

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

This would allow a 44' by 15'3" addition of which a 44' by 3' portion (132 square feet) is proposed to encroach into the required rear yard setback and to be located to within 22 feet of the rear property line.

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

**BACKGROUND**

The applicant is requesting the special exception for a new sunroom that is proposed to encroach in the required rear yard setback. The applicant had previously enclosed a porch without ZBA approval or obtaining a building permit. The existing enclosure and porch are being removed and are being remodeled into a sunroom.

**CALCULATIONS**

Permitted area of encroachment in required rear yard = 357.45 sq. ft. (23.83' [71.48' lot width ÷ 3] x 15' [3/5 of 25'])

Requested area of encroachment = 132 sq. ft. (44' x 3')

Required front and rear yard setback = 50'

Requested front and rear yard setback = 47'

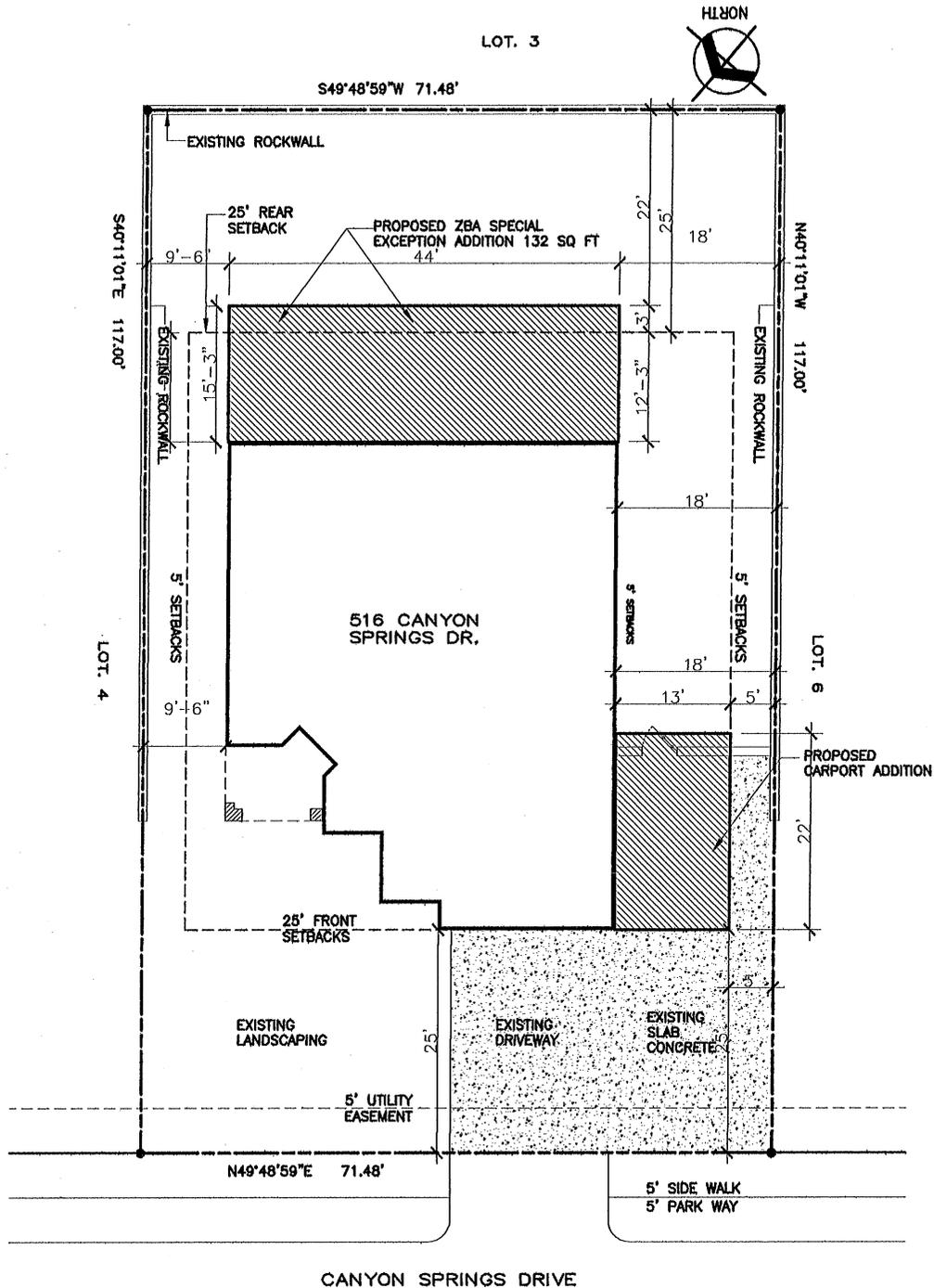
**STAFF RECOMMENDATION**

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."



**LEGAL DESCRIPTION**

SUBDIVISION MESA HILLS #11  
 LOT No. 5  
 BLOCK No. 25  
 (8363.16 SQ. FT.), CITY OF EL PASO,  
 EL PASO COUNTY TEXAS 79912

**1** **516 CANYON SPRING**  
 Scale: 1" = 20'-0"

**A-1**

DATE MARCH, 2014
SCALE As Noted
PROJECT No. 018.03.2014

**REMODELING FOR**  
**Mr. RUBEN RONCALLO**  
 ADDRESS : 516 CANYON SPRINGS Dr.  
 EL PASO, TEXAS, 79912

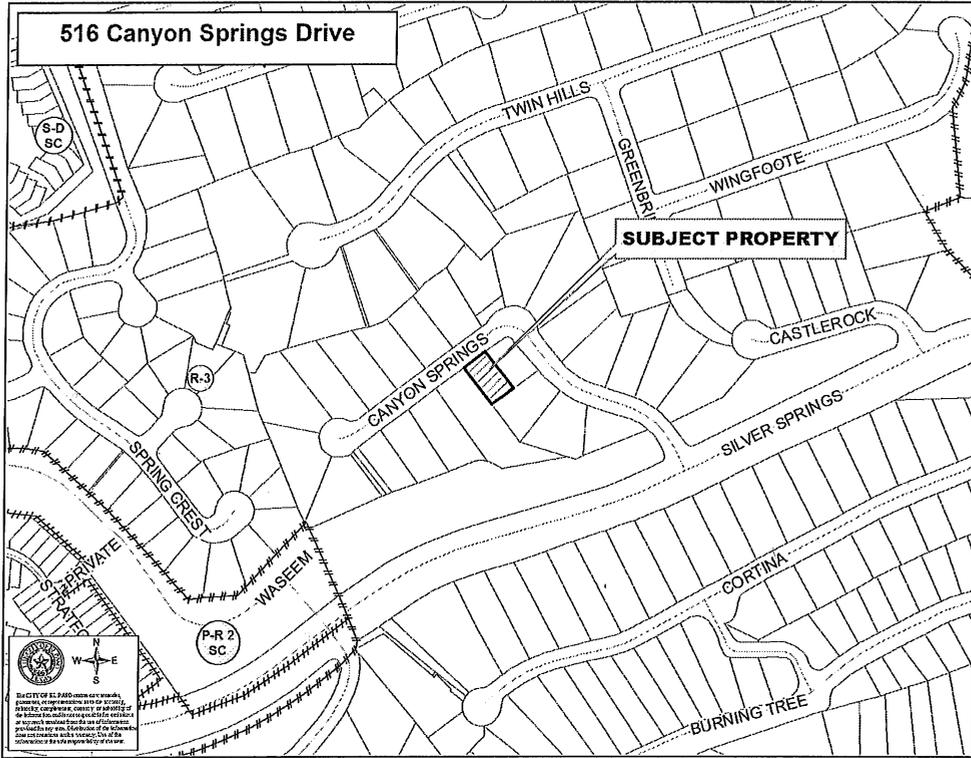
**DESIGN & DRAFTING**  
**CARLOS A. VILLANUEVA**

810 TEXAS  
 EL PASO TEXAS 79901

109 ARGONAUT Dr.  
 EL PASO TEXAS 79901

915 630-4682 / 915 777-3058

# ZONING MAP



# NOTIFICATION MAP

