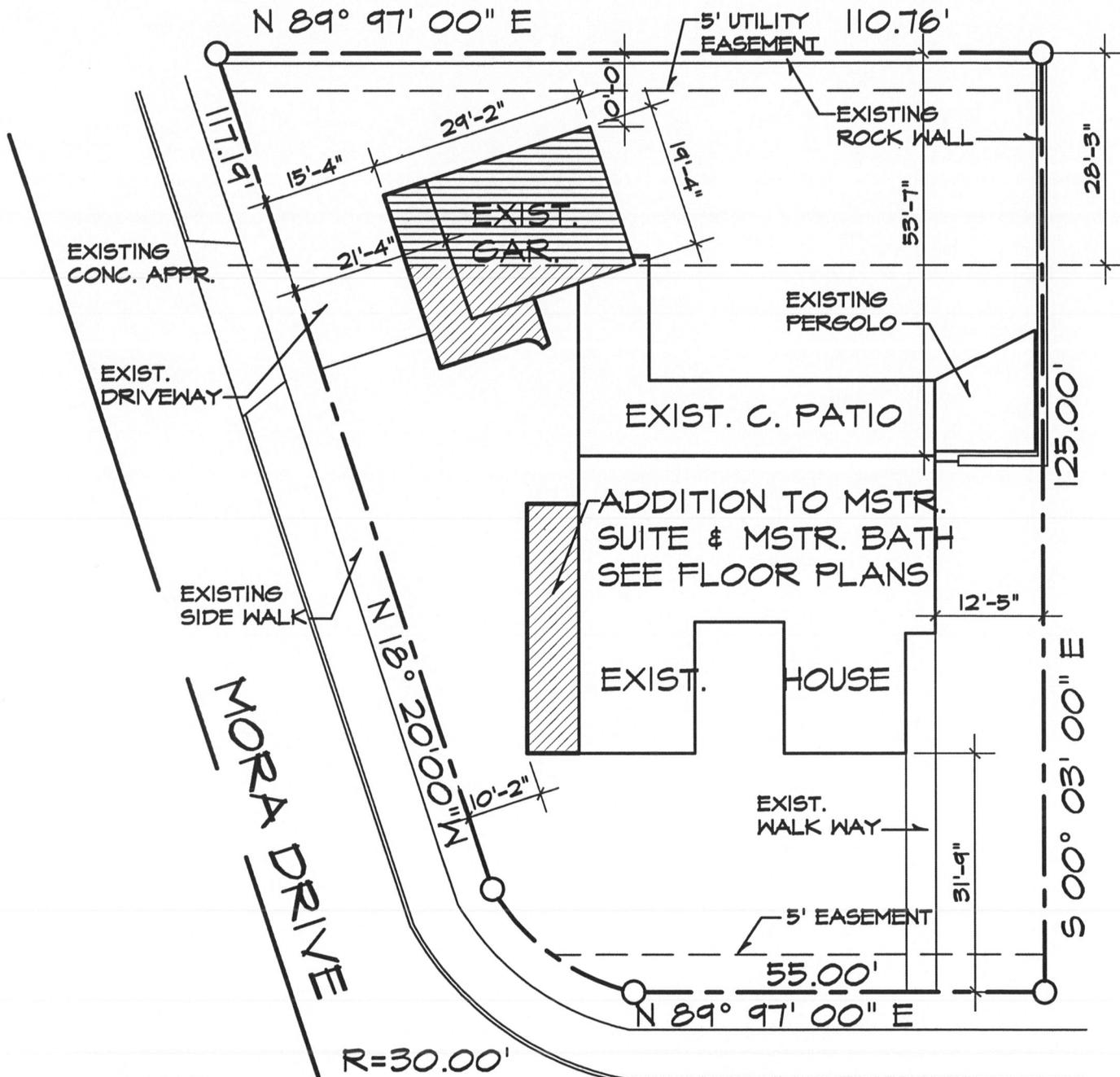
STAFF RECOMMENDATION

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 and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum ten foot rear yard setback shall be required; and,
3. The total width of all extensions granted shall not exceed one-third of the average width of the site; and,
4. The minimum side and side street yards shall not be reduced; and,
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; and,
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.



PROPOSED
SECONDARY OFFICE
ABOVE GARAGE

444 S.F.
ENCROACHMENT



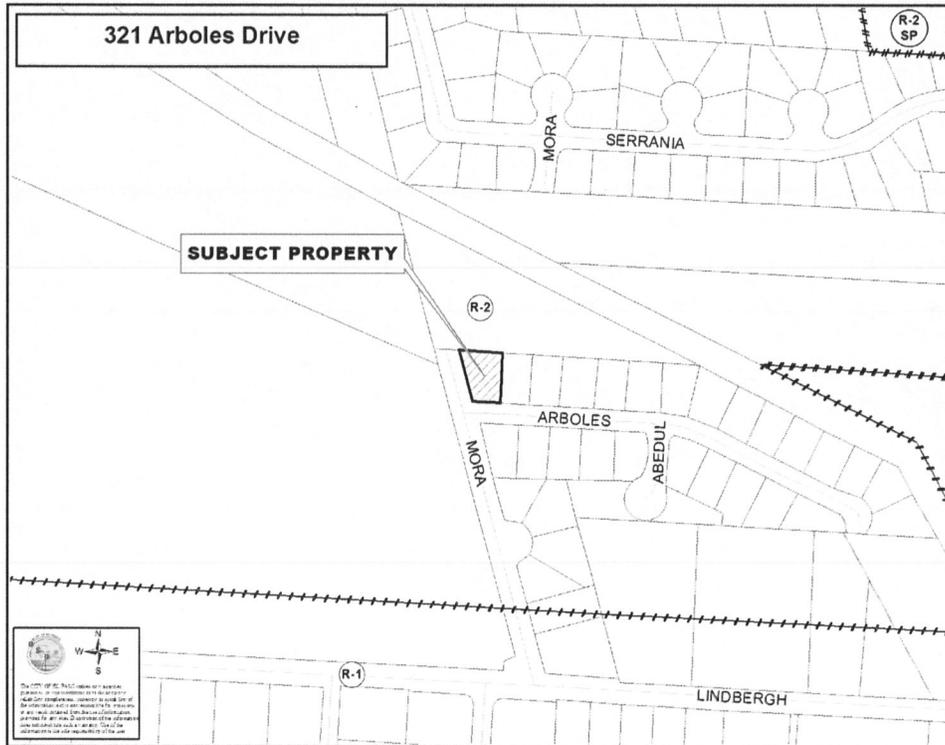
321 ARBOLES

SITE PLAN

SCALE: 1 = 20

LEGAL DESCRIPTION
LOT 1, BLOCK 1
LOS ARBOLES
CITY OF EL PASO, EL PASO
COUNTY, TEXAS

ZONING MAP



NOTIFICATION MAP

