

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an A-O/sp (Apartment-Office/special permit) zone.

The request is for a 29'9" by 16' addition of which a 29'9" by 5'6" portion is proposed to encroach in the required rear yard setback and to be located to within 19'6" 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 applicants are requesting an addition that will encroach in the required rear yard setback.

**CALCULATIONS**

Permitted square feet encroachment = 200 sq. ft. (13.33' [40' lot width ÷3] x 15' [3/5 of 25'])

Requested square feet encroachment = 163.62 sq. ft. (29'9" x 5'6")

Required rear yard setback = 25'

Requested rear yard setback = 19'6"

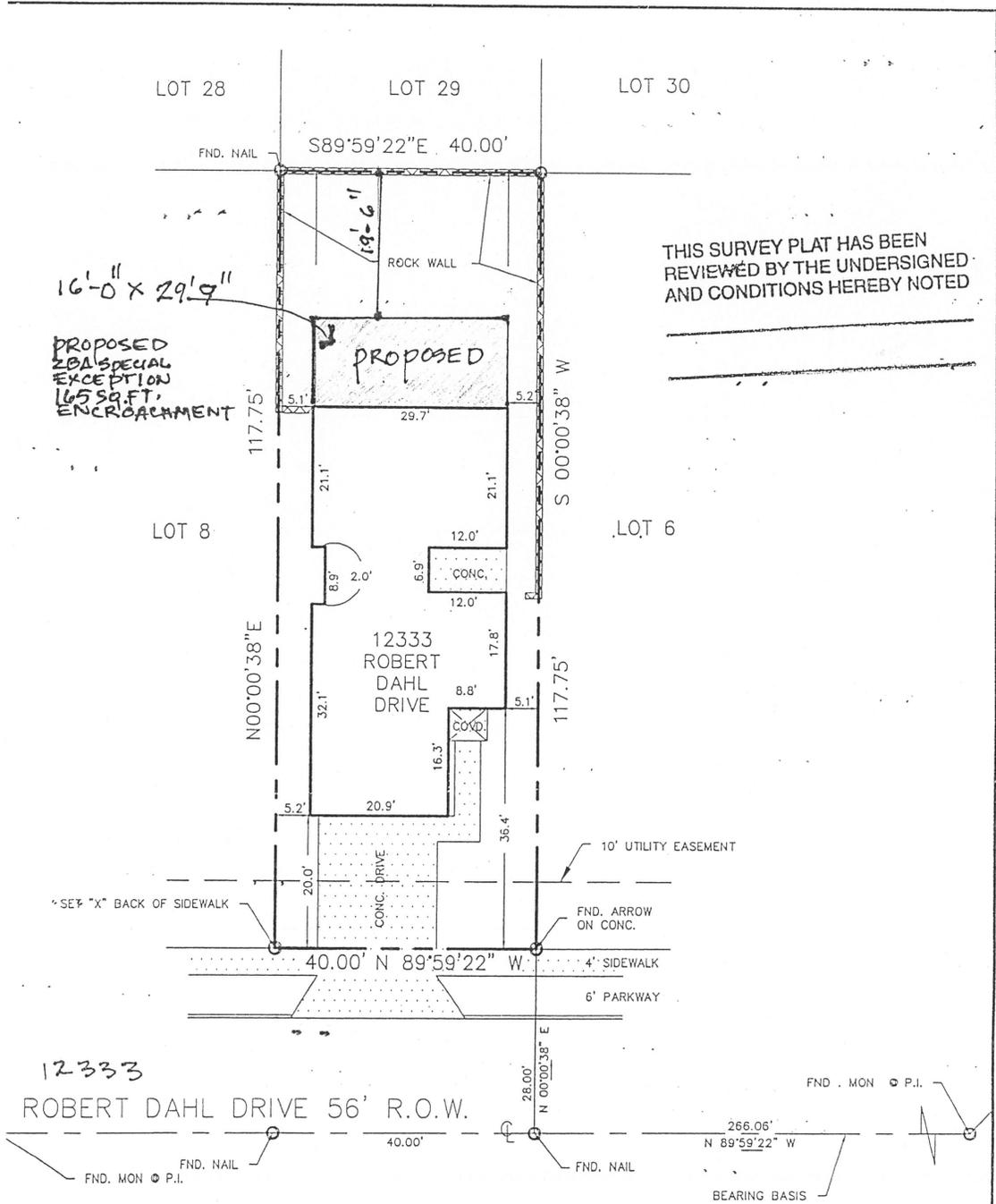
**STAFF RECOMMENDATION**

Staff recommends approval of the request for 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, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; 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;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yards shall not be reduced;
5. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred eighty square feet;
6. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space; and
7. The extension shall not permit the creation of an additional dwelling unit for rental purposes.



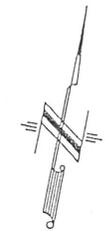
THIS SURVEY PLAT HAS BEEN REVIEWED BY THE UNDERSIGNED AND CONDITIONS HEREBY NOTED

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THERE ARE NO ENCHROACHMENTS EXCEPT AS SHOWN. ONLY PLATTED EASEMENTS ARE SHOWN.

*Ron R. Conde*

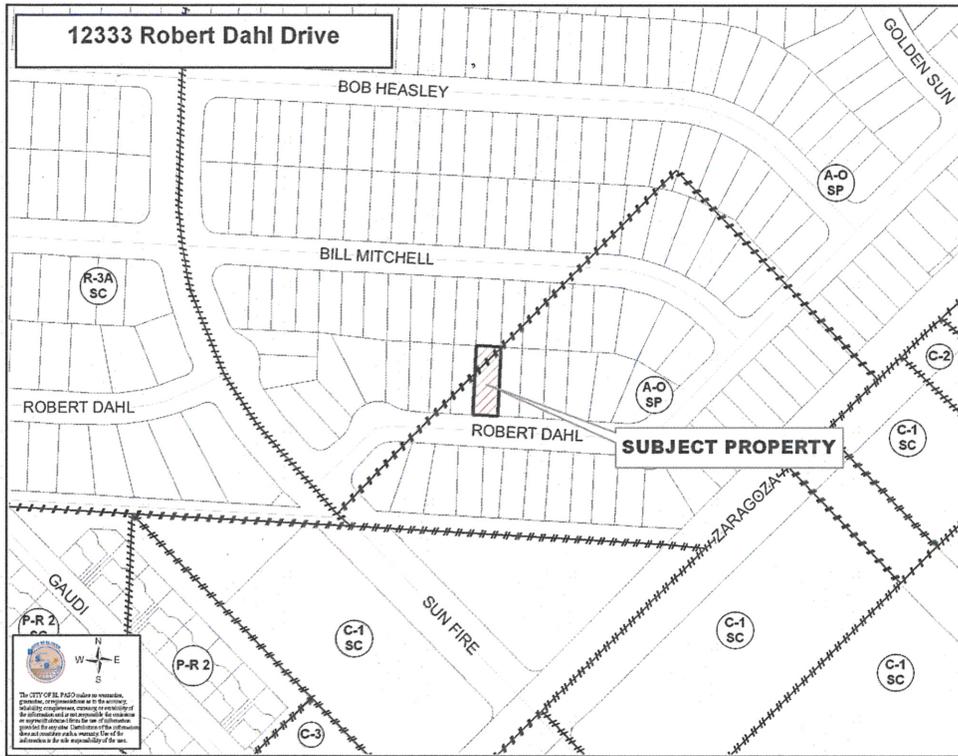
RON R. CONDE R.P.L.S #5152



SCALE: 1" = 20'

JOB # 1399-44	DATE: MARCH 26, 1999	FIELD: D.G.	OFFICE: M.G.
LOCATED IN ZONE C	PANEL # 480214-43 B	DATED OCT. 15, 1982	
RECORDED IN VOLUME 71	PAGE 38	PLAT RECORDS, EL PASO COUNTY, TX	
LOT 7, BLOCK 18 SUN RIDGE SUBDIVISION UNIT 5 CITY OF EL PASO, EL PASO COUNTY, TEXAS		CONDE ENGINEERING INC.      CADD FILE: C:\SU\3\139944 1790 LEE TREVINO SUITE 400	

# ZONING MAP



# NOTIFICATION MAP

