

Applicant requests a Special Exception under Section 2.16.050 F (Side Street Yard Setback) in an R-5 (Residential) zone.

This would allow an existing structure which was built encroaching 3.2 feet into the side street yard setback and located to within 6.8 feet of the side street property line.

The required side street yard setback in the R-5 zone district is 10 feet.

BACKGROUND

The applicant requested the builder error special exception; however, the encroachment into the side street yard setback is greater than permitted by the Special Exception G (Builder Error). The applicant's representative changed the request to the Special Exception F (Side Street Yard Setback) given that new construction is not restricted from requesting this special exception. Traffic Engineering reviewed the request and commented: "No objection to the reduced side setback. ROW not encroached into. Existing 5 ft wide sidewalk." The side street yard special exception does restrict the owner from requesting the special exceptions to encroach into the front and rear yard setbacks.

As of the date of this report, there have been no calls from the neighbors regarding the request.

CALCULATIONS

Requested side street yard setback = 6.8'

Required side street yard = 10'

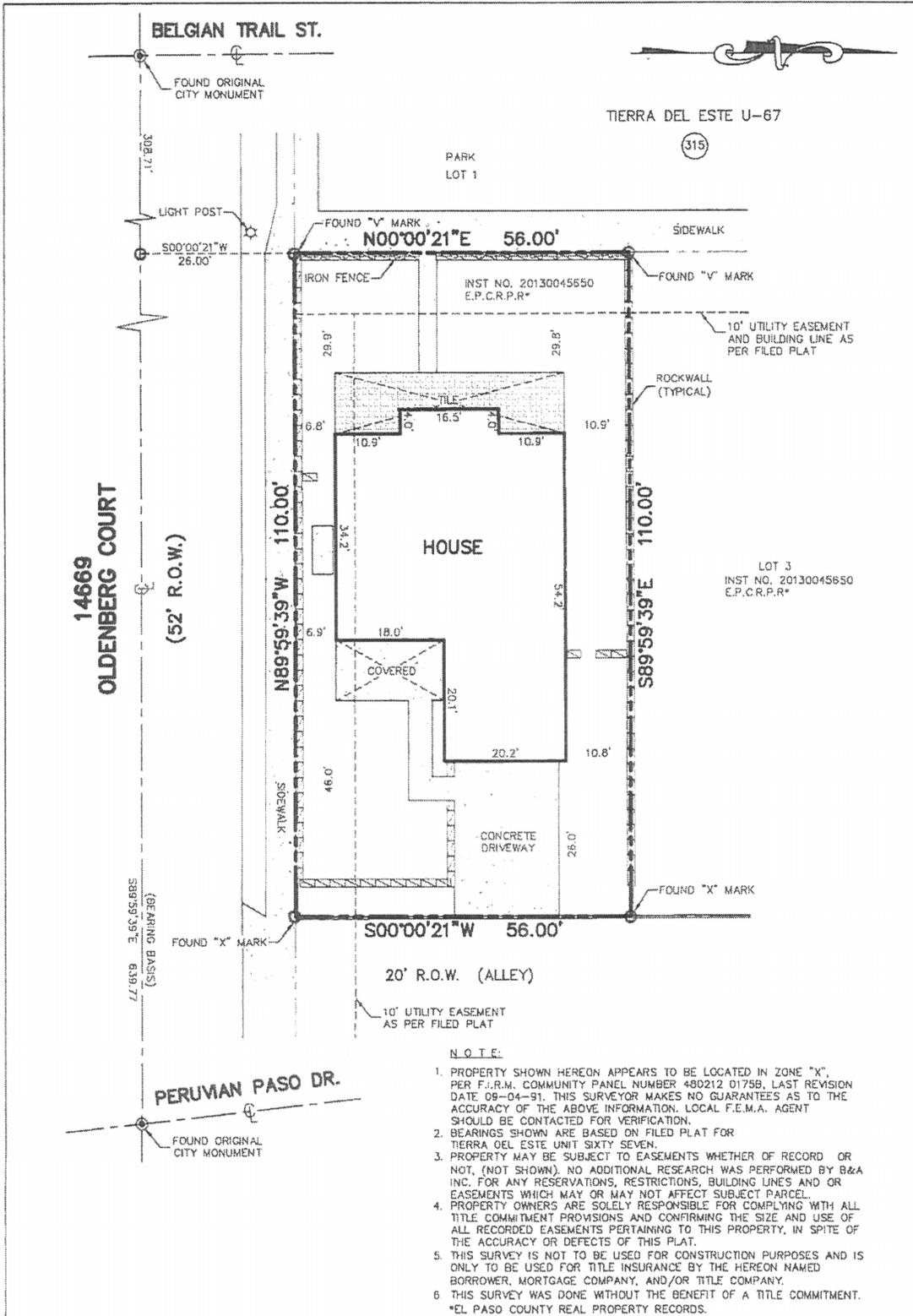
STAFF RECOMMENDATION

Staff recommends approval as the request meets the requirements of the Special Exception F.

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

"Modify district side street yard requirements where the following conditions are met:

1. The proposed modification does not exceed fifty percent of the required side street yard setback requirement;
2. The minimum front and rear yard setbacks shall not be reduced; and
3. The zoning board of adjustment has received the written approval, based on traffic safety considerations, of the traffic engineer."



- NOTE:**
- PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X", PER F.J.R.M. COMMUNITY PANEL NUMBER 480212 01758, LAST REVISION DATE 09-04-91. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
 - BEARINGS SHOWN ARE BASED ON FILED PLAT FOR TIERRA DEL ESTE UNIT SIXTY SEVEN.
 - PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN). NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATIONS, RESTRICTIONS, BUILDING LINES AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
 - PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
 - THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. *EL PASO COUNTY REAL PROPERTY RECORDS.

B¹ Barragan & Associates Inc.

LAND PLANNING & SURVEYING
 10950 Pellicano Dr. Building-F,
 El Paso, Tx 79935
 Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

LOT 2, BLOCK 315,
 TIERRA DEL ESTE UNIT SIXTY SEVEN,
 AN ADDITION TO THE
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS.
 AREA 0.14 ACRES ±

Plat Reference Instrument No. 20120090877

Scale: 1"=20' Date: 09-12-14 Drawn By: EP

I hereby certify that the foregoing boundary and improvement survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.

JOSE HERNDON JR.
 REGISTERED SURVEYOR
 1558

JOSE HERNDON JR. SURVEYING, P.C. 1558
 Job No. 140908-05 Copy Rights ©
 Field JM Book N/A Pg. N/A

Accela Automation® - Windows Internet Explorer
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Active Automation® (2) ActiveWeb,CEP001 Convert Latitude - Longitude... Accela Automation® 7-Day Forecast for Lattitud... Web Slice Gallery

Accela Automation®

Record ID	Address	Parcel	Owner	Status	Review Date	Assigned To	Action
<input type="checkbox"/> PZBA14-00046	801 CERVANITES CT			In Review	11/25/2014		
<input type="checkbox"/> PZBA14-00044	7345 Skyrocket/single...			Approved w Conditions	11/24/2014		
<input checked="" type="checkbox"/> PZBA14-00045	14689 Oldenberg/ single...			In Review	11/24/2014		
<input type="checkbox"/> PZBA14-00043	1340 Fito Hernandez St...			Cancelled	11/19/2014		
<input type="checkbox"/> PZBA14-00042	1528 Yandell / Saltwat...			Approved w Conditions	11/07/2014		

Record ID: PZBA14-00045

Cancel Help

Task Details Sub Tasks (0)

Workflow Tasks

- Application Submittal
- Task Assignment
- Engineering Traffic Review**
- BPI Review
- Site Verification Review
- Planning Review
- Completeness Check
- ZBA Meeting
- Post Action Items
- Close

Task Details Engineering Traffic Review

Current Status Passed
Status Date 12/18/2014
Assigned Date 12/01/2014
Assigned to TruePoint Solutions
Action By Keith Bennett
Action by Department DOT Traffic Review

Comments
 No objection to the reduced side setback. ROW not entrenched into. Existing 5 ft wide sidewalk.

There currently are no ad hoc tasks defined.

My Navigation

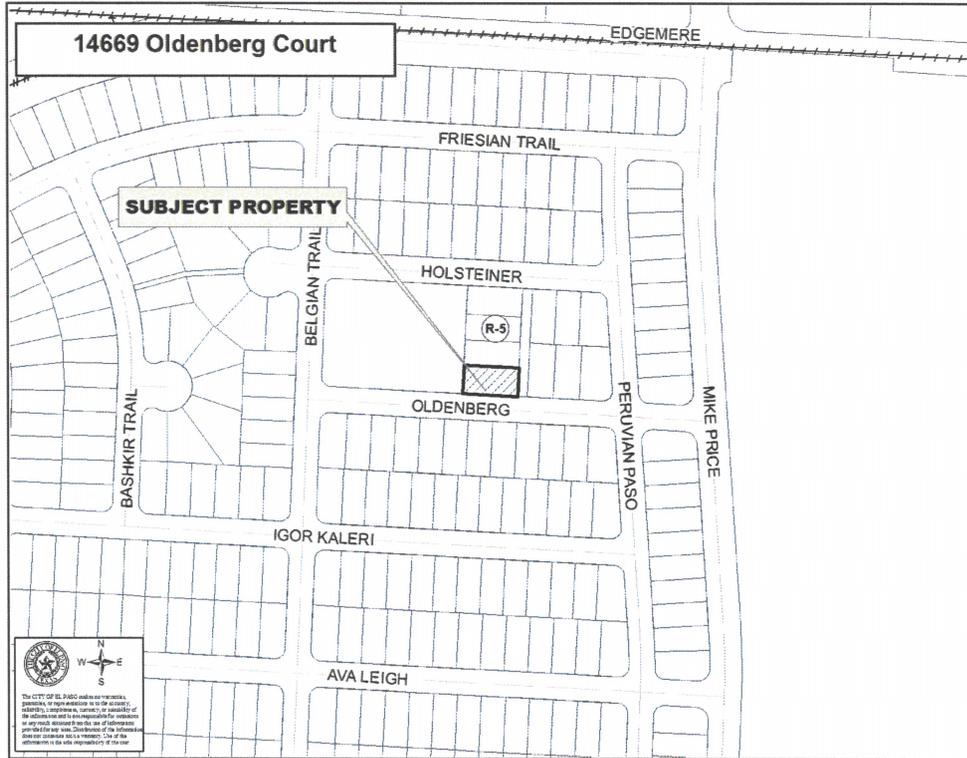
- Additional Info
- Address
- ASI
- ASI Tables
- Contacts
- Documents 02
- Fees
- Inspections
- Owner 01
- Owner 02
- Payment
- Parcel 01
- Parcel 02
- Professional 01
- Professional 02
- Related Records
- Workflow
- Renewal 01
- Renewal 02

Reports

- My Reports
- 3rd Party
- Animal Mgmt
- BPI Mgmt Stats
- Building Rpts
- BUSCEN Stats
- City Reports

Trusted sites | Protected Mode: Off 125%

ZONING MAP



NOTIFICATION MAP

