

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

This would permit the construction of a 22.5' by 12' addition that is proposed to encroach 12' into the required rear yard setback.

The required front and rear yard setback cumulative total is 50' in an R-3 (Light Density Residential) zone.

**BACKGROUND**

The applicants are proposing an addition in the rear yard that is proposed to be located to within 13' of the rear property line. They will remove the existing accessory building that is located in the rear yard.

**CALCULATIONS**

1/3 average lot width = 22.5' (67.5' ÷ 3)

Requested width of encroachment = 22.5'

Required rear yard setback = 25'

Requested rear yard setback = 13'

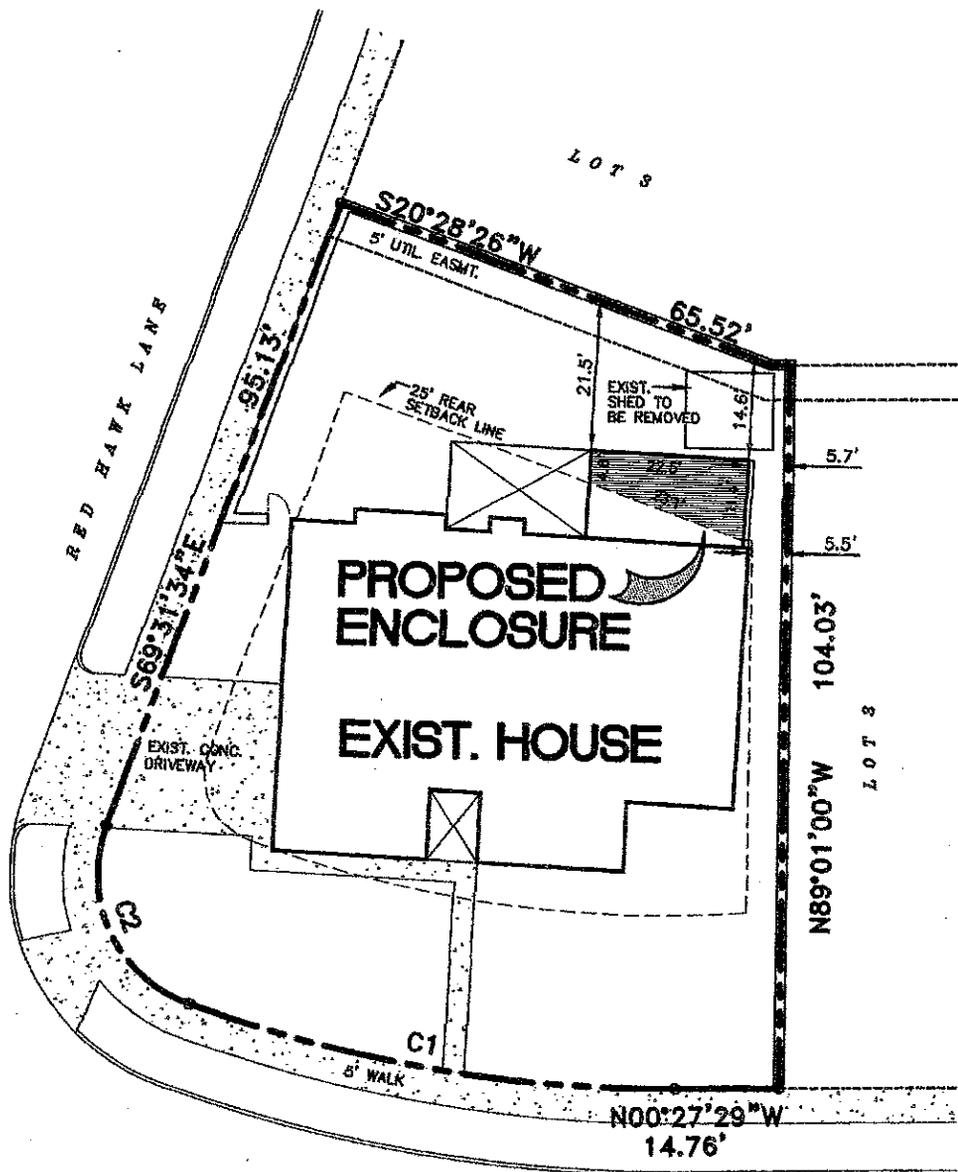
**STAFF RECOMMENDATION**

Staff recommends approval of the Special Exception with the condition that the existing open patio adjacent to the proposed enclosure shall not be enclosed.

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 and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum ten foot rear yard setback shall be required; and,
3. The total width of all extensions granted shall not exceed one-third of the average width of the site; and,
4. The minimum side and side street yards shall not be reduced; and,
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; and,
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."



3448 SPOTTED HORSE  
(PUBLIC R.O.W.)

ENCROACHMENT:  
REAR ENCLOSURE ENCROACHES 182.36 S.F.  
ONTO THE REAR 25' SETBACK LINE

RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
20.00	31.42	20.00	31.48	S3°01'39"E	90°00'42"
192.82	70.44	35.62	70.48	S10°00'27"W	20°55'52"

# SITE PLAN



SCALE 1"=20'

LOT 4 AND A PORTION OF LOT 3, BLOCK 22,  
MAP OF INDIAN RIDGE SUBDIVISION UNIT 2,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

NOTE:  
THIS IS NOT A SURVEY. THE INFORMATION SHOWN  
IS FROM INFORMATION OBTAINED FROM SURVEY  
DATED 5-17-93

## SHEET 1 OF 4

