

**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. one-story addition to the existing single-family residence, of which approximately 306 square feet (17' x 18') encroaches into the required rear setback and is located to within 13' 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 existing residence was constructed in 2010.

The Planning Division received one phone call in opposition and two calls of concern to the special exception request.

**CALCULATIONS**

Permitted area of encroachment in required rear yard setback = 425.1 sq. ft. (23.85 [71.57' lot width + 3] x 17.82 [3/5 of 29.7' required rear yard setback])

Requested area of encroachment in rear yard setback = 306 sq. ft.

Required rear yard setback = 29.7'

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 (306 sq. ft.) is less than the maximum permitted (425.1 sq. ft.).

The condition is as follows:

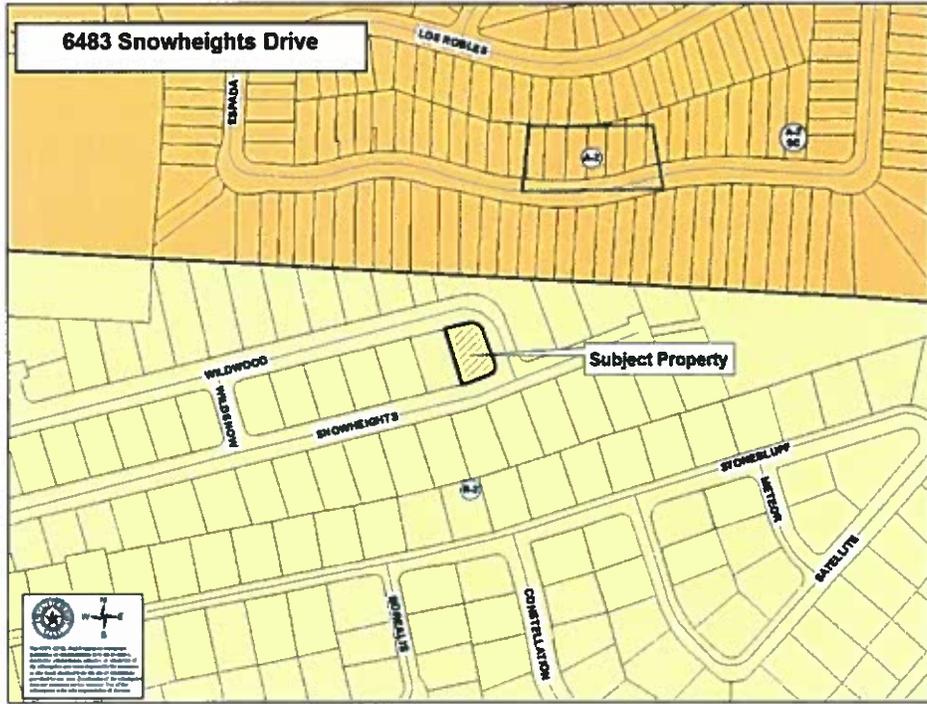
*The existing accessory structure in the rear yard shall be relocated or removed in compliance with applicable building and zoning code*

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

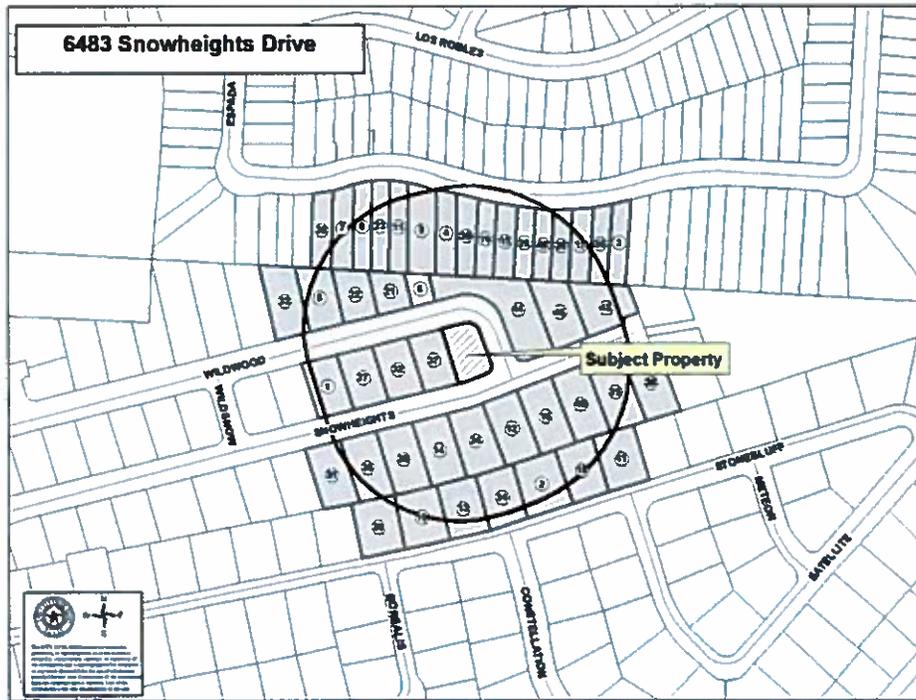
"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

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

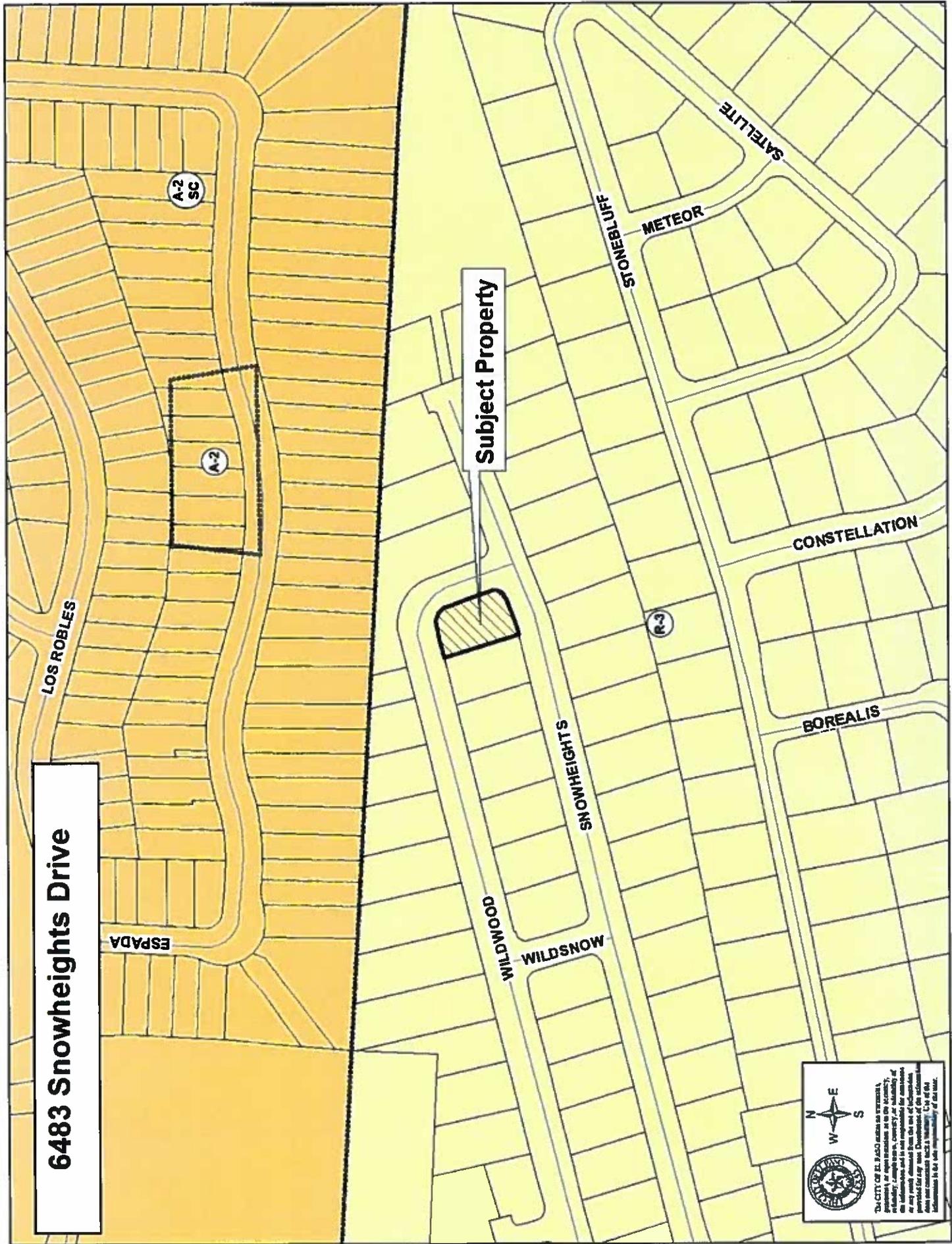


# NOTIFICATION MAP



**6483 Snowheights Drive**

**Subject Property**



The CITY OF EL PASO makes no warranty, representation, or opinion in relation to the accuracy, reliability, completeness, consistency, or timeliness of any maps obtained from the use of information provided for a fee. Use of this information is for the responsibility of the user.



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  
ENCROACHMENT  
306 sq.ft.

NE 72°34'13" 47.04'

COVD. CONC.  
PATIO

SE 20°54'37" 44.92'

6483  
SNOWHEIGHTS DRIVE

CONC.  
SLAB

LOT 6

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

PLATTED 10'  
UTILITY BSMT.

COVD. TILE  
PORCH

4' SIDEWALK  
3.5' PARKWAY

SW 69°05'23" 52.03'

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