

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

This would permit a 25' by 14' addition that is proposed to encroach 12' into the required rear yard setback.

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

**BACKGROUND**

The applicant is requesting an addition that will encroach in the required rear yard setback and is proposed to be located to within 13 feet of the rear property line. Staff notes there are two storage sheds in the side yard. The applicant's representative was requested to submit a revised site plan to indicate the size of the storage sheds.

**CALCULATIONS**

1/3 average lot width = 26' (78' ÷ 3)

Required rear yard setback = 25'

Requested rear yard setback = 13'

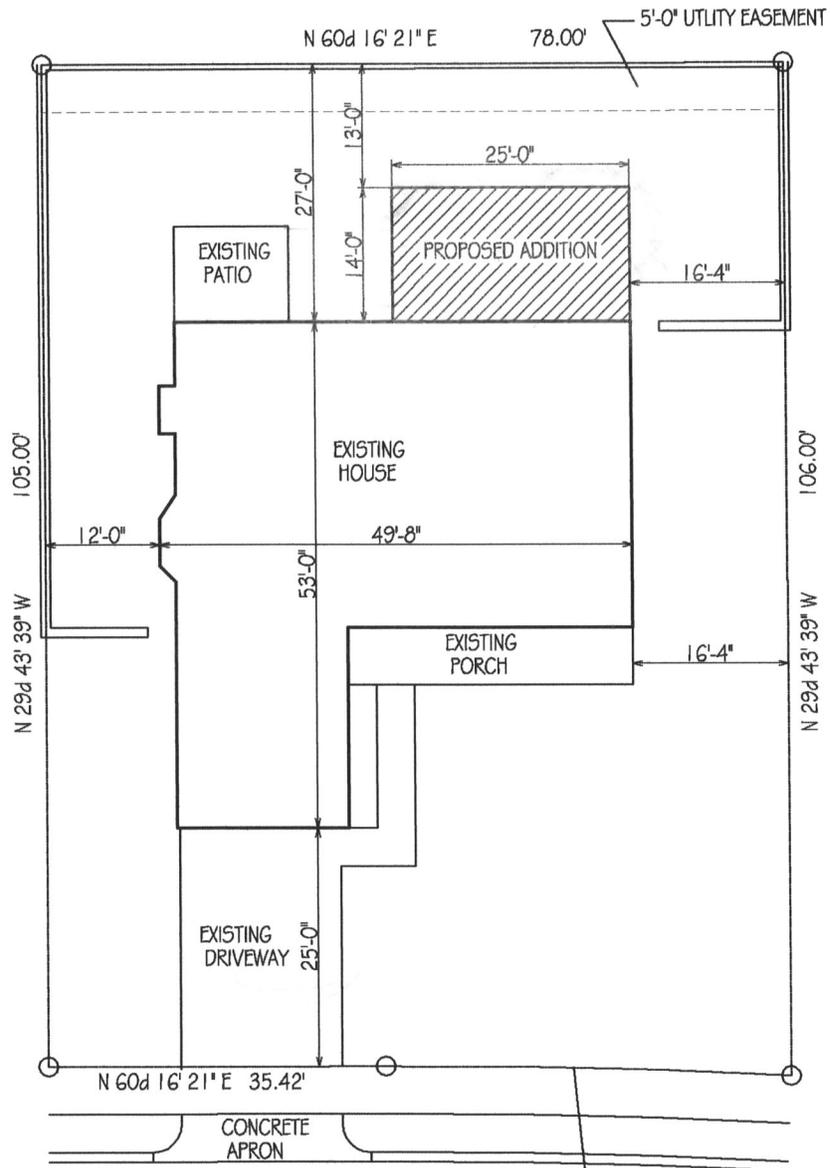
**STAFF RECOMMENDATION**

Staff recommends approval of the request as it meets the requirements of the Special Exception, with the condition that the storage sheds shall be no more than the 180 square feet of floor area permitted by the Special Exception and that the setback requirements for the storage sheds shall be 5 feet from the side property line and 60 feet from the front property.

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

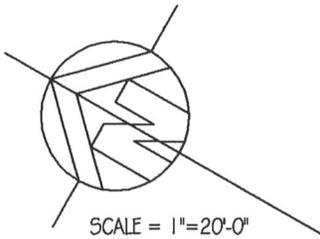
"Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; provided, however, that:

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."



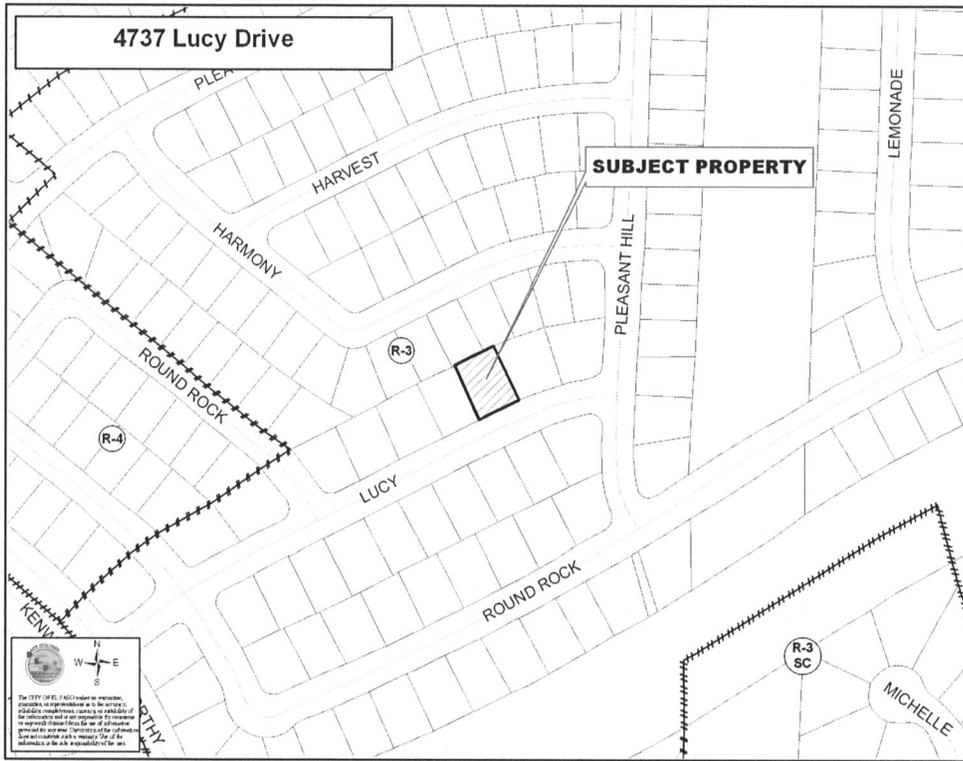
R = 677.04'  
 CH = 42.61'  
 A = 42.61'  
 D = 03d 36' 22"

# 4737 LUCY DRIVE



PLEASANT HILLS UNIT - 1  
 LOT - 3  
 BLK - 3  
 CITY OF EL PASO, TEXAS

# ZONING MAP



# NOTIFICATION MAP

