

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

This would allow an 18' by 18' addition of which an 18' by 9' portion is proposed to encroach into the required rear yard setback and to be located to within 16' of the rear property line.

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

BACKGROUND

The applicant is requesting a new addition that will encroach into the required rear yard setback.

CALCULATIONS

Permitted area of encroachment in required rear yard = 365 sq. ft. (24.33' [73' lot width ÷3] x 15' [3/5 of 25'])

Requested area of encroachment = 162 sq. ft. (18' x 9')

Required rear yard setback = 25'

Requested rear yard setback = 16'

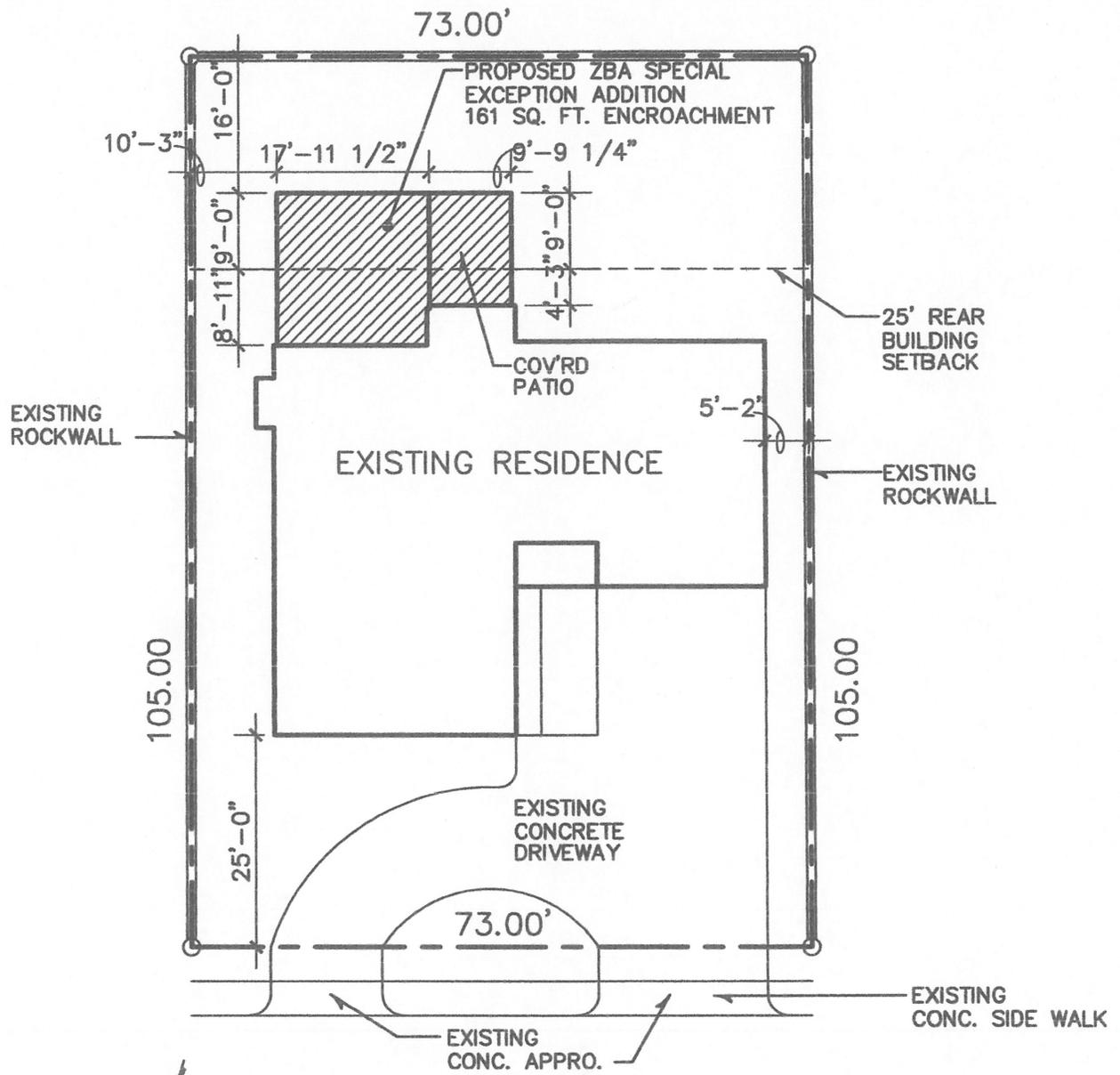
STAFF RECOMMENDATION

Staff recommendation is for approval 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.”



9816 SAIGON

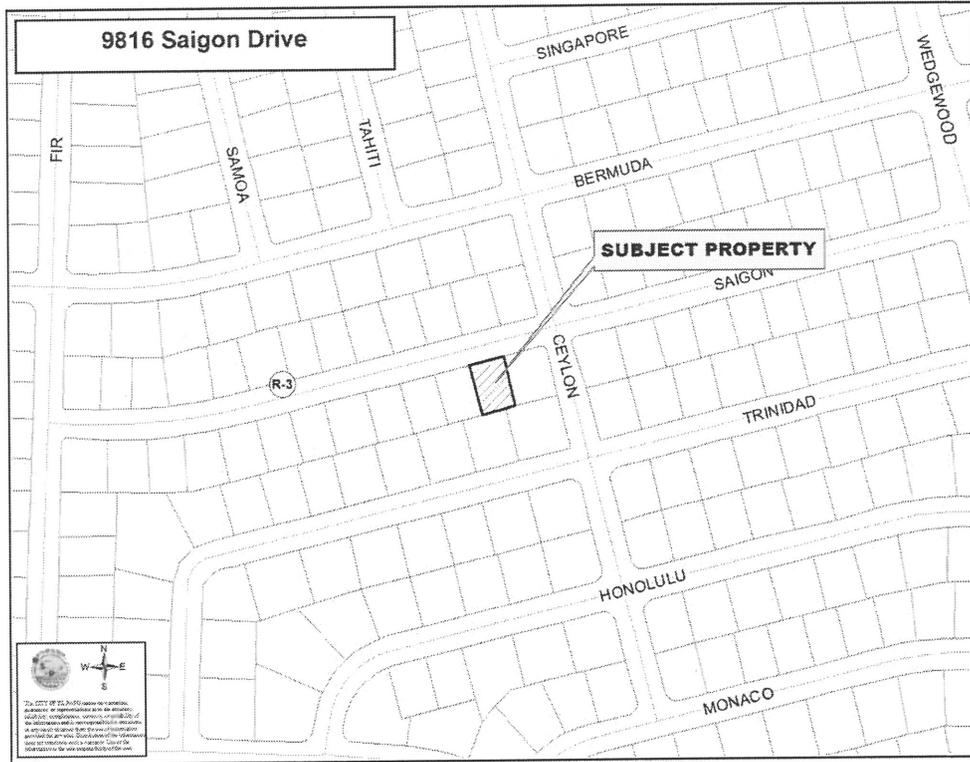
SITE PLAN

SCALE: 1"=20'

LEGAL DESCRIPTION

LOT 12, BLOCK 11
 PALM GROVE UNIT-3
 CITY OF EL PASO, EL PASO
 COUNTY, TEXAS

ZONING MAP



NOTIFICATION MAP

