

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

This would permit a 19' by 16' addition of which a 19' by 4.6' portion is proposed to encroach into the required rear yard setback and to be located to within 20 feet of the rear property line.

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

**BACKGROUND**

The applicant is requesting the Special Exception to enclose a portion of a patio for a den addition that will encroach in the required rear yard setback.

**CALCULATIONS**

Permitted area of encroachment in required rear yard = 250.92 sq. ft. (17' [51' lot width ÷3] x 14.76' [3/5 of 24.6'])

Requested area of encroachment = 87.40 sq. ft. (19' x 4.6")

Required front and rear yard setback total = 45'

Requested front and rear yard setback total = 40.4'

**STAFF RECOMMENDATION**

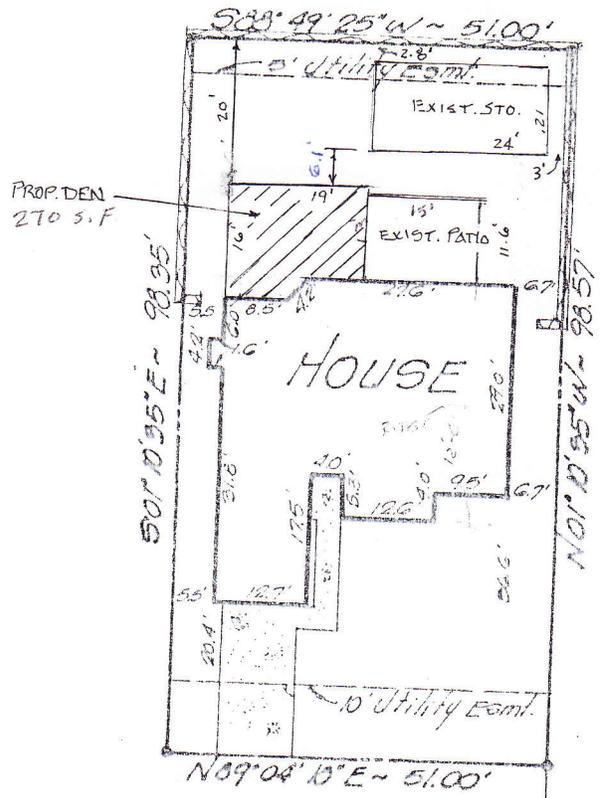
Staff recommendation is for approval of the request for the Special Exception with the condition that a building permit is obtained for the accessory building.

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, 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.

NORTH  
50018:7570



4852

MAUREEN CIRCLE

322.10'  
City of El Paso

Bismark  
Place

THIS HOUSE DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD ZONES "A", "D" OR "V" AS DESIGNATED BY THE F.I.A. FLOOD INSURANCE RATE MAP, CITY OF EL PASO, OCTOBER 15, 1982, PANEL NUMBER 00. 24

Recorded in Volume 50 Page 48 El Paso County Plat Records

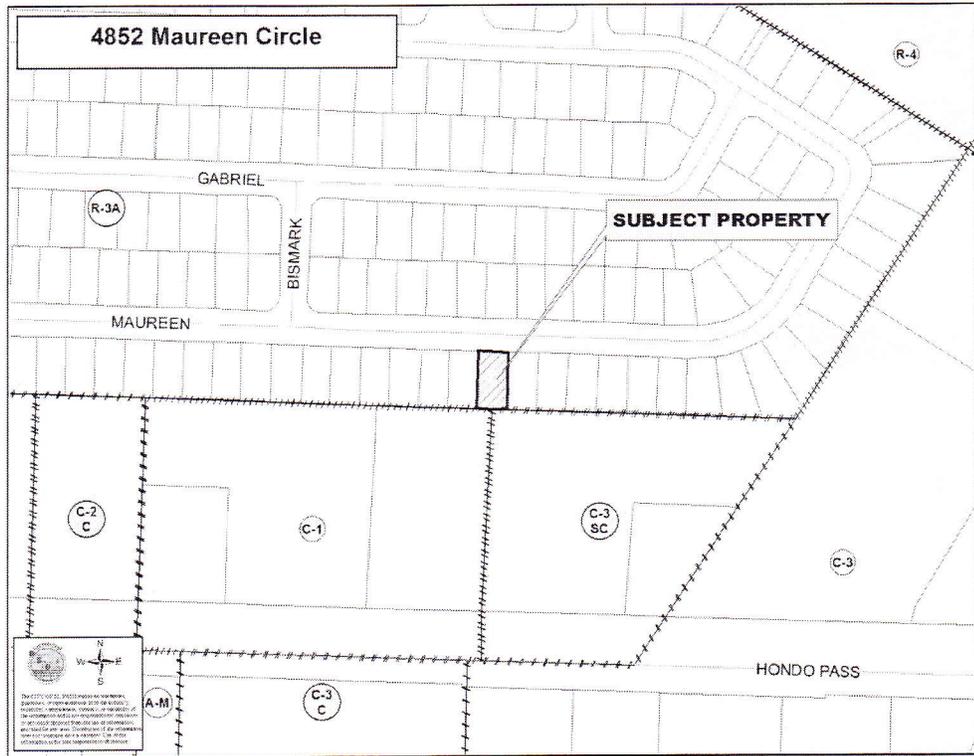
I hereby certify that this survey was made on the ground under my supervision and this plat correctly represents the facts found at the time of survey.  
3597  
M. J. ...  
El Paso, Texas  
APR 20 1988

**IMPROVEMENT SURVEY**

Lot 20 ~ Block 25  
Castner Heights ~ Unit Four  
City of El Paso, El Paso County, Texas

Date: 12-12-83  
Drawn: MJK  
Field:

# ZONING MAP



# NOTIFICATION MAP

