

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

This would permit the construction of a 12' by 19' addition of which a 12' by 13.5' portion is proposed to encroach 13.5' into the required rear yard setback.

The required cumulative front and rear yard setback total is 45 feet in an R-4 (Light Density Residential) zone.

BACKGROUND

The applicant is requesting an addition to her house that will encroach in the rear yard setback. A previous owner was granted a Special Exception by the ZBA on March 14, 2005, for a 9' by 9' addition in the rear yard. This request is for a 12' wide addition. The applicant is also proposing to construct a porch of which 6' by 14' portion, or 84 square feet, encroaches in the required rear setback.

CALCULATIONS

1/3 average lot width = 21.50' (64.48' ÷ 3)

Requested total width of rear yard encroachments = 21' (9' + 12')

Required rear yard setback = 25'

Requested rear yard setback = 11'

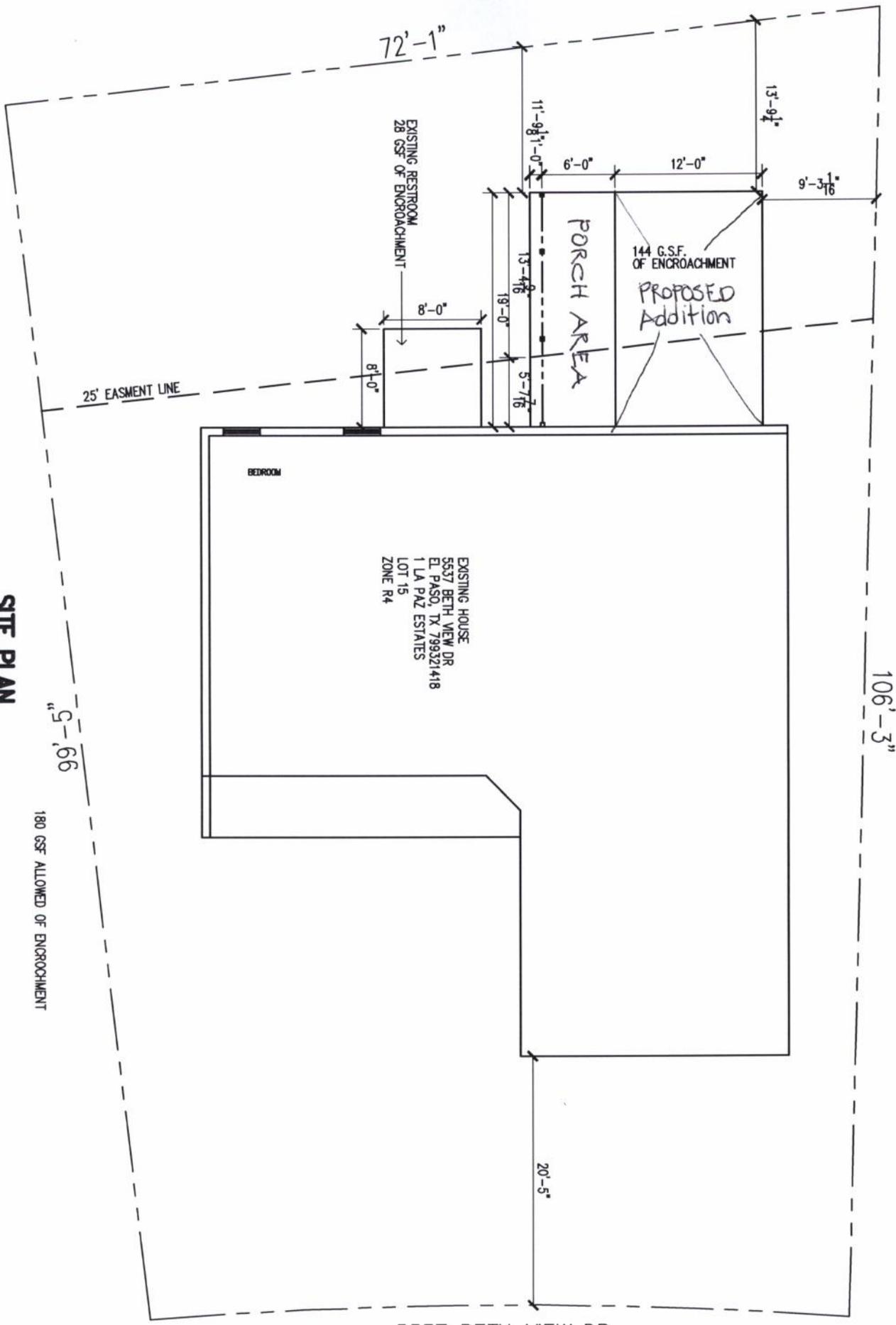
STAFF RECOMMENDATION

Staff recommends 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."



72'-1"

13'-9 1/2"

EXISTING RESTROOM
28 GSF OF ENCROACHMENT

11'-9 1/8"-0"

PORCH AREA

6'-0"

12'-0"

9'-3 1/16"

144 G.S.F. OF ENCROACHMENT

PROPOSED Addition

8'-0"

25' EASEMENT LINE

8'-0"

13'-4 1/16"

19'-0"

5'-7 1/16"

BEDROOM

EXISTING HOUSE
5537 BETH VIEW DR
EL PASO, TX 799321418
LOT 15
1 LA PAZ ESTATES
ZONE R4

106'-3"

5'-66"

20'-5"

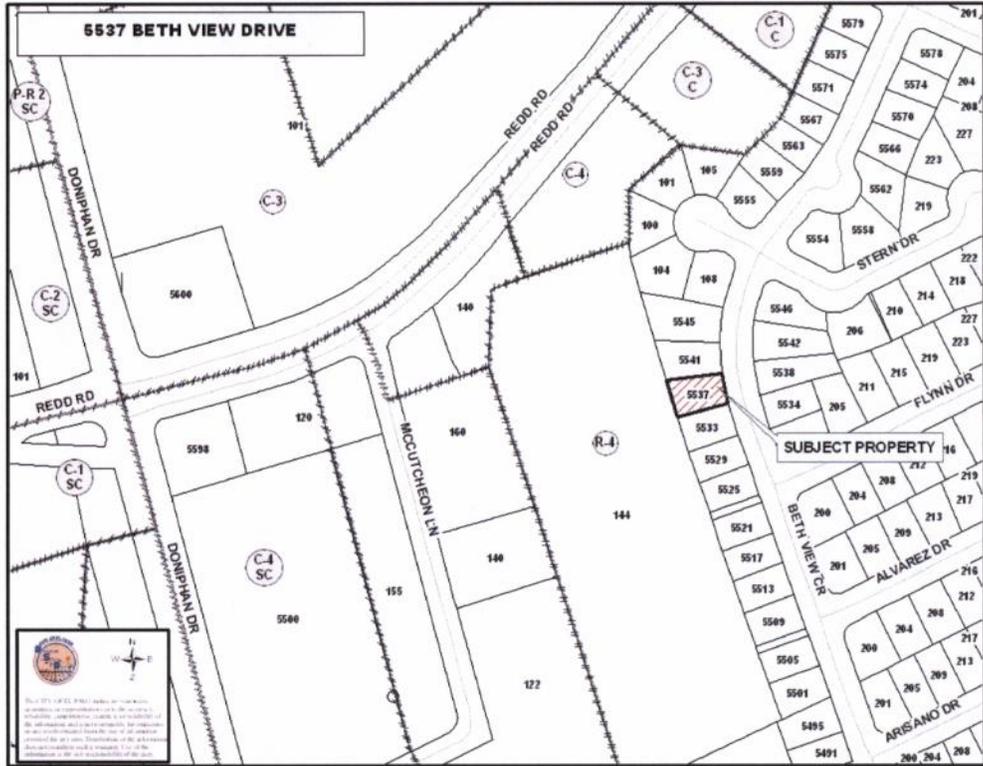
5537 BETH VIEW DR

SITE PLAN

SCALE: 3/32" = 1'-0"

180 GSF ALLOWED OF ENCROACHMENT

ZONING MAP



NOTIFICATION MAP

