

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

This would permit the construction of a 306 sq. ft. addition to the existing single-family residence, of which approximately 126 square feet (7' x 18') encroaches into the required rear setback and is located to within 13' of the rear property line.

The required rear setback is 20 feet and the required front and rear yard setback cumulative total is 50 feet in the R-3 zone district.

**BACKGROUND**

The existing residence was constructed in 2010.

The Planning Division has not received any communications in support or opposition to the special exception request.

**CALCULATIONS**

Permitted area of encroachment in required rear yard setback = 496.4 sq. ft. (27.81 [83.45' lot width ÷ 3] x 17.85 [3/5 of 29.75' required rear yard setback])

Requested area of encroachment in rear yard setback = 126 sq. ft.

Required rear yard setback = 20'

Requested rear yard setback = 13'

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 33.25'

**STAFF RECOMMENDATION**

Staff recommends approval with a condition as the requested square footage encroachment (403 sq. ft.) is less than the maximum permitted (424.5 sq. ft.).

The condition is as follows:

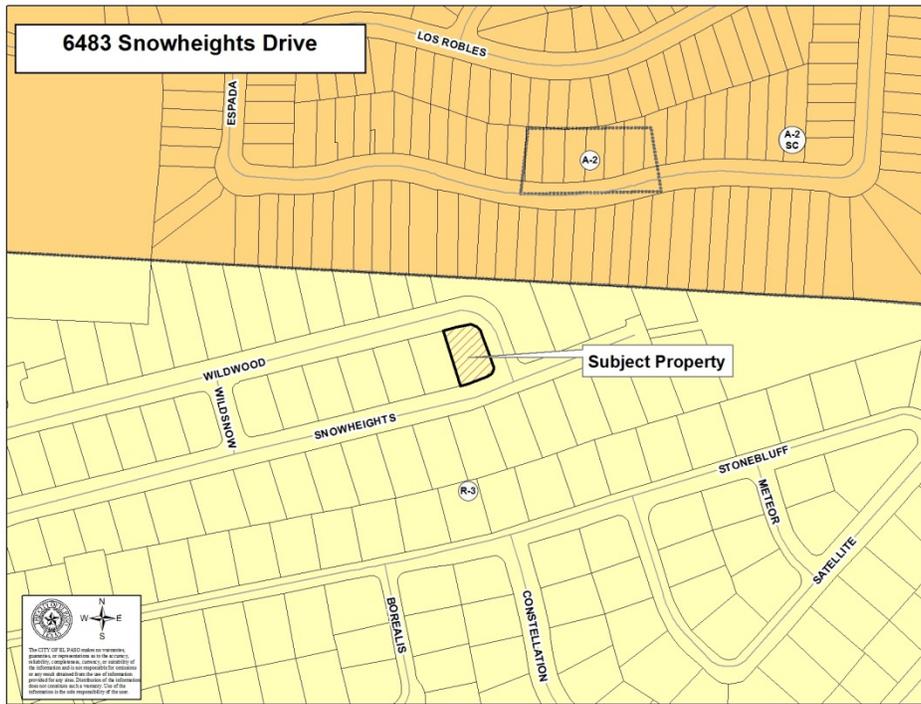
*The existing accessory structure in the rear yard shall be relocated or removed in compliance with applicable building and zoning code*

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

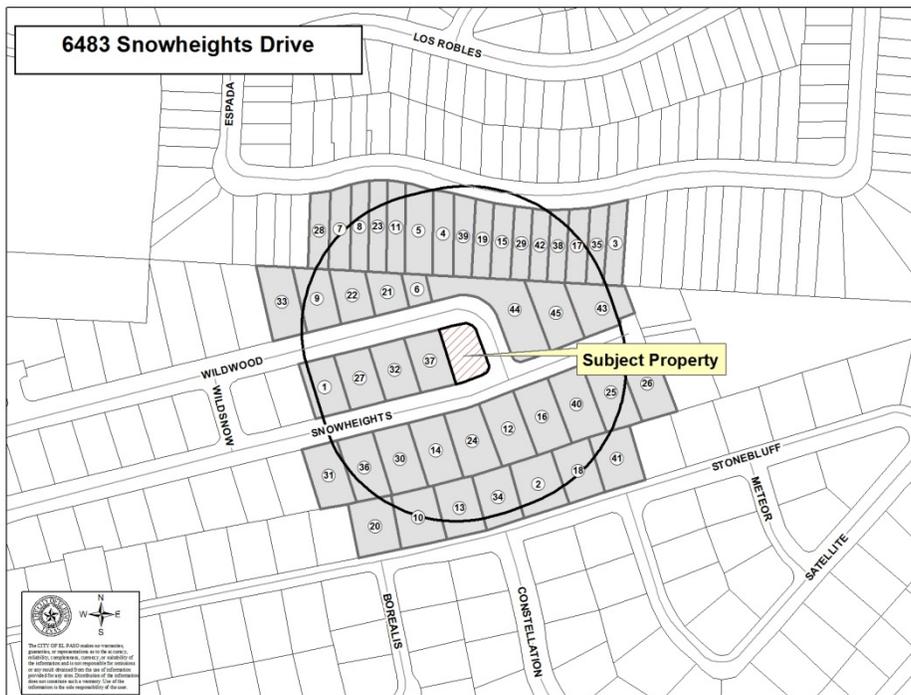
“Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

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.”

# ZONING MAP



# NOTIFICATION MAP





WILDWOOD COURT (52'R.O.W.)

EXISTING STORAGE STRUCTURE  
WILL BE REMOVED ENTIRELY 80.00 sq.ft.

A=86°31'10"  
R=27.50'  
L=41.53'  
C=37.69'

3.5' PARKWAY  
4' SIDEWALK

PLATTED 10'  
UTILITY BSMT.

PROPOSED  
ADDITION  
306 sq.ft.

ACTUAL ENCROACHMENT  
REQUEST 126 sq.ft.

COVD. CONC.  
PATIO

CONC.  
SLAB

6483  
SNOWHEIGHTS DRIVE

LOT 6

A=90°00'00"  
R=20.00'  
L=31.42'  
C=28.28'

PLATTED 10'  
UTILITY BSMT.

4' SIDEWALK  
3.5' PARKWAY

CONC. DRIVE

CONC. WALK

SNOWHEIGHTS DRIVE (52'R.O.W.)

LEGAL DESCRIPTION:  
LOT 7, BLOCK 3  
THE PARK AT WILDWOOD  
CITY OF EL PASO, EL PASO COUNTY, TX.

SCALE 1:20