

Applicant request a Special Exception under Section 2.16.050 L (Front Yard Setback) in an R-4/H (Residential/Historic) zone.

The request is for a proposed 37' by 45' two-story garage addition that encroaches 8'11" into the required front yard setback and is located to within 15' of the front property line.

The cumulative setback requirement in the R-4 zone district is 50 feet.

BACKGROUND

The request is to construct a new front entry addition to an existing residential structure. The proposed garage would encroach approximately 8'11" into the required front yard setback, with a total of 404.2 square feet within the required setback. The applicant has submitted a site plan that shows a 15' front setback along Hastings and a rear yard setback of 21'.

The existing home on the subject property was constructed in 1916.

The Planning Division has received one phone call in opposition to the special exception request.

CALCULATIONS

Requested width of encroachment = 45.333'
1/3 average lot width = 59.744' (179.231' ÷ 3)
Required front yard setback = 20'
Requested front yard setback = 15'

STAFF RECOMMENDATION

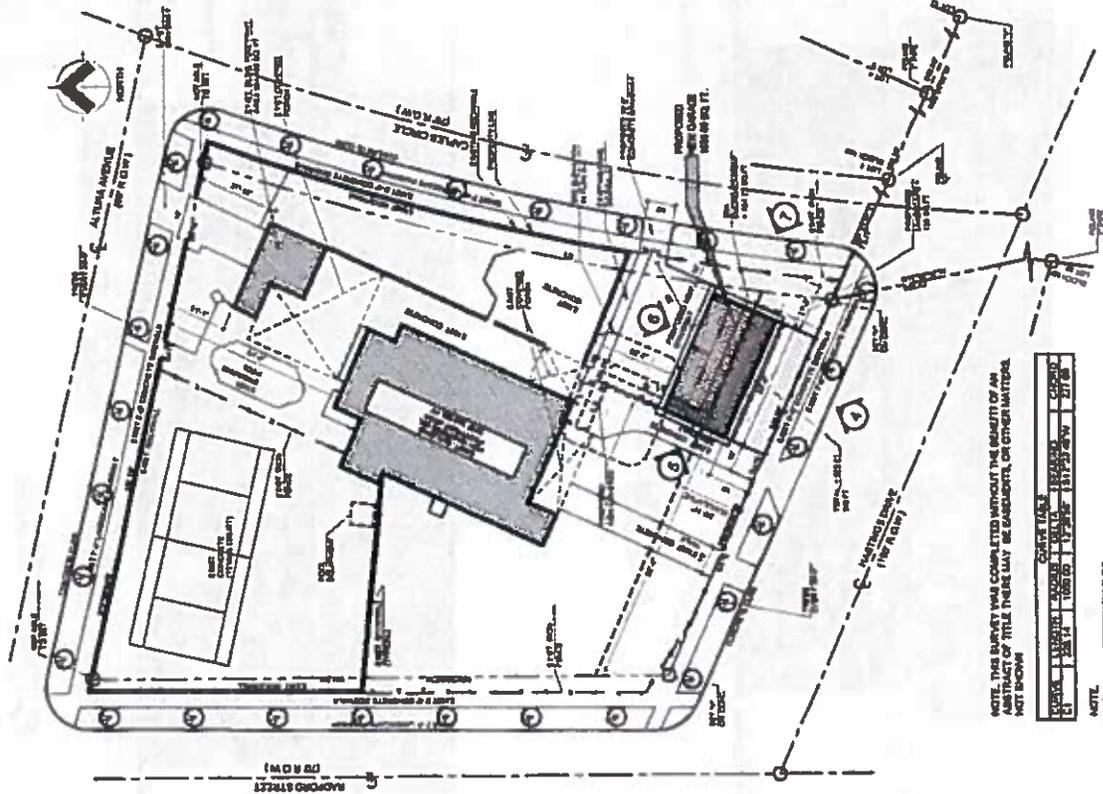
Staff recommendation is pending submittal and review of revised site plan and revised survey.

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, which shall be measured to the property line, provided, however, that:

1. The residential structure has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total length all extensions granted shall not project into the required front yard a depth in excess of ten feet; 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. A minimum of a ten foot front setback from the property line shall be maintained; and,
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

GENERALIZED CONCEPTUAL PLAN



NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.

DATE	10/05/09	BY	131753-010
SCALE	AS SHOWN	PROJECT	4501 HASTINGS DRIVE
PROJECT	4501 HASTINGS DRIVE	CLIENT	DRS ARCHITECTURE LLC

NOTES:
1. SEE SURVEY FOR ALL DIMENSIONS.
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1 SITE PLAN



2 FRONT VIEW #1
GARAGE VIEW FROM THE HASTINGS DR. SET TO SCALE



3 REAR VIEW #2
GARAGE VIEW FROM THE HASTINGS DR. SET TO SCALE

PROJECT DATA
 PROJECT NO. 131753-010
 PROJECT NAME 4501 HASTINGS DRIVE
 CLIENT DRS ARCHITECTURE LLC
 ARCHITECT DRS ARCHITECTURE LLC
 DATE 10/05/09
 SCALE AS SHOWN
 SHEET NO. A1

REVISIONS	DATE	BY	DESCRIPTION

DRS Architecture LLC
 4501 HASTINGS DRIVE
 SUITE 100
 EL PASO, TEXAS 79912

Addition Garage
 4501 HASTINGS DRIVE
 EL PASO, TEXAS

DATE 10/05/09
 PROJECT NO. 131753-010
 SHEET NO. A1

A1

