

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.

This would allow a two-story addition of which a 23' by 15' portion (345 square feet footprint) 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 is 50 feet in the R-3 zone district.

BACKGROUND

The owner is proposing to build a two-story addition to her home. She operates an adult care facility at this location; the addition is for living quarters for the owner. A site visit shows an old foundation and plumbing from 2003 (Permit #BLD03-07677) which will require an inspection prior to being used for the proposed project.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 399.99 sq. ft. (26.66' [80' average lot width ÷ 3] x 15' [3/5 of 25'])

Requested area of encroachment in rear yard = 345 sq. ft.

Required front and rear yard setback total = 50'

Requested front and rear yard cumulative setback = 35'

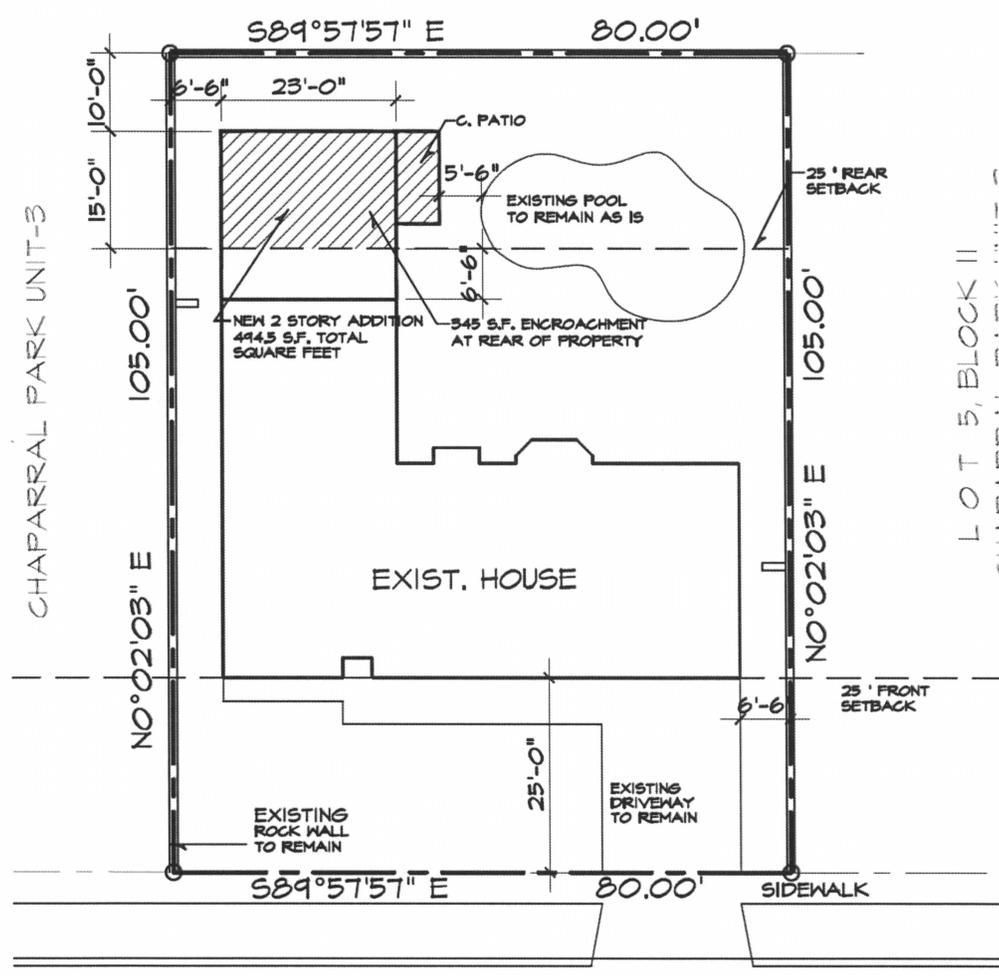
STAFF RECOMMENDATION

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.”



CHAPARRAL PARK UNIT-3

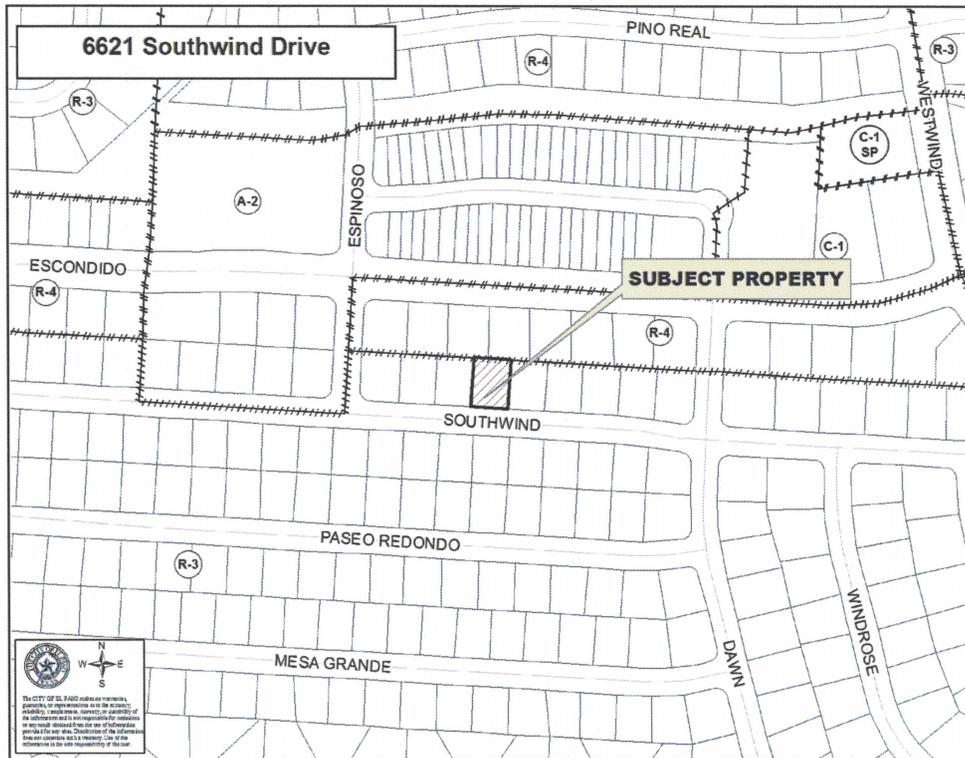
LOT 5, BLOCK II

6621 SOUTHWIND
 CENTER LINE

LEGAL DESCRIPTION
LOT 4, BLOCK II CHAPARRAL PARK UNIT-3 CITY OF EL PASO, EL PASO COUNTY, TEXAS

SITE PLAN
 SCALE: 1" = 20'

ZONING MAP



NOTIFICATION MAP

