

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 810 sq. ft. addition to the existing single-family residence, of which 90 square feet encroach into the required rear setback and is located to within 22.75' of the rear property line. The dimensions of the encroachment are approximately 45' by 2'.

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

BACKGROUND

The existing residence was constructed in 1972.

The Planning Division has received no communications in support of or in opposition to the special exception request.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 326.42 sq. ft. (22.05 [66.17' average lot width ÷ 3] x 14.8 [3/5 of 24.67' required rear yard setback])

Requested area of encroachment in rear yard setback = 90 sq. ft.

Required rear yard setback = 24.67'

Requested rear yard setback = 22.75'

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 48'

STAFF RECOMMENDATION

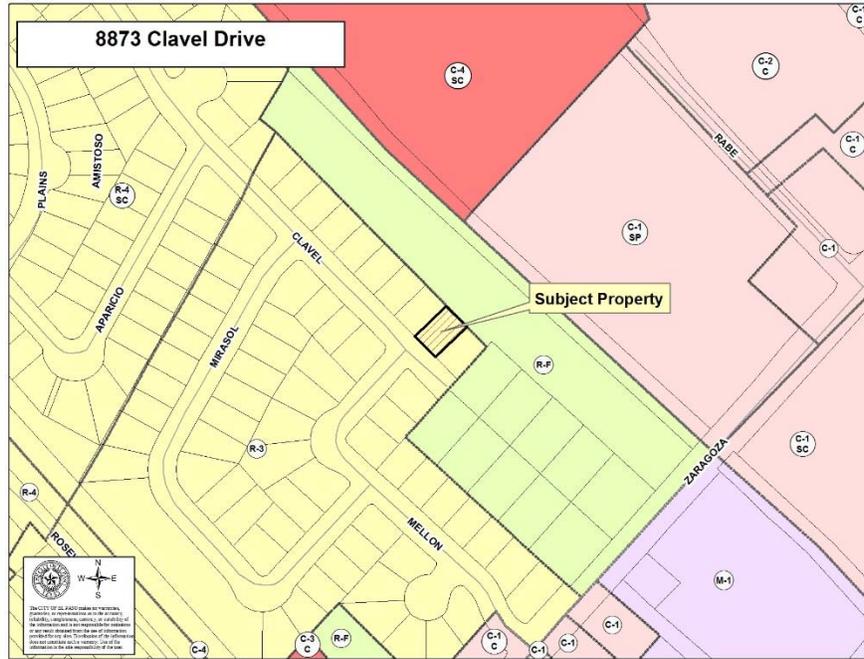
Staff recommends approval as the requested square footage encroachment (90 sq. ft.) is less than the maximum permitted (326.42 sq. ft.).

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

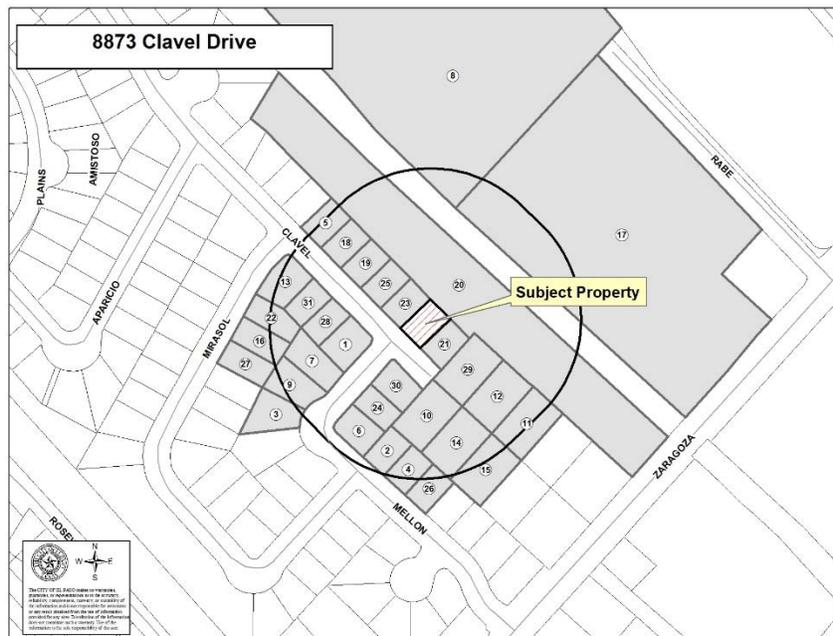
“Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

- 16. The residence has been in existence with a valid certificate of occupancy for one continuous year;
- 17. 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;
- 18. A minimum ten-foot rear yard setback shall be required;
- 19. The minimum side and side street yard setbacks shall not be reduced; and
- 20. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.”

ZONING MAP



NOTIFICATION MAP



PROPOSED ZBA
SPECIAL ADDITION
FORMULA $\frac{3}{5}$ OF THE REAR SETBACK
X $\frac{1}{3}$ OF THE AVERAGE LOT WIDTH
 $\frac{3}{5} \times 20' = 12'$
 $\frac{1}{3} \times 66.16' = 22.05'$
 $12' \times 22.05' = 264.6$ S.F.

PROPOSED ZBA
SPECIAL ADDITION
 $45' \times 2' = 90$ S.F.
ENCROACHMENT

EXISTING SHED
76.5 S.F.

EXISTING 5'
ROCK WALL
EXISTING SHED
76.5 S.F.

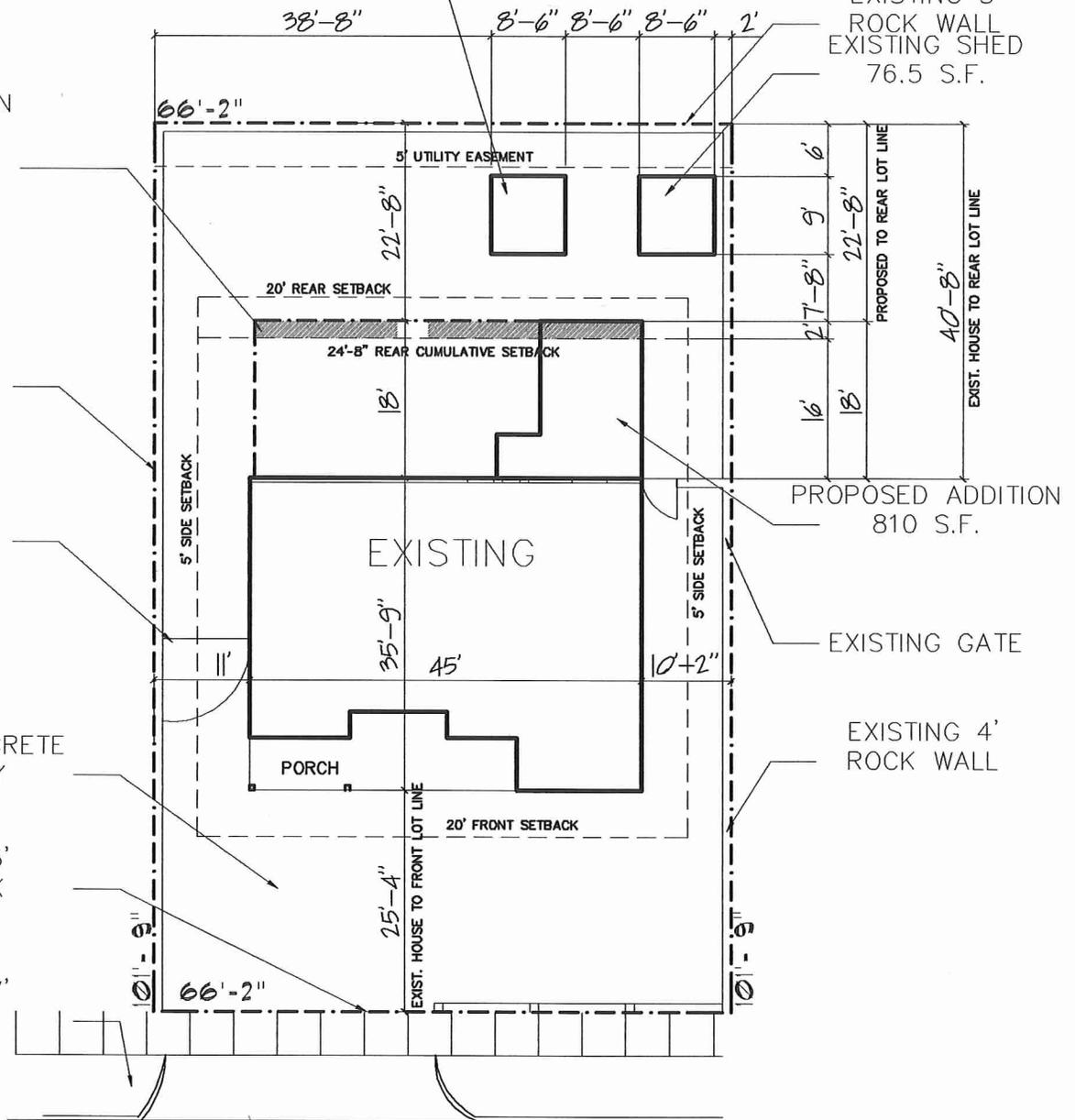
EXISTING 5'
ROCK WALL

EXISTING GATE

EXISTING CONCRETE
DRIVE WAY

EXISTING 5'
SIDE WALK

EXISTING 7'
PARKWAY



8873
CLAVEL

R-3



NORTH

Site Plan

SCALE: 1" = 20'-0"

LEGAL DESCRIPTION:

LOT 9
2 COLONIA MARGARITA SUBDIVISION
CITY OF EL PASO, EL PASO COUNTY, TEXAS