

PZBA14-00038 **8704 McFall Drive** **Manuel A. Garcia and Sara Garcia**
Applicants request Special Exception under Section 2.16.050 C (Rear Yard Setback) in an
R-4 (Residential) zone.

This would allow a 264 square feet (44' by 6') portion of an addition which 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 front and rear yard cumulative setback total in the R-4 zone district is 45 feet.

BACKGROUND

The applicant is proposing additions to her home. A 264 square feet portion of one of the additions will encroach in the required rear yard setback.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 271.96 sq. ft. (28.33' [85' average lot width ÷ 3] x 9.6' [3/5 of 16'])

Requested area of encroachment in rear yard = 264 sq. ft.

Required front and rear yard setback total = 45'

Requested front and rear yard cumulative setback = 39'

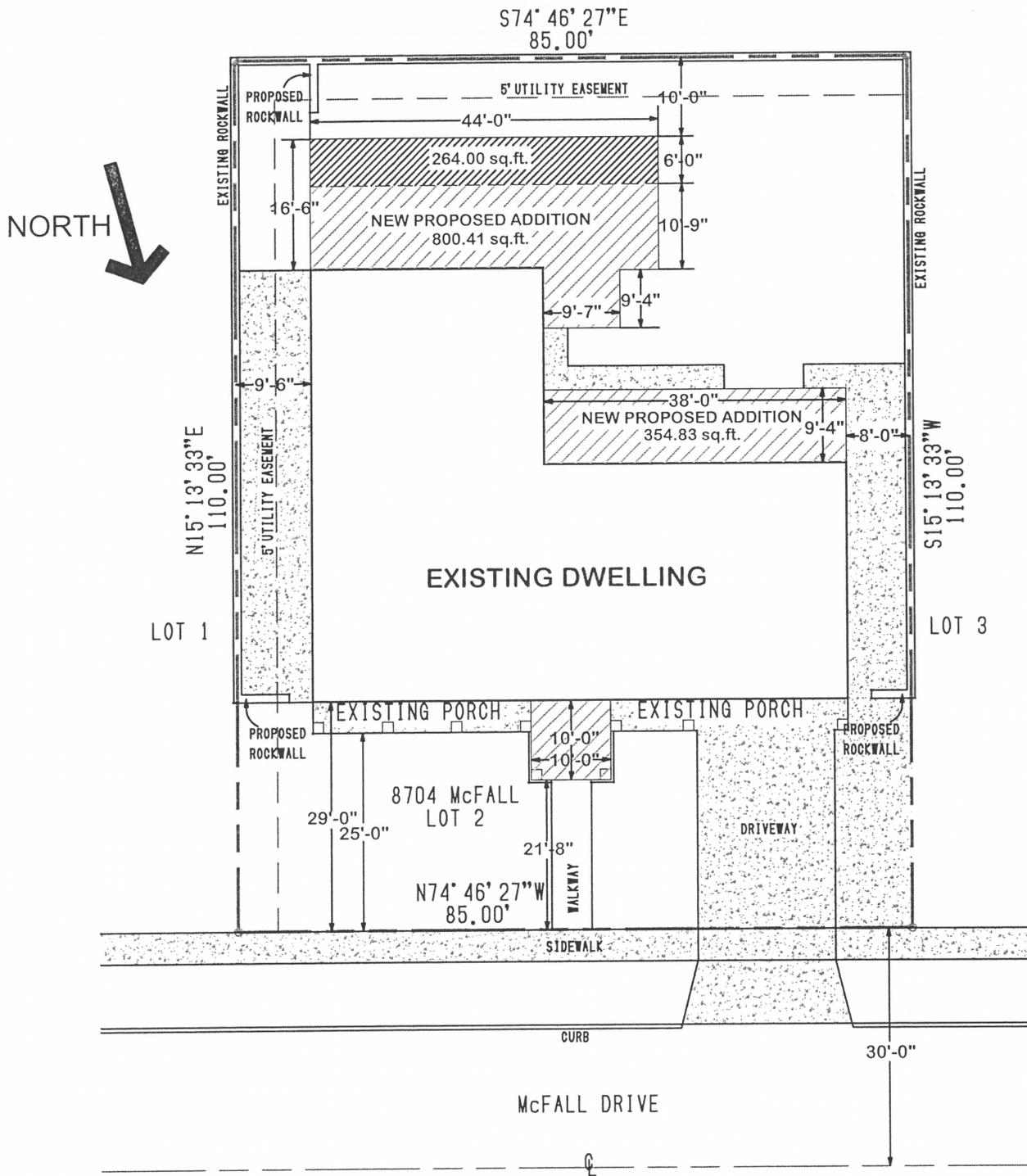
STAFF RECOMMENDATION

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 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.”

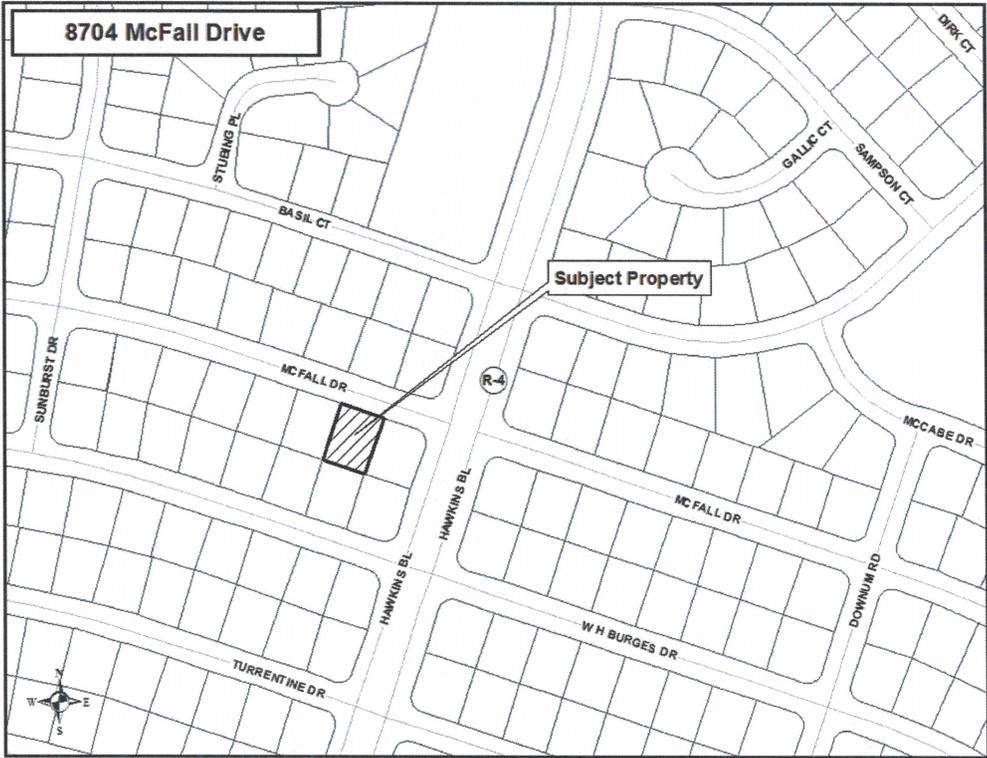


8704 McFall Drive
 Lot 2, Block 87
 Cielo Vista Park Unit "F"
 City of El Paso, El Paso County, Texas

SITE PLAN

SCALE 1"=20'-0"

ZONING MAP



NOTIFICATION MAP

