

11-214-06

8684 Pilgrimage Circle

Stephen Harrison

**Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-3A zone of the City of El Paso Zoning Ordinance.**

This would permit the construction of a 16' by 12' portion of a structure to within 13' of the rear property line.

A 25' rear yard setback is required in an R-3A zone.

**STAFF COMMENTS**

The width of the requested rear yard encroachment in the setback is 16'. One-third of the average width of the lot is 20.74' ( $62.23' \div 3$ ) maximum width permitted. He is permitted 180 sq. ft. of open porch in the rear setback.

**STAFF RECOMMENDATION**

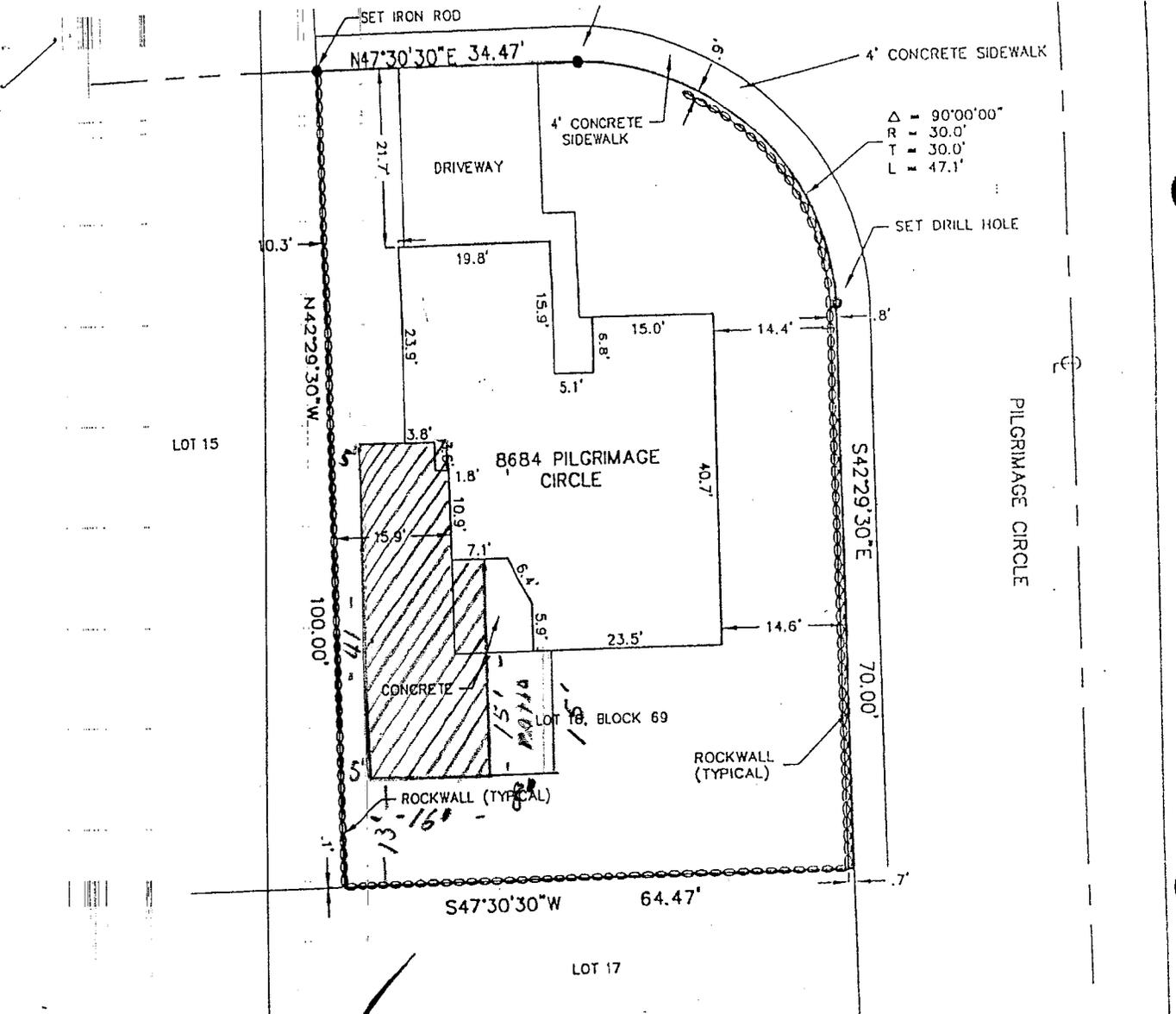
Staff recommends approval as the application meets the requirements for the Special Exception G. The existing accessory building appears to be larger than 120 sq. ft. Accessory buildings shall be restricted to a total of 120 sq. ft.

The Zoning Board of Adjustment is empowered under Section 2.16.050 G to:

"Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line; provided, however, that:

1. 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, and
2. The total width of all extensions granted shall not exceed one-third of the average width of the site, and
3. The minimum side and side street yards shall not be reduced, and
4. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred and twenty square feet, and
5. Unless otherwise provided in this ordinance, all remaining areas of the required rear yard shall be permanent open space, and
6. The extension shall not permit the creation of an additional dwelling unit or an over-intensive use or coverage of the site, and
7. The exceptions will be in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which is located the property for which the exception is sought; and
8. The public convenience and welfare will be substantially served; and
9. The use of neighboring property will not be substantially injured; and
10. Include any conditions and safeguards which the board deems appropriate, such as site arrangement, landscaping and hours of operation."

**ITEM #9**



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

CAD CONSULTING CO.

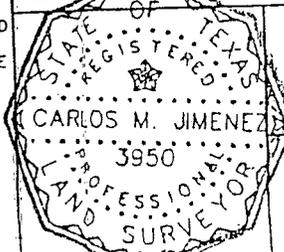
SCALE: 1" = 20'

**CERTIFICATION**

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

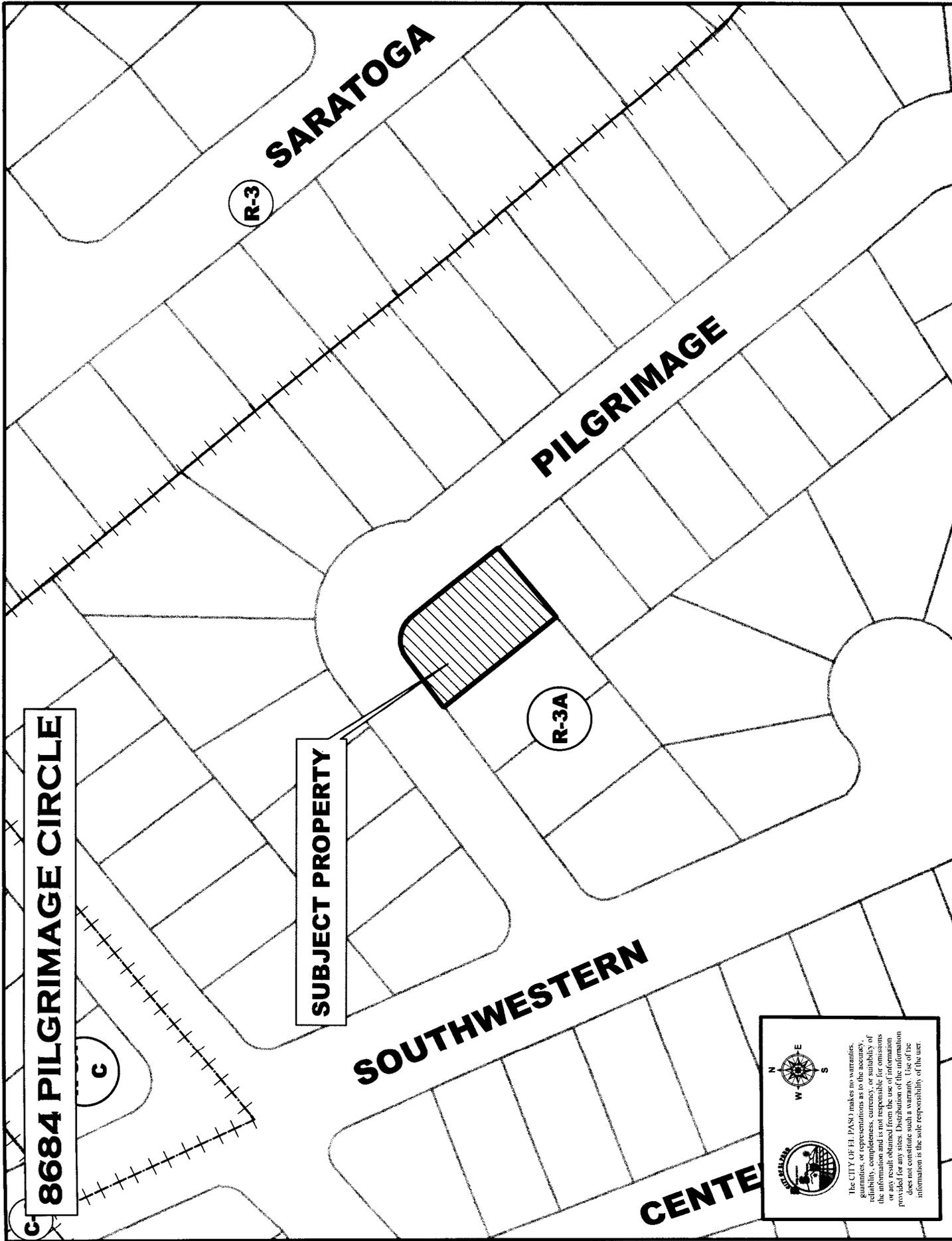
CARLOS M. JIMENEZ  
 R.P.L.S. No. 3950

JOB # 961023.CAM DATE: 10/07/96 FIELD: AB OFFICE: AG FILE: C:\DWC\16-69  
 LOCATED IN ZONE C PANEL # 480214-0021 C DATED 02/05/86  
 RECORDED IN VOLUME 70 PAGE 40, PLAT RECORDS, EL PASO COUNTY, TX



8684 PILGRIMAGE CIRCLE  
 LOT 16, BLOCK 69  
 WEST HILLS UNIT TWENTY  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

**CAD CONSULTING COMPANY**  
 11664 BUNKY HENRY DRIVE  
 EL PASO, TEXAS 79936  
 (915) 577-1202



**SARATOGA**

R-3

**PILGRIMAGE**

R-3A

**SUBJECT PROPERTY**

**SOUTHWESTERN**

**CENTER**

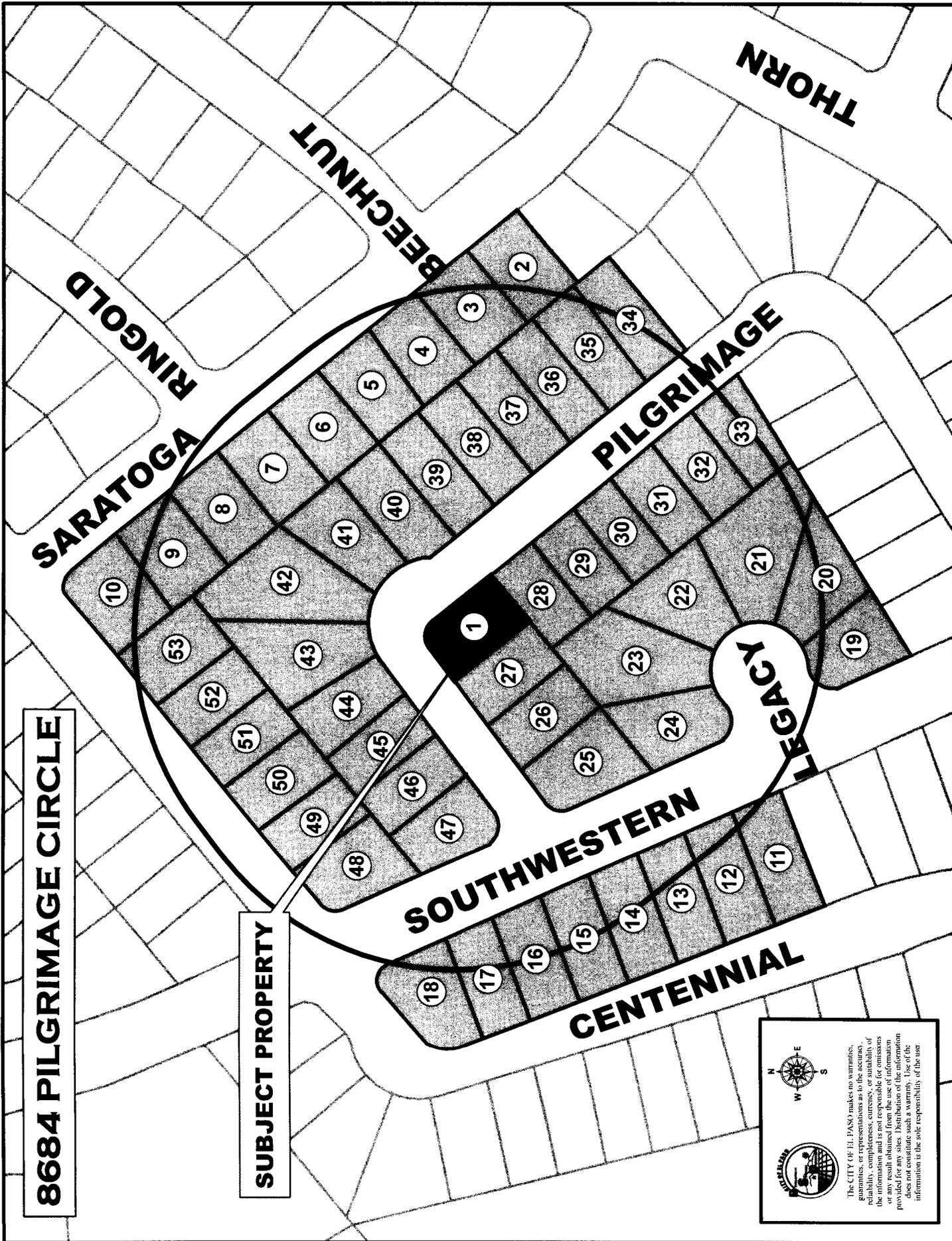
**8684 PILGRIMAGE CIRCLE**




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**86884 PILGRIMAGE CIRCLE**

**SUBJECT PROPERTY**



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