

PZBA11-00039

2420 Gairloch Drive

Ruben and Brenda J. Figueroa

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

This would permit a proposed 23' by 12' addition of which a 23' by 7' portion (161 square feet) encroaches in the required rear yard setback, located to within 18' of the rear property line.

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

BACKGROUND

The applicants are requesting an addition that encroaches in the rear yard. There is an accessory building in the rear yard that is located within 5 feet of the main structure. The applicant has been advised that there shall be 5 feet of separation between the main house and the accessory structure.

CALCULATIONS

Permitted square feet encroachment = 420 sq. ft. (28' [84' lot width ÷3] x 15' [3/5 of 25'])

Requested square feet encroachment = 161 sq. ft. (23' x 7')

Required rear yard setback = 25'

Requested rear yard setback = 18'

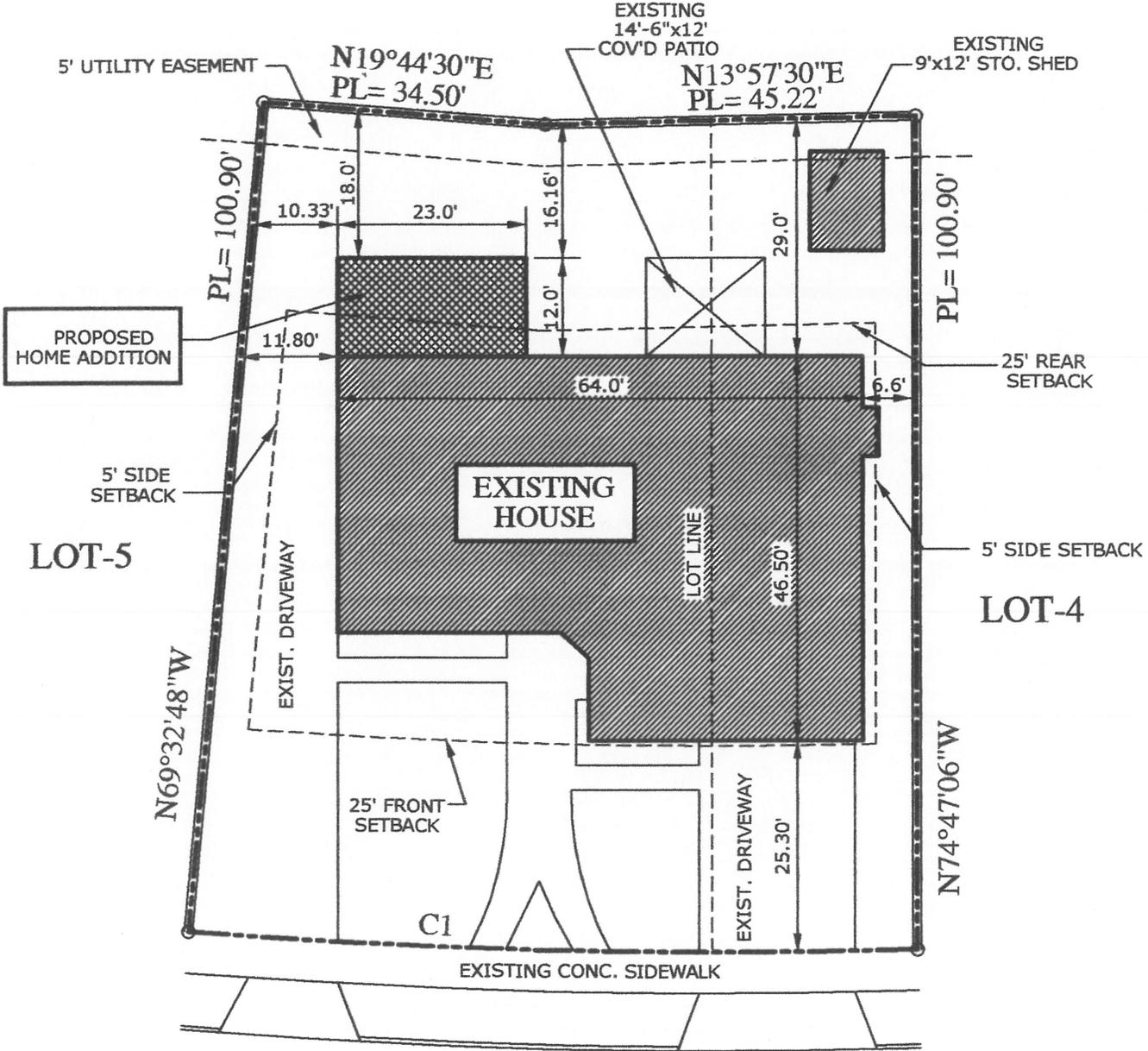
STAFF RECOMMENDATION

Staff recommendation is for approval of the request for the Special Exception C with a condition that there shall be 5 feet of separation between the main house and the accessory building.

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 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.

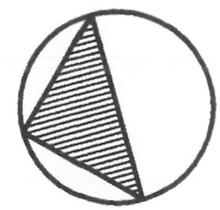


2420 GAIRLOCH DR.
60' R.O.W.

**MONTCLAIR
UNIT-3**

THE NORTH 25' OF LOT 4, AND ALL OF LOT 5, EXCEPT THE NORTH 10' THEREOF.

BLOCK-22
CITY OF EL PASO, EL PASO
COUNTY, TEXAS



NORTH
SC:1"=20'

| IRB | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-----|---------|--------|--------|-------------|-----------|
| | 808.30' | 88.89' | 88.84' | N16°35'56"E | 06°17'35" |

11-12-11

SITE PLAN

