

Applicants request Special Exceptions under Section 2.16.050 C (Rear Yard Setback) and Section 2.16.050 L (Front Yard Setback) in an R-2 (Residential) zone.

This would allow an existing approximately 20.8' wide by 7.5' portion (156 sq. ft.) of an existing structure that encroaches into the required rear yard setback and is located to within 17.5' of the rear property line. This would also allow a new 19.5' by 34' addition of which a 19.5' by 10' portion is proposed to encroach into the required front yard setback and to be located to within 25' of the front property line.

The required front and rear yard cumulative setback total is 60 feet in the R-2 zone district.

BACKGROUND

The owner is requesting a garage addition that is proposed to encroach into the required front yard setback. Also, a measurement of the distance from the building to the rear property line shows that the existing house was built encroaching in the rear yard setback. The request for the Special Exception for the new addition in the front was changed to add the request for the rear yard encroachment.

CALCULATIONS

Permitted area of encroachment in required rear yard = 675 sq. ft. (45' [135' lot width ÷3] x 15' [3/5 of 25'])

Requested area of encroachment = 156 sq. ft. (1/2 of ~20.8' x 15")

Required rear yard setback = 25'

Requested rear yard setback = 17.5'

Required front yard setback = 35'

Requested front yard setback = 25'

STAFF RECOMMENDATION

Staff recommendation is for approval as it meets the requirements of the Special Exceptions C and L.

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

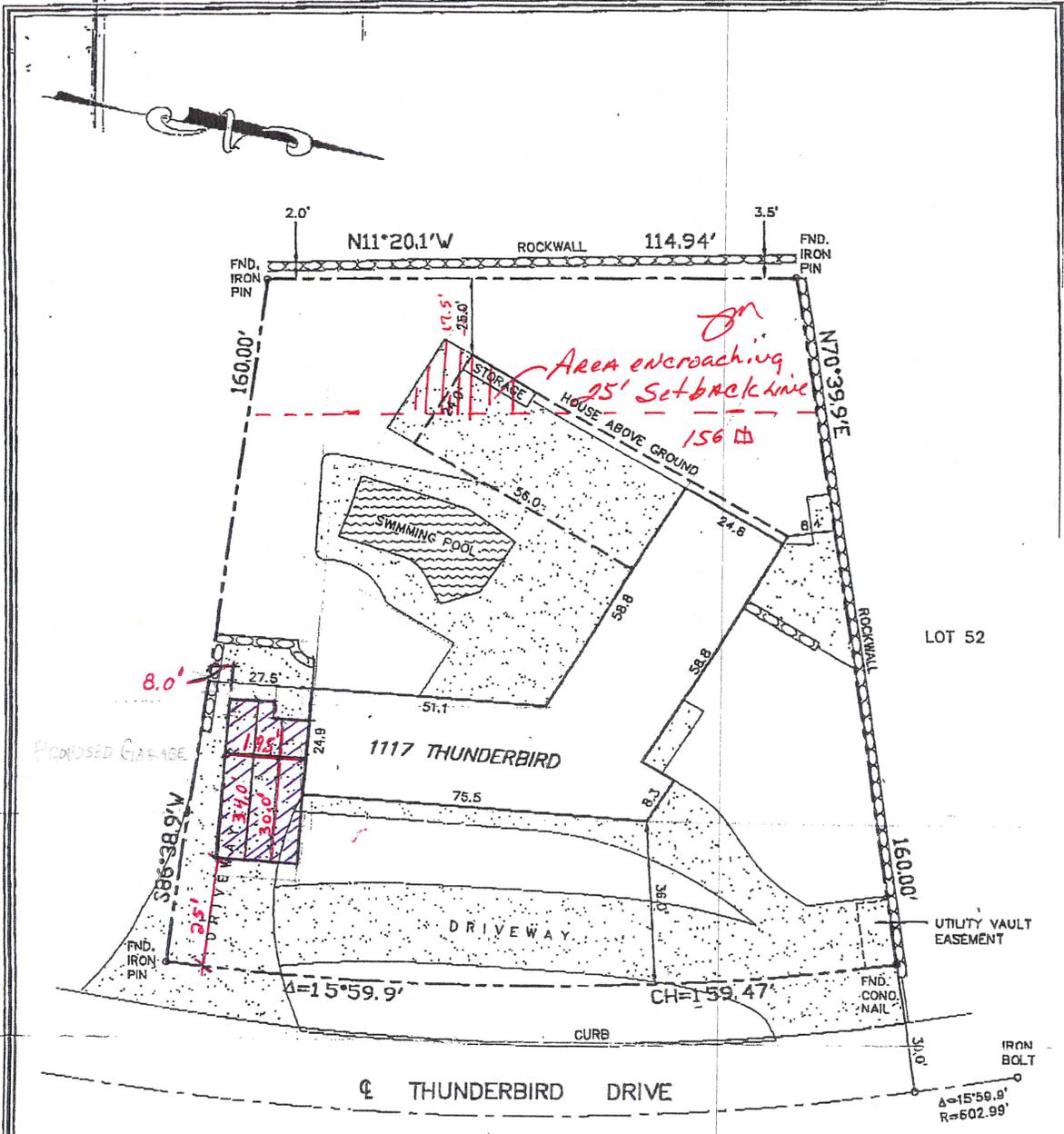
“Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

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.”

The Zoning Board of Adjustment is empowered under Section 2.16.050 L to

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

1. The residential structure has been in existence with a valid certificate of occupancy for one continuous year;
2. The total length of all extensions granted shall not project into the required front yard setback a depth in excess of ten feet;
3. The total width of all extensions granted shall not exceed one-third of the average width of the site;
4. The minimum side and side street yard setbacks shall not be reduced;
5. A minimum of a ten-foot front setback from the property line shall be maintained;
6. If the proposed modification is for an enclosed garage, a minimum twenty-foot driveway shall be required; and,
7. Unless otherwise provided in this section, all remaining areas of the required front yard shall be permanent open space.”



C:\Drawings\acad\1\2004\204\204-144.dwg, 02/23/04 09:51:07 AM



This lot is not located in a flood hazard area as determined by the FIRM by U.S. Federal Emergency Management Agency National Flood Insurance Program.

CERTIFICATION

I hereby certify that the foregoing Boundary and Improvement Survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

Manuel Calderon
 Manuel Calderon

Registered Professional Land Surveyor No. 2564

Book 8 Page 52 Job No. 204-144

1117 THUNDERBIRD DRIVE
 LOT 51, BLOCK 6
 CORONADO COUNTRY CLUB ESTATES (REPLAT)
 CITY OF EL PASO
 EL PASO COUNTY, TEXAS

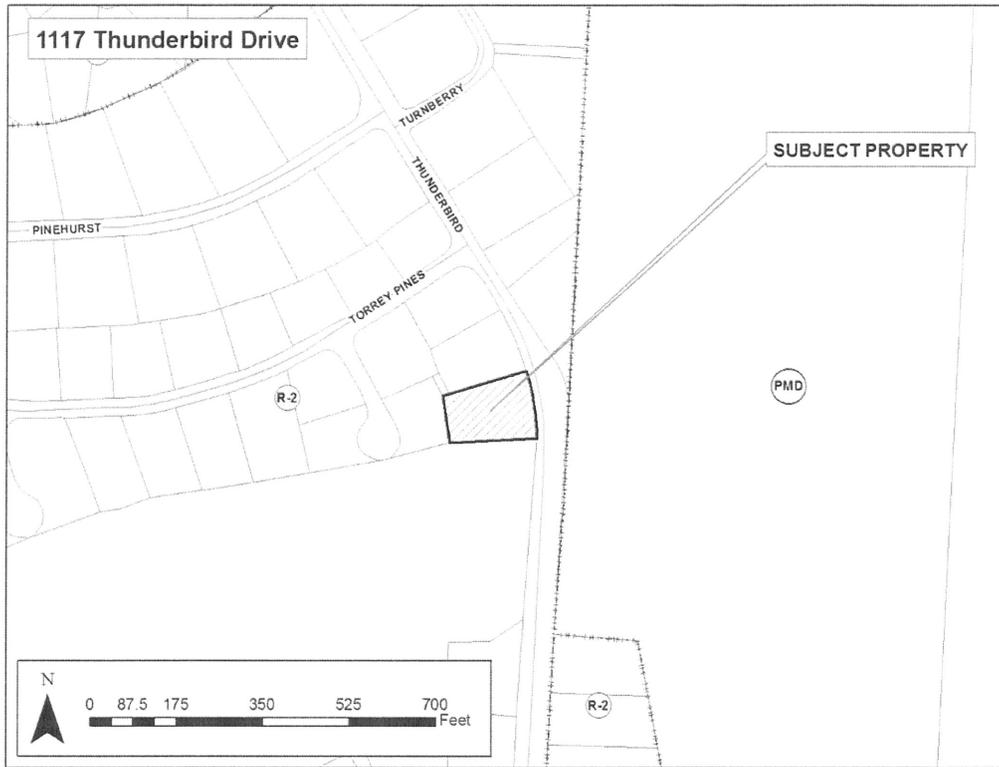
Field JM Office RR C4 Date 2-20-04 Scale 1"=30'

CALDERON ENGINEERING

CIVIL - STRUCTURAL

3031 TRAWOOD DR.
 EL PASO, TEXAS 79936 (915) 855-7552

ZONING MAP



NOTIFICATION MAP

