

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

BACKGROUND

This would allow a 19' by 12' addition of which a 19' by 3' portion (57 square feet) is proposed to encroach into the rear yard setback and to be located to within 17 feet of the rear property line. Special Permit 97-12 for a planned residential development was granted for reduced lot widths and 20' front yard setbacks and 20' rear yard setbacks.

The required front and rear yard cumulative setback total is 40 feet in this R-3/sp zone district.

CALCULATIONS

Permitted area of encroachment in required rear yard = 180 sq. ft. (15' [45' lot width ÷ 3] x 12' [3/5 of 20'])

Requested area of encroachment = 57 sq. ft. (19' x 3')

Required rear yard setback = 20'

Requested rear yard setback total = 17'

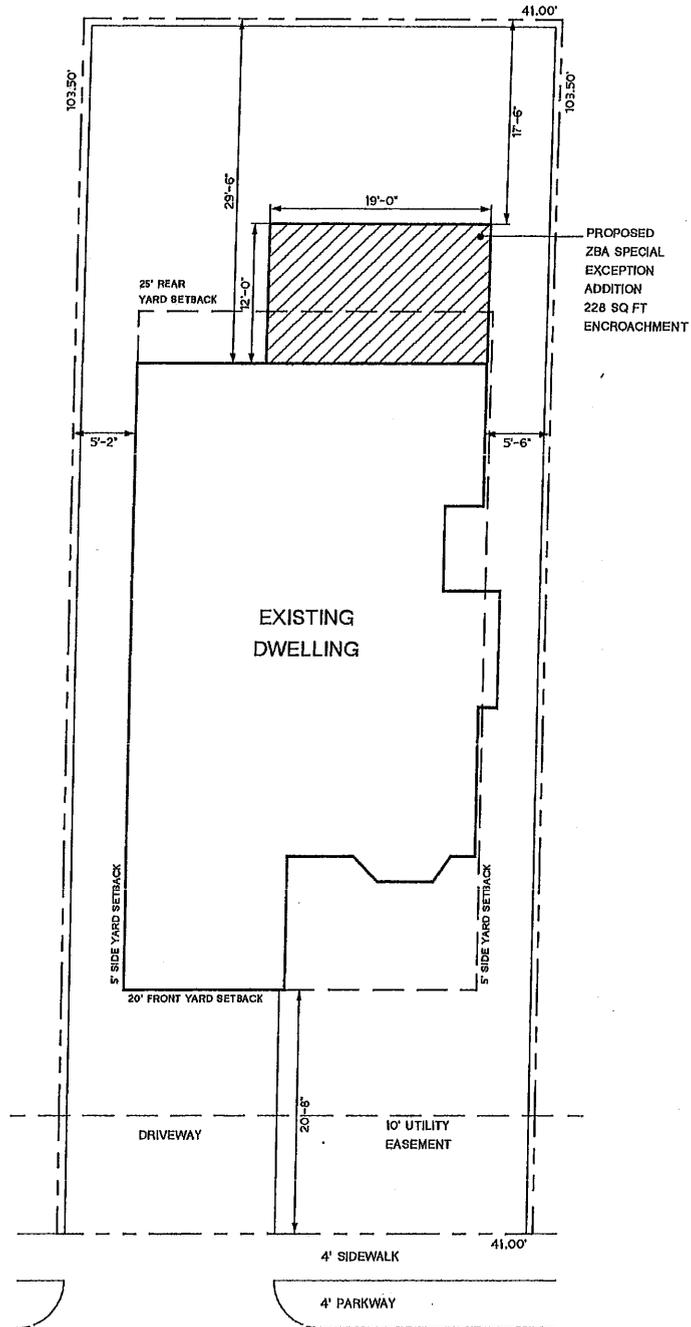
STAFF RECOMMENDATION

Staff recommendation is for 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."



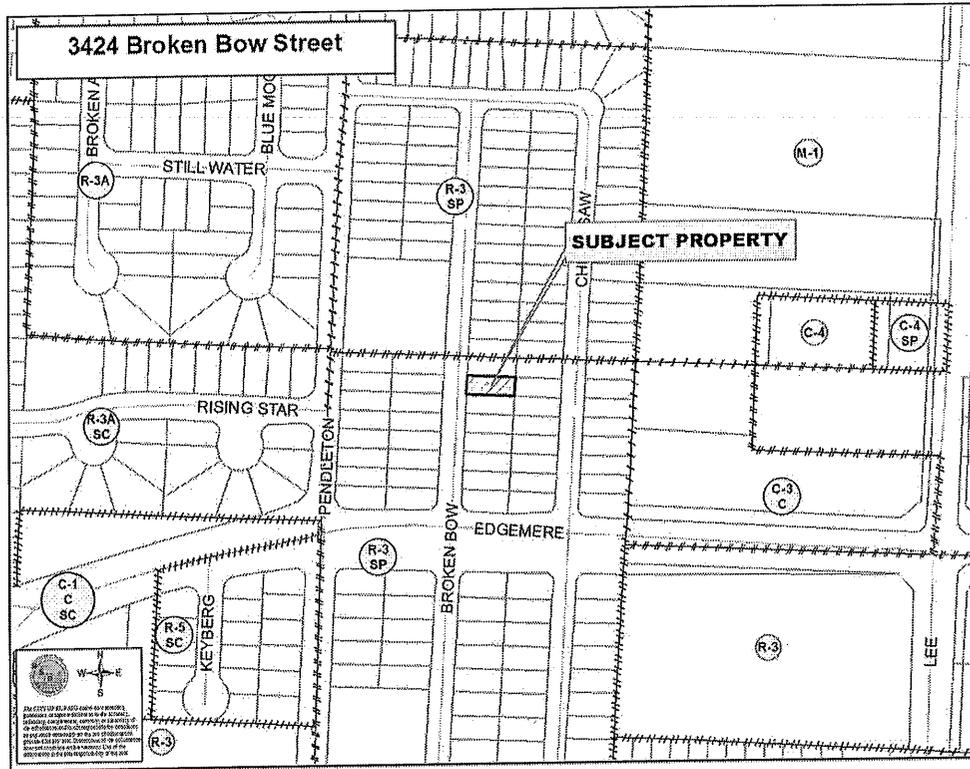
3424 BROKEN BOW ST
 EL PASO TX 79936
 SCALE: 1/16" = 1'-0"



LEGAL DESCRIPTION:
 48 INDIAN RIDGE #10 LOT 41



ZONING MAP



NOTIFICATION MAP

