PZBA15-00031 10903 Miller Barber Drive Claudia Arias Grijalva
Applicant request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.

This would permit the construction of an 894 sq. ft. patio addition to the existing single-family residence, of which approximately 687 sq. ft. (11.00' x 62.44') encroaches into the required rear yard setback and is located within 10.82' of the rear property line.

Per Section 20.12.040E.4., an open, unenclosed patio may encroach up to 180 sq. ft. into a required rear yard.

The required rear setback is 21 feet and the required front and rear yard setback cumulative total is 50 feet in the R-3 zone district.

BACKGROUND

The existing residence was constructed in 1975.

The Planning Division has not received any communications in support or opposition to the special exception request.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 643.7 sq. ft. (51.1 [Lot Width = 153.28' lot width ÷ 3] x 12.6 [3/5 of 21' required rear yard setback])
Requested area of encroachment in rear yard setback = 687 sq. ft.
Required rear yard setback = 21'
Requested rear yard setback = 10.82'

STAFF RECOMMENDATION

Staff recommends approval of the special exception request as the requested square footage is less than the maximum permitted, with the inclusion of modifications per 20.12.040.E.4.

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

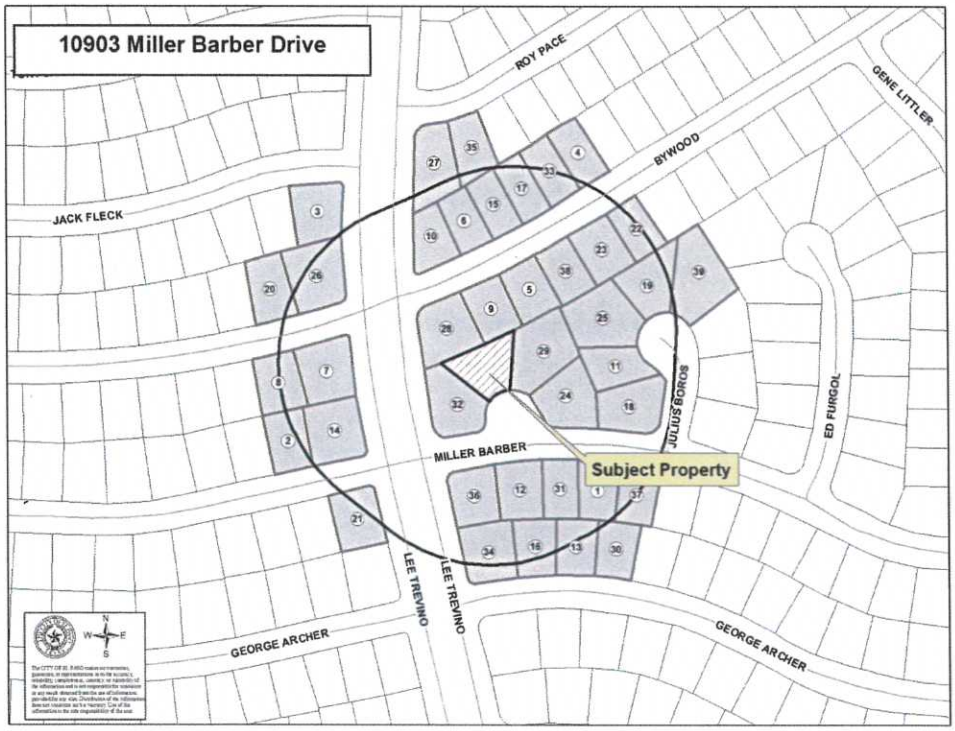
"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

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."

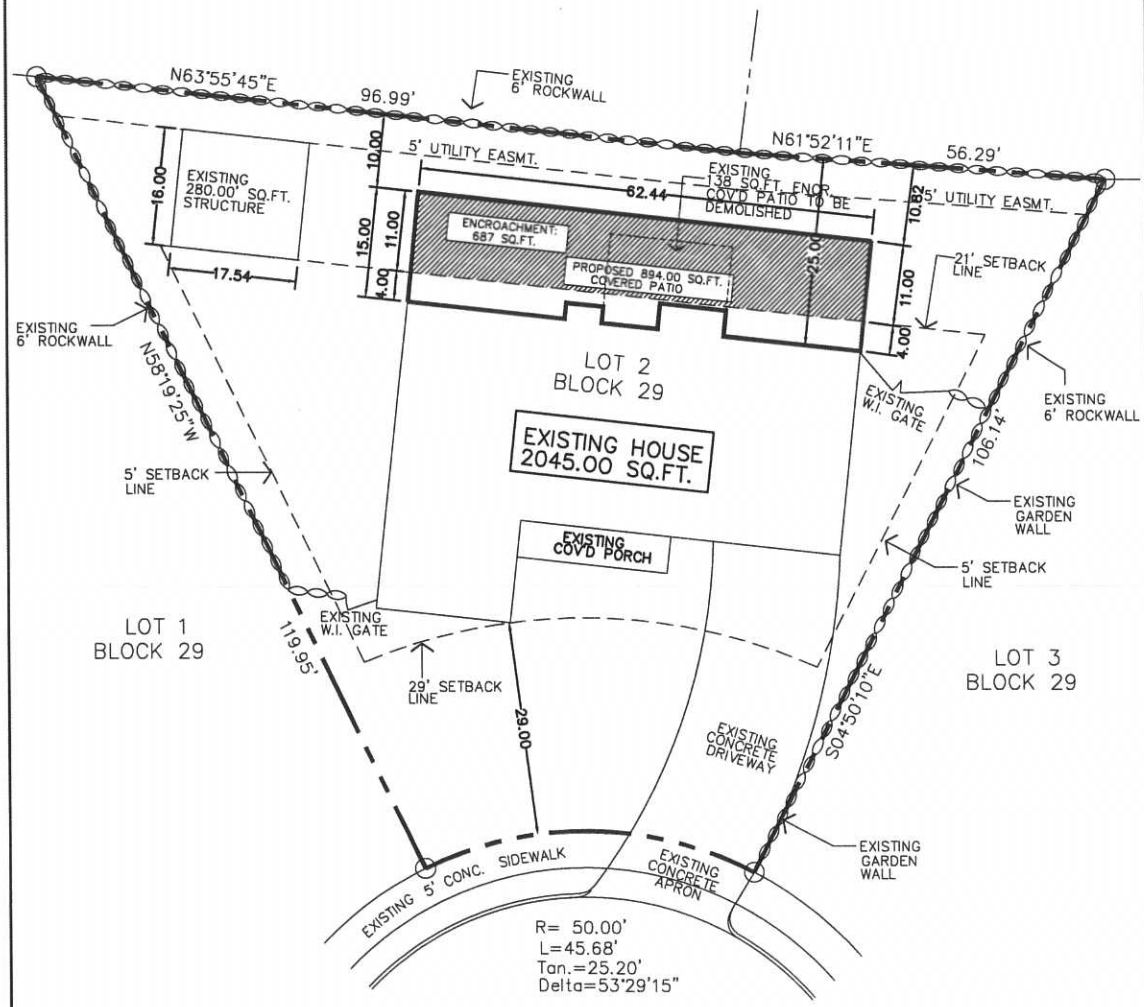
ITEM #1

ZONING MAP

NOTIFICATION MAP



ITEM #1



10903 MILLER BARBER DR.

VISTA DEL SOL UNIT-18

LOT 2 BLOCK 94

LEGAL DESCRIPTION: LOT 2, BLOCK 94, VISTA DEL SOL U-18 CITY OF EL PASO, EL PASO COUNTY, TEXAS	DATE: OCT 2015 SCALE: 1"=20'	TO BE BUILT BY:	LUIS LOPEZ FRAMING SERVICES PHONE (915) 851-5117 LUIS J. LOPEZ DRAFTSMAN AND 2-10 H.B.M. INSPECTOR VISTA DEL SOL ARCHITECTURAL DESIGN 214 GONZALES ST. EL PASO, TX. 79907 PHONE (915) 858-6254 CELL (915) 494-1988