

Applicants request a Special Exception under Section 2.16.050 B (Two or more Non-conforming) in a C-4 (Commercial) zone.

This would allow a new 50' by 120' warehouse addition which is proposed to encroach into the required rear yard setback and to be located to within 0 feet of the rear property line.

The required rear yard setback in the C-4 zone district is 10 feet.

BACKGROUND

The applicants are requesting a warehouse addition to be built to 0 feet of the rear property line. There are several properties in the same block and in the block across the street with the same nonconforming situations, built to the rear property line. At least three of these properties exist today as they existed in the 1956 aerial: the property adjacent to the subject property at 1400 Texas and two properties across the street at 1409 and 1431 Texas. The subject property is legally nonconforming, existing in the 1956 aerial built to 0 feet of the side street and rear property lines.

CALCULATIONS

Required rear yard setback zone = 10'

Requested rear yard setback = 0'

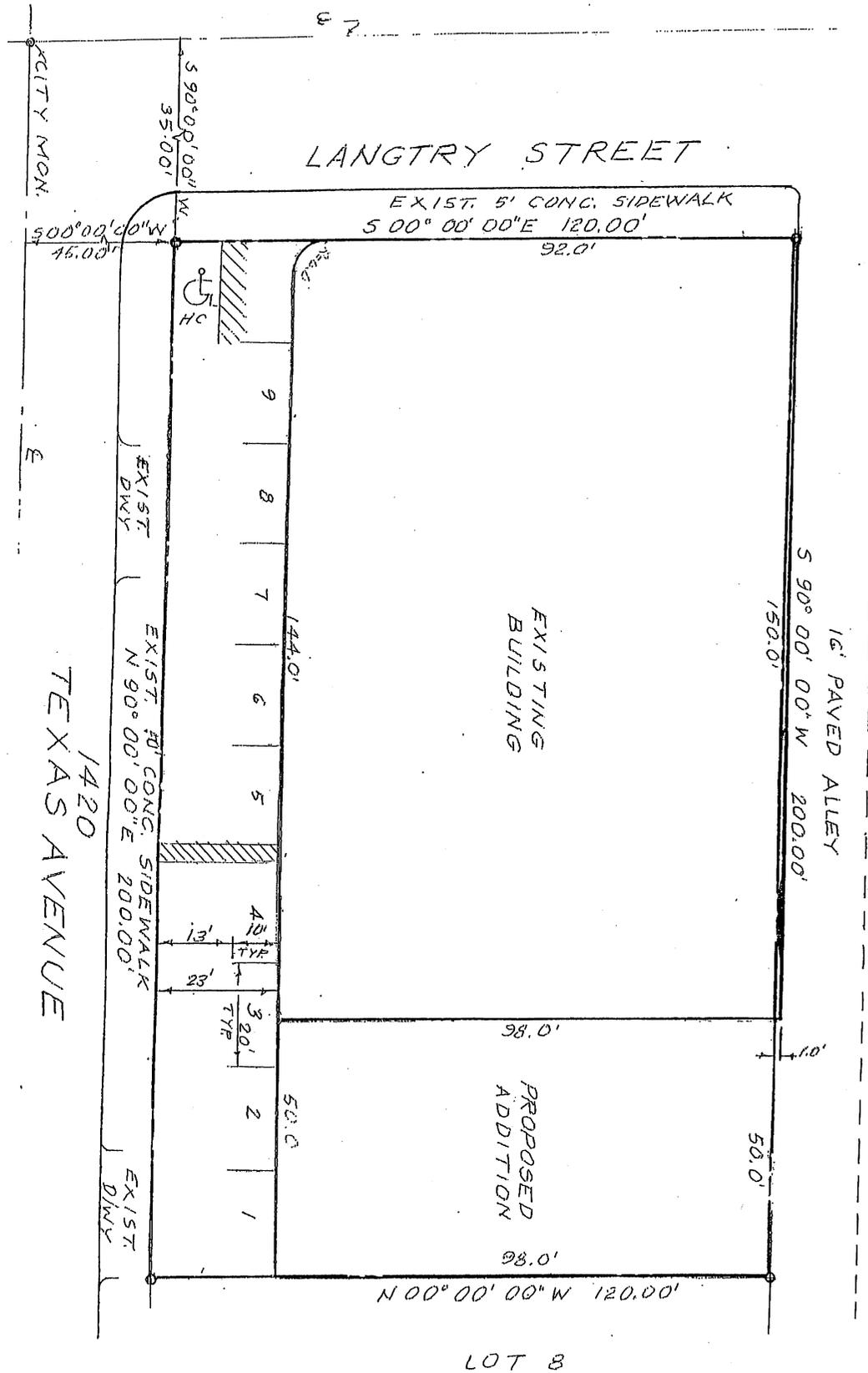
STAFF RECOMMENDATION

Staff recommendation is that the applicant withdraw the request to the ZBA and apply for a special permit for a 100 percent parking reduction.

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

"Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot; provided, however, that:

1. The lot is in a legally recorded and developed subdivision of at least ten years;
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street;
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots; and
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception."

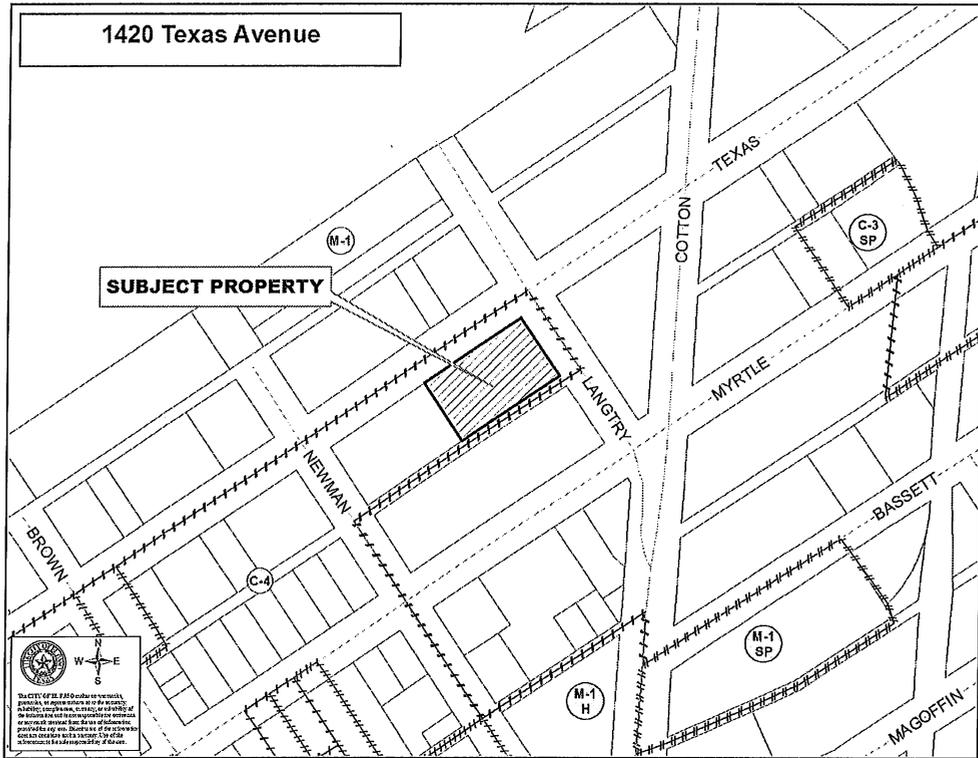


SITE PLAN

SCALE : 1" = 20'

1420 TEXAS STREET
 LOT 9 THROUGH 16, BLOCK 34
 FRANKLIN HEIGHTS ADDITION
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

ZONING MAP



NOTIFICATION MAP

