

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

This would permit a 23'3" by 15' addition that is proposed to encroach 15' into the required rear yard setback. The required front and rear yard cumulative setback total is 50' in the R-3 zone district.

BACKGROUND

The applicant is requesting to add a room that will encroach in the required rear yard setback and is proposed to be located to within 10 feet of the rear property line. Staff notes that the applicant is storing a vehicle and trailer in the side yard; however, there is not the required hard-surfaced driveway to access the storage area. The applicant indicates they will pursue the possibility of a curb cut and driveway to access the side yard.

CALCULATIONS

1/3 average lot width = 29.98' (89.95' ÷ 3)
Required rear yard setback = 25'
Requested rear yard setback = 10'

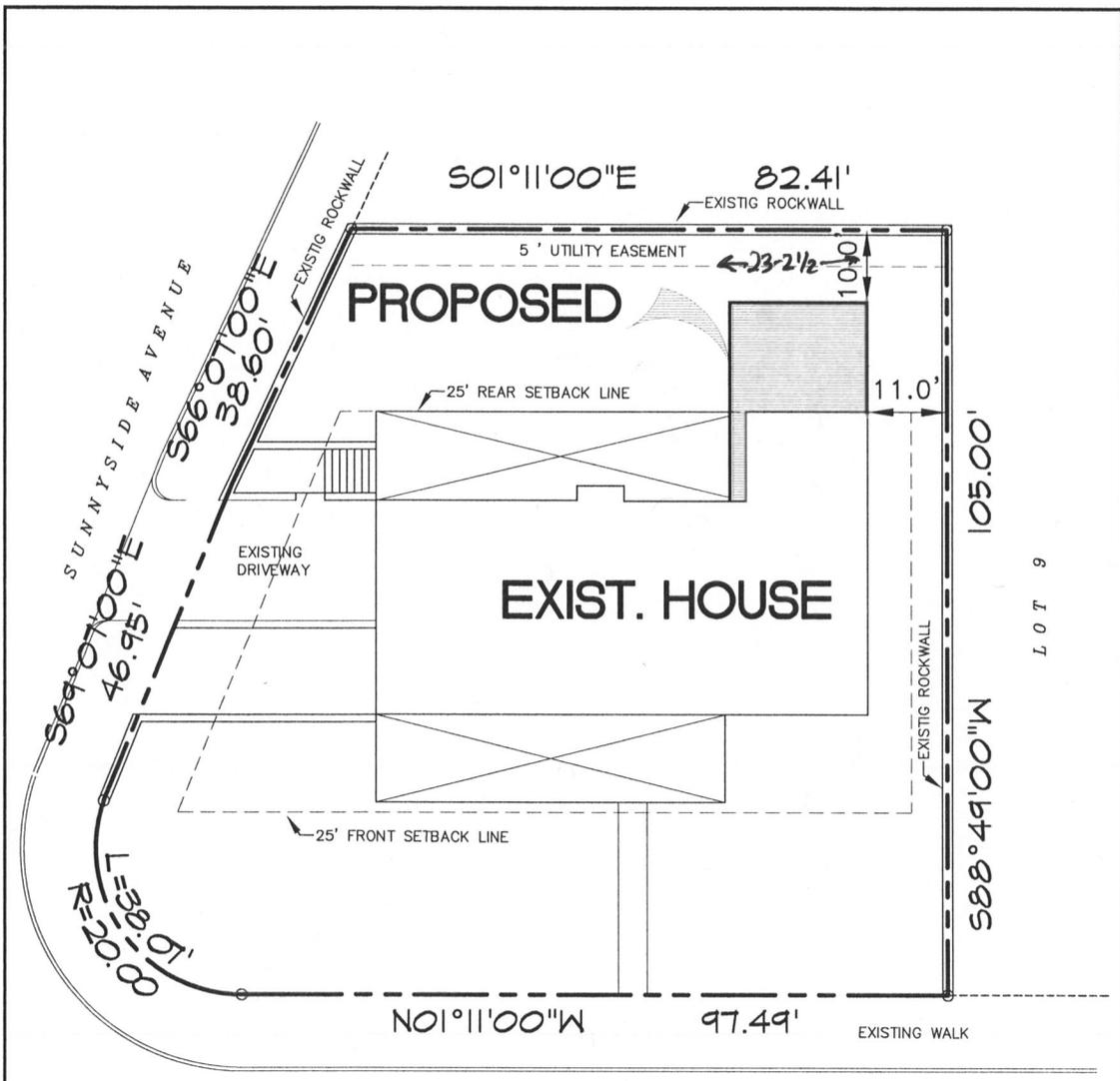
STAFF RECOMMENDATION

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, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; provided, however, that:

1. The residence has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum ten foot rear yard setback shall be required; 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. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred eighty square feet; and,
6. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space; and,
7. The extension shall not permit the creation of an additional dwelling unit.”



6441 REGAL LANE
(P U B L I C R . O . W .)

ENCROACHMENT:
REAR ENCLOSURE ENCROACHES 282.45 S.F.
ONTO THE REAR 25' SETBACK LINE

SITE PLAN



LOT 10, BLOCK 4, MONTERREY PARK
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

NOTE:
THIS IS NOT A SURVEY. THE INFORMATION SHOWN
IS FROM INFORMATION OBTAINED FROM SURVEY
DATED 5-17-93

ZONING MAP



NOTIFICATION MAP

