

**Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-5 zone of City of El Paso Zoning Ordinance.**

This would permit the construction of a 27' by 15' portion of a structure to within 10' of the rear property line.

A 25' rear yard setback is required in an R-5 zone.

**STAFF COMMENTS**

The width of the requested rear yard encroachment in the setback is 27'. The average width of the lot is 83.74' ( $40' + 127.48' = 167.48' \div 2 = 83.74'$ ). One-third of the average width of the lot is 27.9' ( $83.74' \div 3$ ) maximum width permitted. The applicant will be restricted to 120 sq. ft. of accessory structures.

**STAFF RECOMMENDATION**

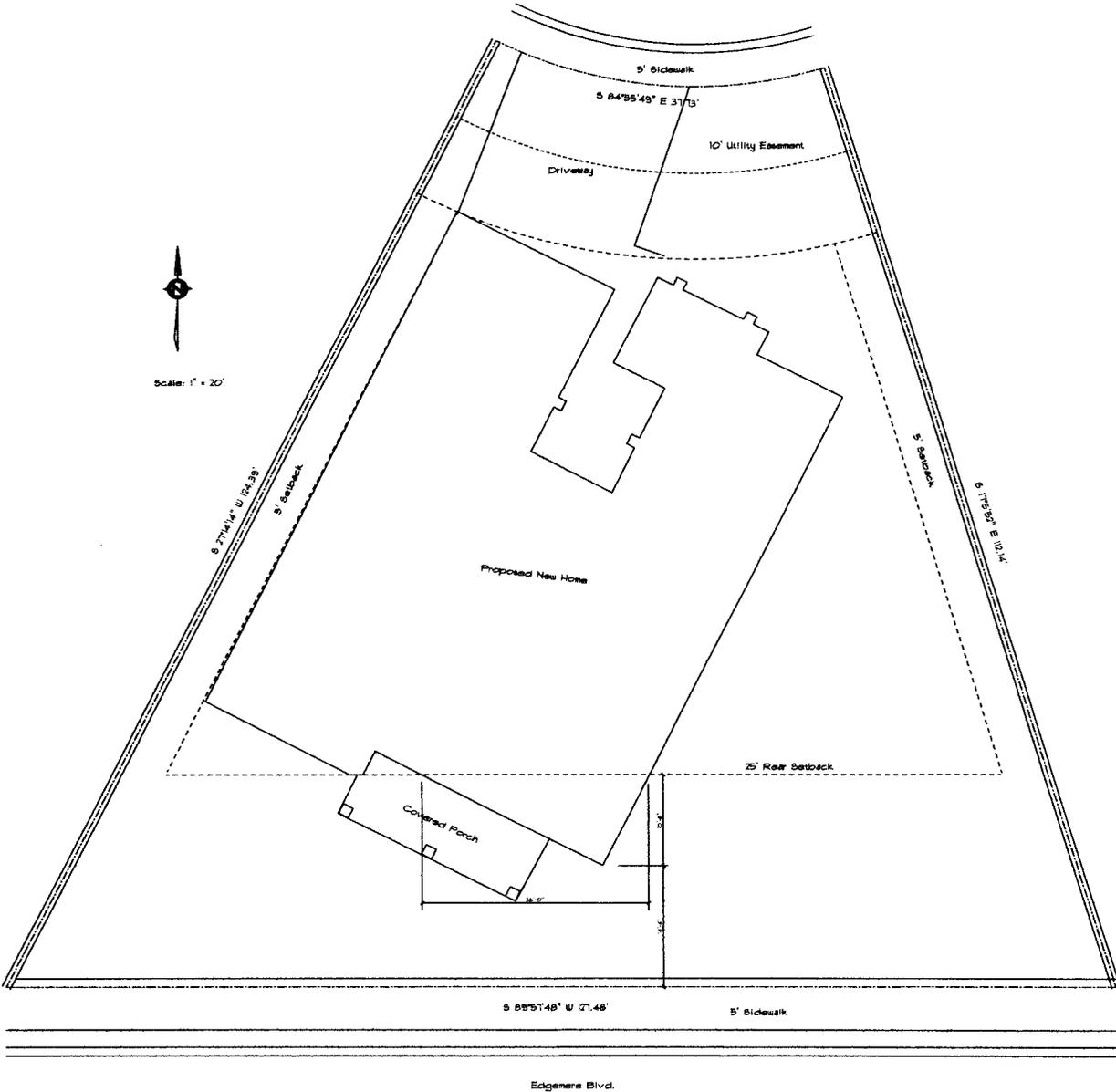
Staff recommends approval of this application as it meets the requirements of the Special Exception G. The applicant is permitted 180 sq. ft. of open porch in the rear yard.

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, not to the centerline of the alley, if one exists; 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."

3700 Tierra Allen  
Lot 7 Block 159  
Tierra Del Este Unit 45  
Montarrey Homes Inc  
915.856.0888



S 17°5'52" E 112.14'

5' Setback

25' Rear Setback

Proposed New Home

Covered Porch

26'-0"

10'-8"

14'-4"

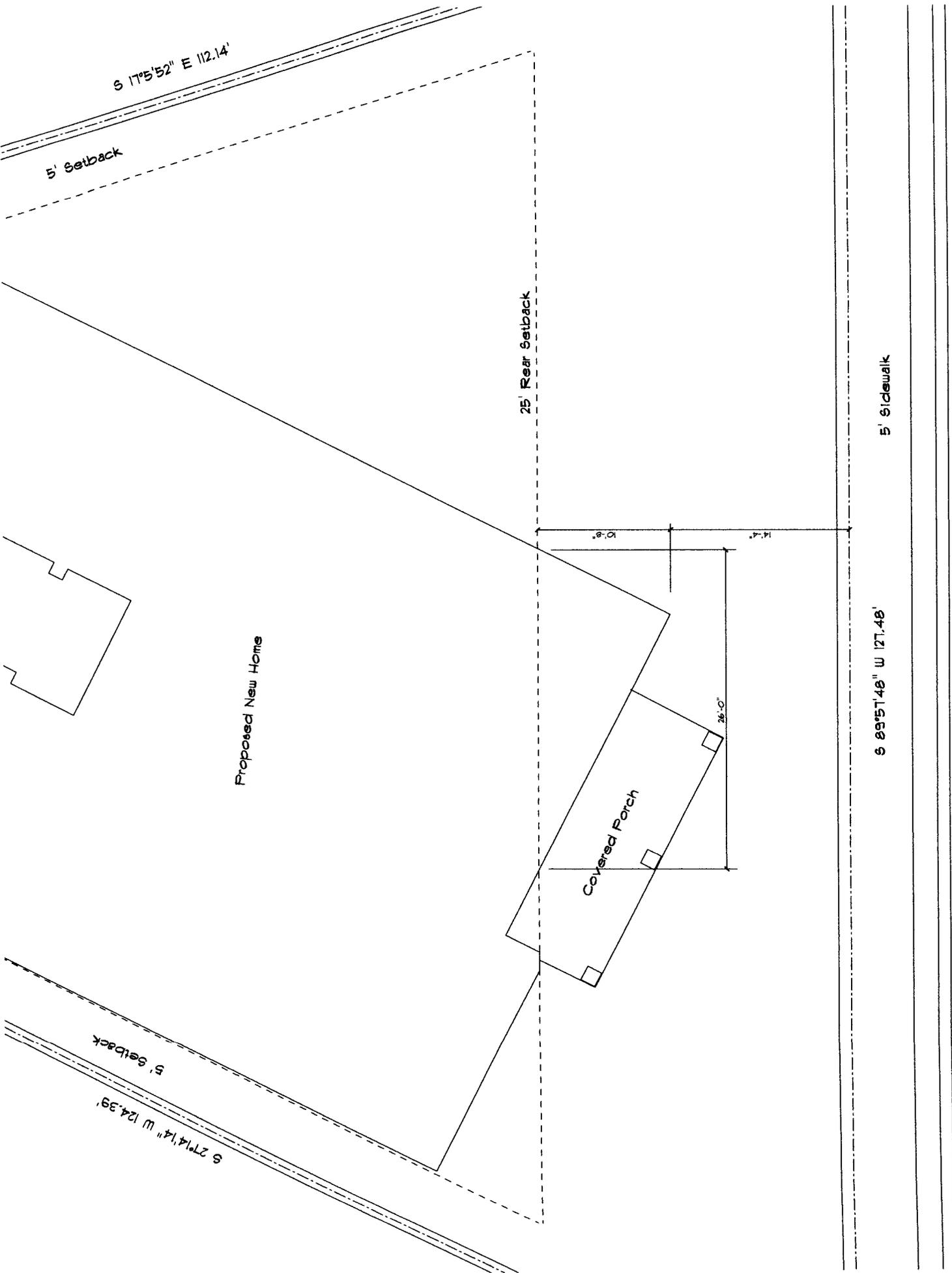
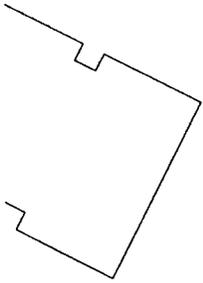
S 89°51'48" W 127.48'

5' Sidewalk

Edgemere Blvd.

5' Setback

S 27°14'14" W 124.39'



**3700 TIERRA ALLEN PLACE**

**TIERRA CAMPA**

**TIERRA TANIA**

**TIERRA ALLEN**

**TIERRA DORADA**

**TIERRA CREEL**

**TIERRA DAVID**

**TIERRA YUKON**

**SUBJECT PROPERTY**

**R-5**

**R-3**

**C-2**

**EDGEMERE**

**EDGEMERE**

**TIERRA VERGEL**



The CITY OF EL PASO makes no warranties, guarantees, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. The use of the information is the sole responsibility of the user.

**3700 TIERRA ALLEN PLACE**

**TIERRA CAMPA**

**TIERRA TANIA**

**TIERRA ALLEN**

**TIERRA DORADA**

**TIERRA CREEL**

**TIERRA YUKON**

**TIERRA DAVID**

**EDGEMERE**

**EDGEMERE**

**TIERRA VERGEL**

**SUBJECT PROPERTY**

1

15

17

19

16

18 14

12

13

11

10

9

8

7

6

5

4

3

2



The CITY OF EL PASO makes no warranties, guarantees, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. Use of the information is the sole responsibility of the user.

