PZBA13-00042 **11884 Two Towers Drive** **Aracely Arroyo**

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

This would allow an existing addition of which a 28.75' by 9' (259 sq. ft.) portion is encroaching into the required rear yard setback and is located to within 16 feet of the rear property line.

The required cumulative front and rear yard setback total is 45 feet in the R-3A zone district.

BACKGROUND

The applicant was cited for building an addition without permit of which a portion encroaches into the required rear yard setback.

CALCULATIONS

Permitted area of encroachment in required rear yard = 262 sq. ft. (17.47' [52.40' lot width ÷ 3] x 15' [3/5 of 25'])
Requested area of encroachment = 258.75 sq. ft. (28.75' x 9')
Required front and rear yard setback = 45'
Requested front and rear yard setback = 36'

STAFF RECOMMENDATION

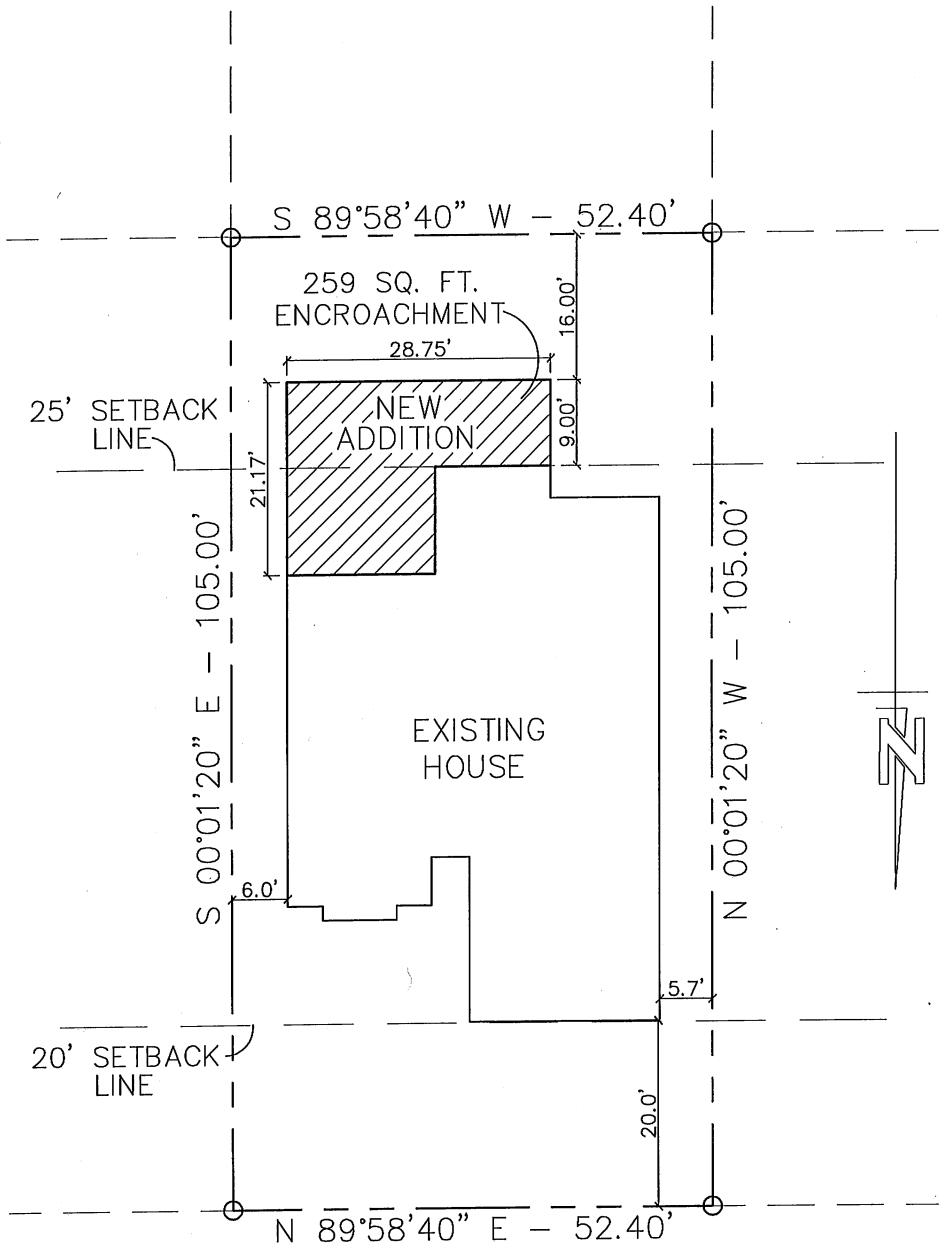
Staff recommends approval of the request as it meets the requirements of the Special Exception C.

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."

ITEM #4



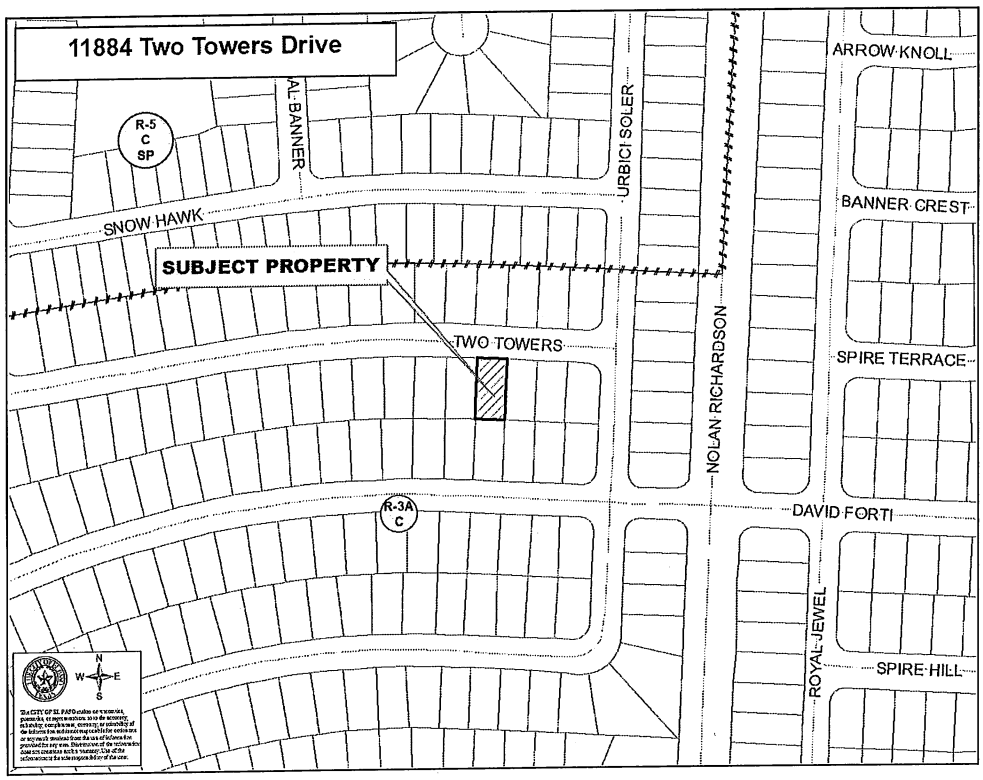
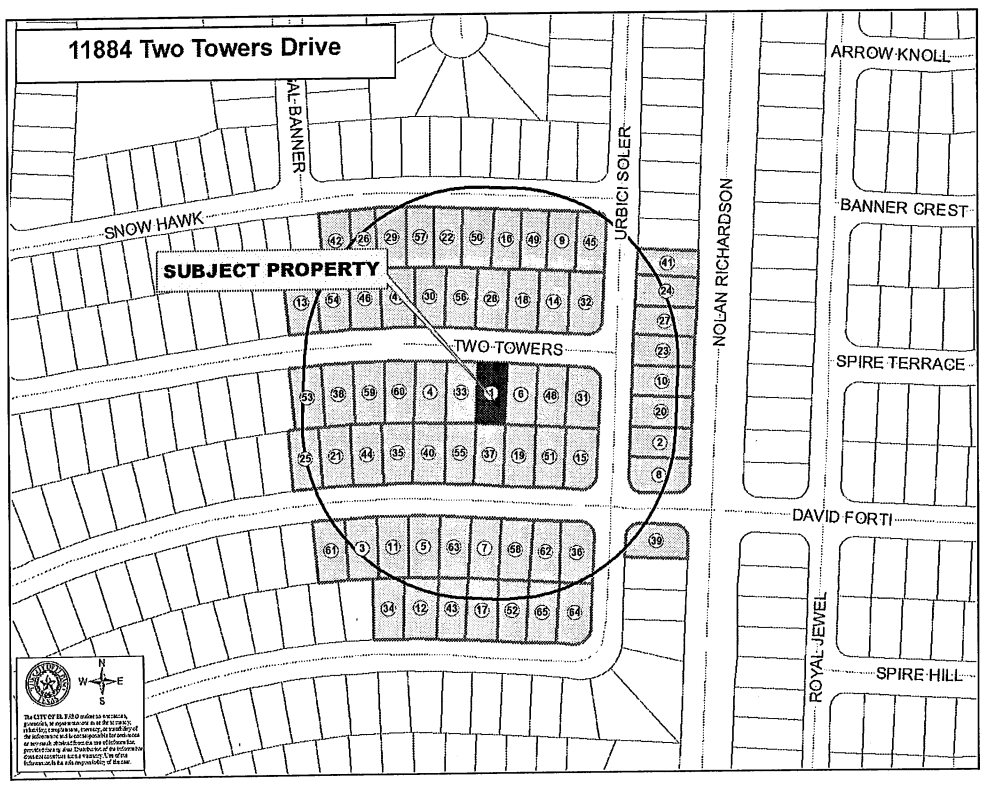
LEGAL DESCRIPTION

LOT 51 – BLOCK 11
VISTA REAL – UNIT ONE
CITY OF EL PASO, TEXAS

11884 TWO TOWERS DRIVE

SITE PLAN 20'

ZONING MAP



NOTIFICATION MAP