REVISED

PZBA15-00032 3200 Kirkcaldy Street Harvey Ho
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 a 367 sq. ft. addition to the existing single-family residence, of which approximately 281.75 sq. ft. (24.5' x 11.5') encroaches into the required rear yard setback and is located within 14.5' of the rear property line.

The required rear setback is 26 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 1959.

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 = 374.4 sq. ft. (24 [Lot Width = 72' lot width ÷ 3] x 15.6 [3/5 of 26' required rear yard setback])
Requested area of encroachment in rear yard setback = 281.75 sq. ft.
Required rear yard setback = 26'
Requested rear yard setback = 14.5'

STAFF RECOMMENDATION

Staff recommends approval with a condition of the special exception request as the requested square footage is less than the maximum permitted, as follows:

The existing accessory structure shall be modified so as to not encroach into the existing 5' utility easement. The southern wall of the accessory structure shall also be one-hour fire rated, or modified so as to maintain a 5' separation from the property line, as well as 5' separation from the primary structure.

The accessory structure needs to meet these requirements prior to the issuance of building permits for the proposed addition.

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

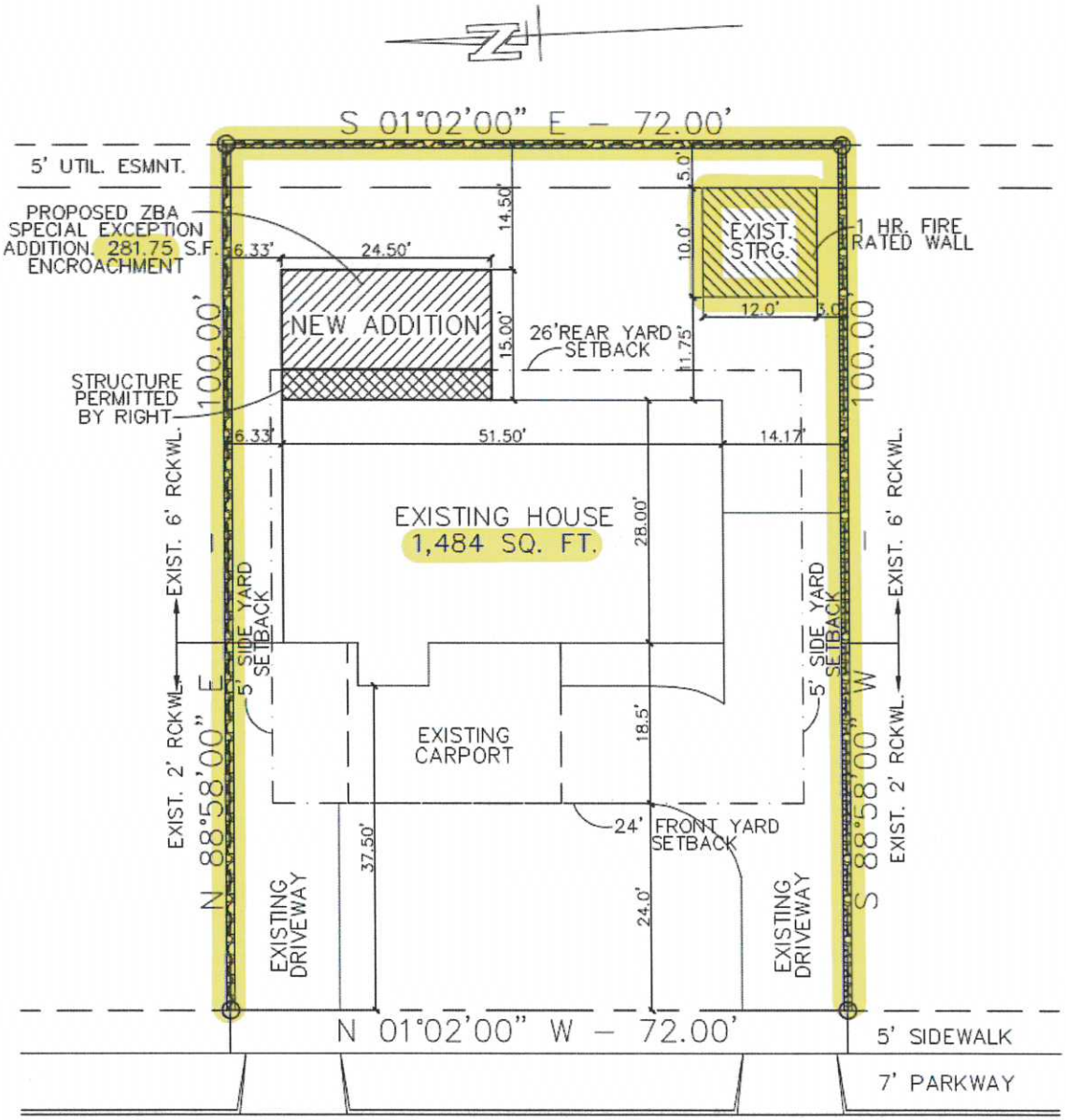
"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

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

REVISED

ITEM 2



3200 KIRKCALDY STREET

(60.0' R.O.W.)

LEGAL DESCRIPTION

LOT 5 – BLOCK 19

SCOTSDALE

CITY OF EL PASO, TEXAS

SITE PLAN

SCALE: 20.0'