PZBA16-00032 6452 Calle Vista Dr. Mitchell and Kathy Puschett
Applicant request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3A (Residential) zone.

This would permit the construction of a 360 sq. ft. two-story addition to the existing single-family residence, of which the entirety encroaches into the required rear setback and is located to within 13' of the rear property line. The dimensions of the encroachment are approximately 30' by 12'.

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

BACKGROUND

The existing residence was constructed in 2000.

The Planning Division has received no communications in support of or in opposition to the special exception request.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 535 sq. ft. (35.6 [107' average lot width ÷ 3] x 15 [3/5 of 25' required rear yard setback])
Requested area of encroachment in rear yard setback = 360 sq. ft.
Required rear yard setback = 25'
Requested rear yard setback = 13'
Required front and rear yard setback total = 45'
Requested front and rear yard setback total = 33'

STAFF RECOMMENDATION

Staff recommends approval as the requested square footage encroachment (360 sq. ft.) is less than the maximum permitted (535 sq. ft.).

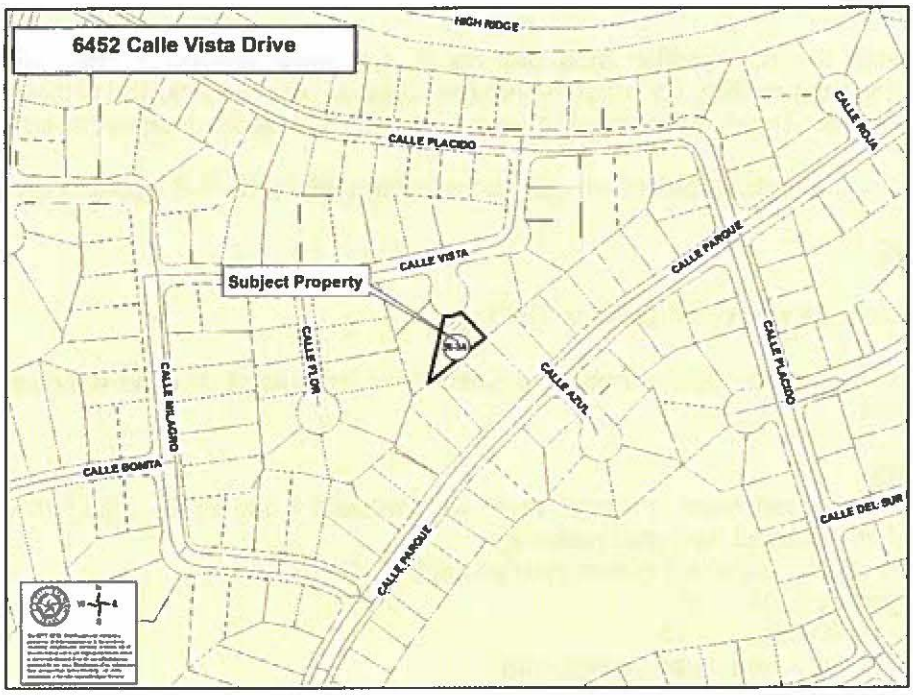
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"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:

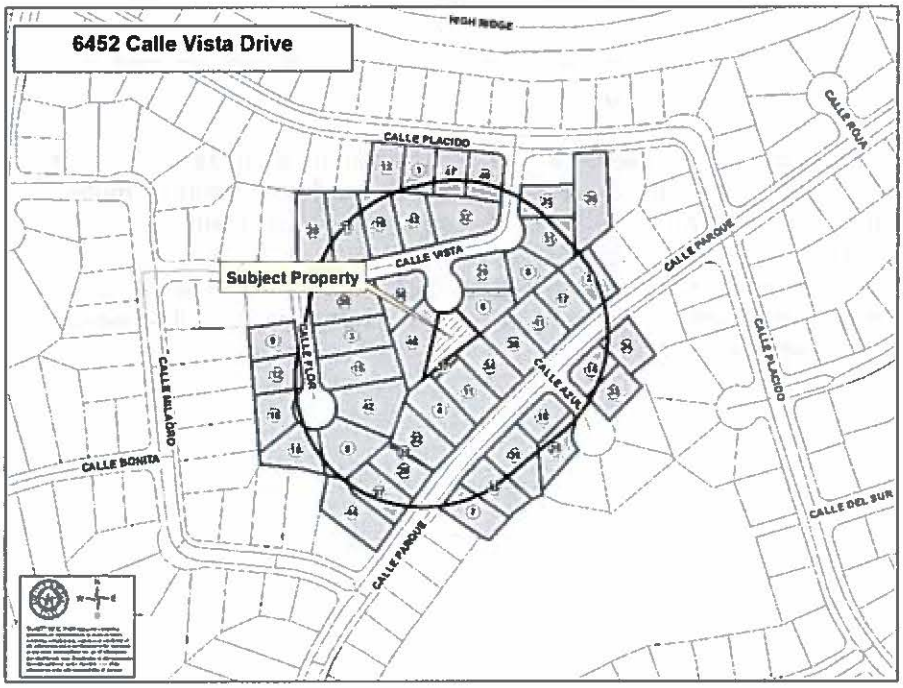
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear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

ITEM #2

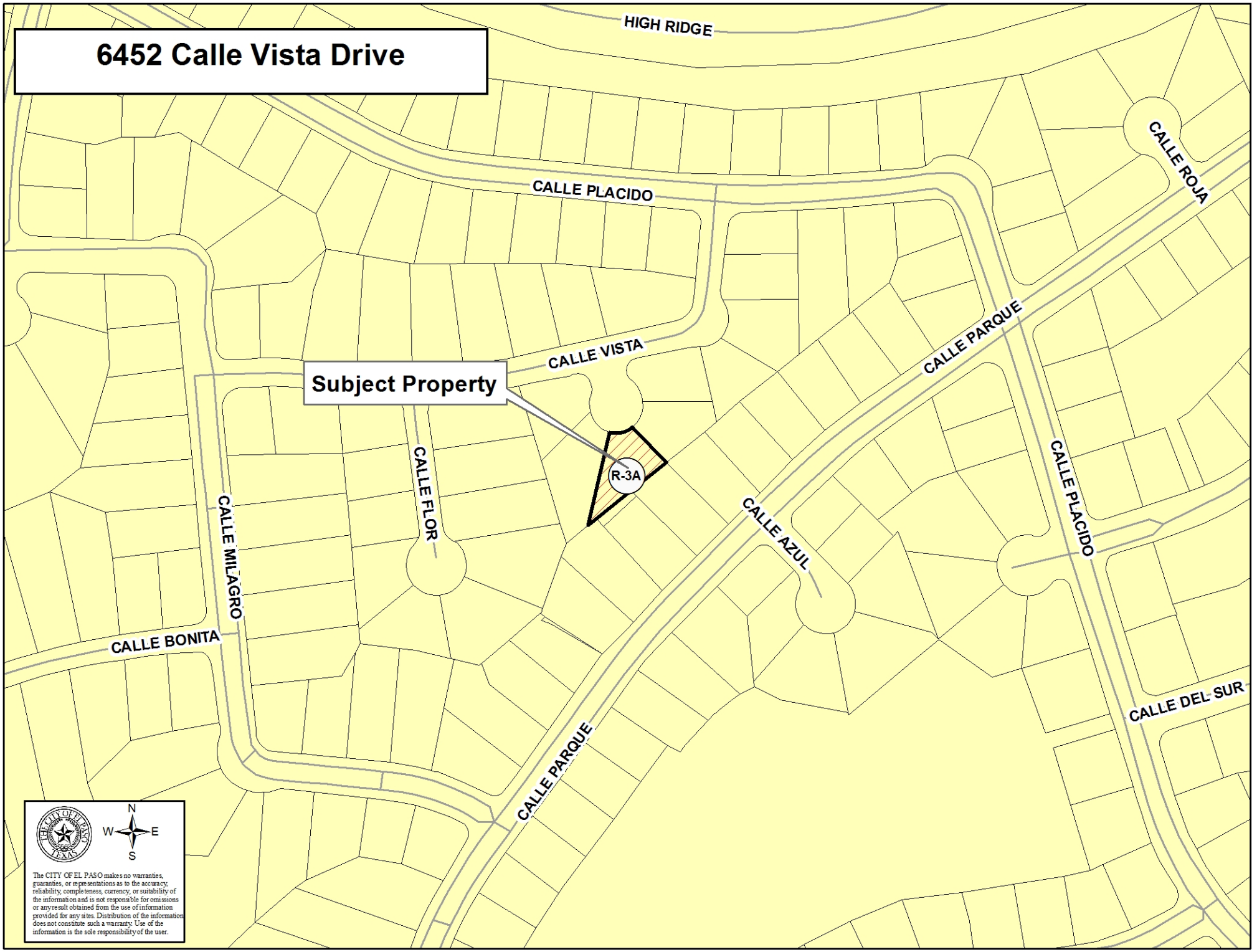
ZONING MAP



NOTIFICATION MAP



ITEM #2


6452 Calle Vista Drive
HIGH RIDGE
CALLE PLACIDO
CALLE ROJA
CALLE VISTA
Subject Property
CALLE PARQUE
CALLE FLOR
R-3A
CALLE MILAGRO
CALLE AZUL
CALLE PLACIDO
CALLE BONITA
CALLE PARQUE
CALLE DEL SUR
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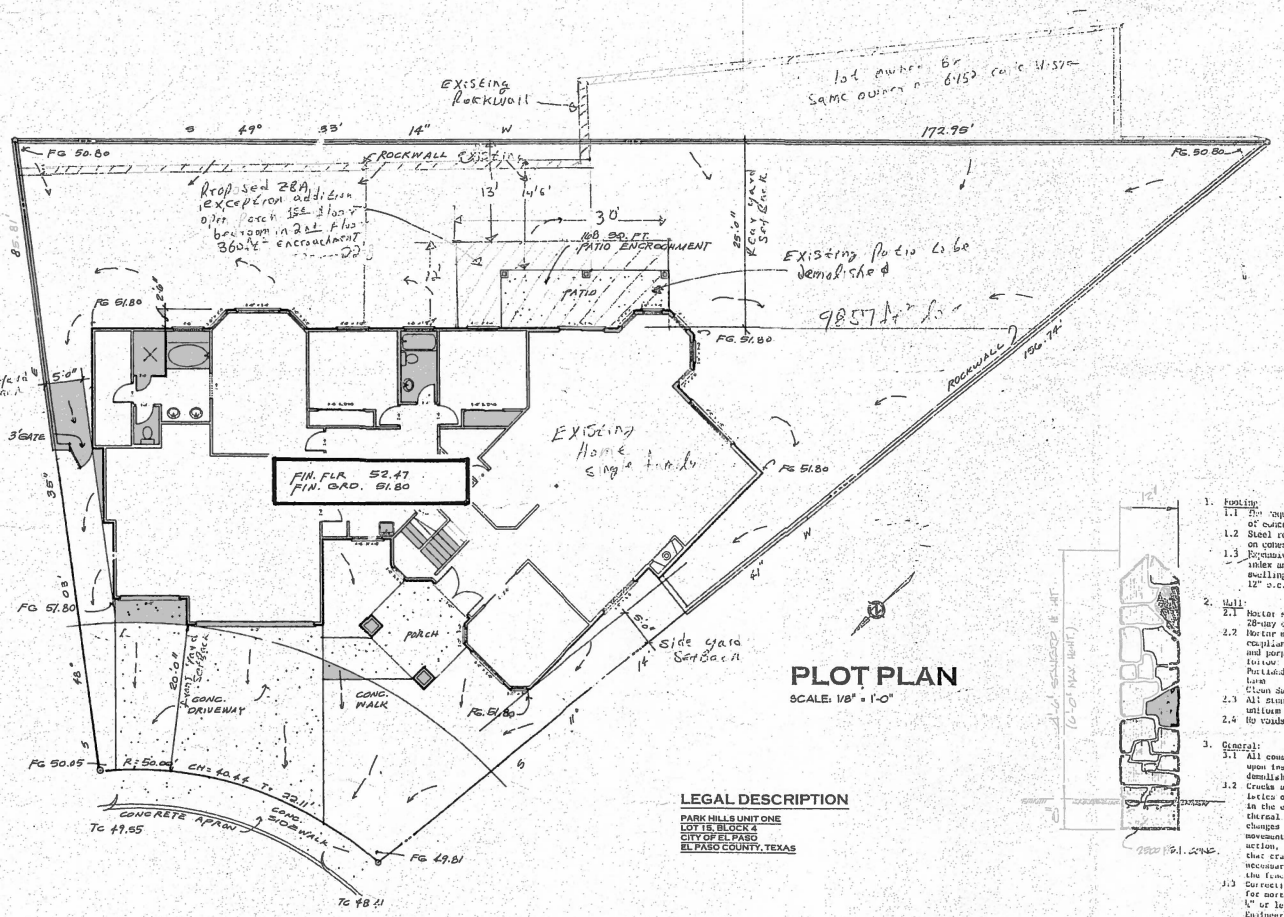

PLOT PLAN

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

LEGAL DESCRIPTION

PARK HILLS UNIT ONE
LOT 15, BLOCK 4
CITY OF EL PASO
EL PASO COUNTY, TEXAS

6452 CALLE VISTA DRIVE

1. Footing:
   1.1 The required 28-day compressive strength of concrete shall be 2500 psi.
   1.2 Steel reinforcement shall not be required on conventional or low plasticity soils.
   1.3 Expansive soils with a high plasticity index and a potential for detrimental swelling or shrinkage shall require #4 @ 12" o.c. in the footing.
2. Wall:
   2.1 Mortar shall be Type "M" with a minimum 28-day compressive strength of 750 psi.
   2.2 Mortar mix parameters shall be in compliance with ASTM C270 requirements and proportion specifications which follow:
   Portland Cement — 1 part
   Lime — ½ part
   Clean Sand — 4½ parts
   2.3 All stone shall be natural quarried rock of uniform quality.
   2.4 No voids shall be left inside the wall.
3. General:
   3.1 All construction found to be defective upon inspection by the Engineer shall be demolished and rebuilt.
   3.2 Cracks are inherent movement characteristics of materials caused by variations in the environmental conditions such as: thermal expansion and contraction, changes in moisture content, differential movement of the foundation soil, frost action, etc. It is almost inevitable that cracks will result, but they do not necessarily jeopardize the stability of the fence.
   3.3 Corrective repairs will not be required for mortar cracks having a separation of ¼" or less unless it is determined by the Engineer that the integrity of the fence is unsafe.

TYPICAL GARDEN FENCE DETAILS