

**PZBA13-00004                      2431 E. Yandell Avenue                      Viewpoint Enterprises, LLC**  
**Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming) in a C-4 (Commercial) zone.**

This would allow the construction of a 19'6" by 40' addition to an existing office building that is proposed to be located to within 0 feet of the side street property line, along Magnolia Street.

The required side street setback is 10 feet in the C-4 zone district.

**BACKGROUND**

The applicant is requesting the Special Exception to build an addition that is proposed to encroach to within 0 feet of the side street property line. There are three other qualifying nonconforming properties built to 0 feet of the side street property line: one directly across Magnolia Street at 2501 E. Yandell; one in the block directly across Yandell Avenue at 2400 E. Yandell; and, one property in the same block on the same side of the street at 2401 E. Yandell. The property at 2401 E. Yandell was granted the Special Exception B on August 10, 2009 (case # ZBA09-00026). The other two properties exist in the 1956 aerial as they exist today.

The applicant's site plan meets the other required setbacks for this office building in the C-4 zone: 0' front, 10' rear, and 0' interior side. The required off-street parking spaces for the proposed 2,300 square feet of office space is 1/400 GFA or 6 spaces; the applicant's site plan provides 6 parking spaces.

**CALCULATIONS**

Required side street yard setback = 10'  
Requested side street yard setback = 0'

**STAFF RECOMMENDATION**

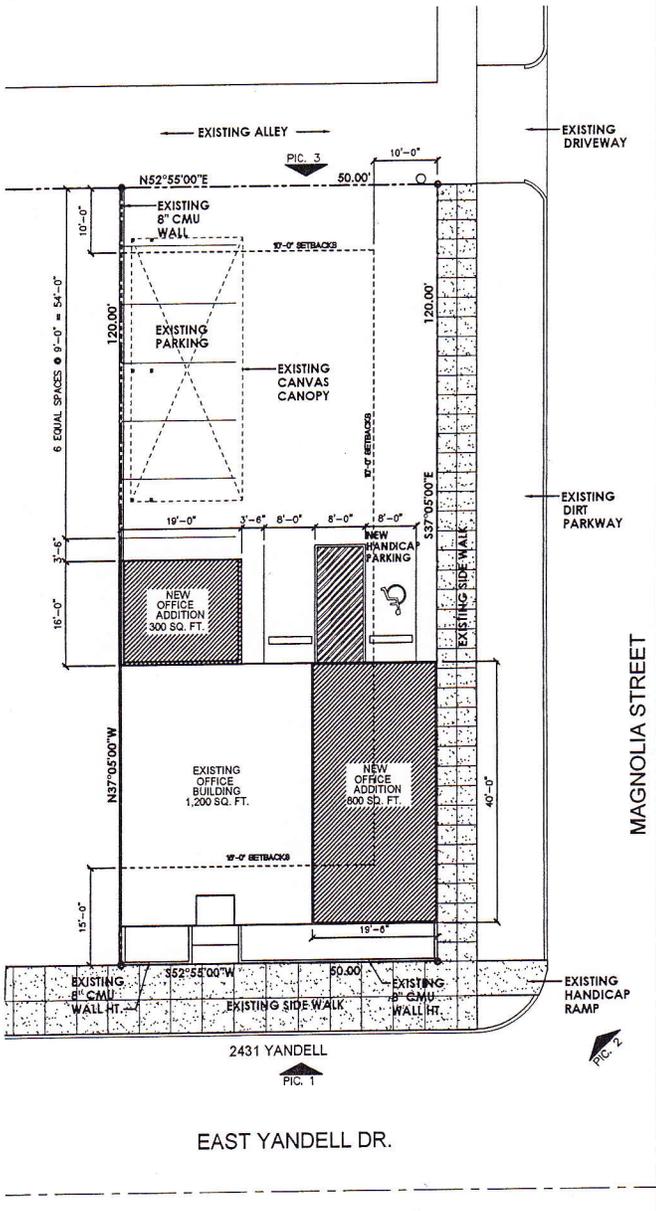
Staff recommendation is for approval as it meets the requirements of the Special Exception B.

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; and,
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; and,
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."

**ITEM #4**



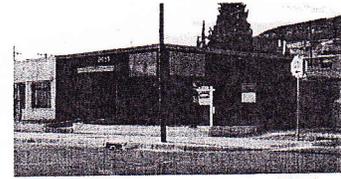
PROJECT LOCATION



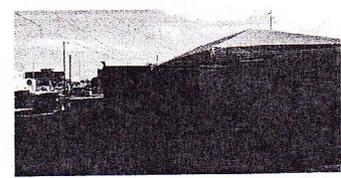
INFORMATIONAL SITE PLAN



PIC. 1



PIC. 2



PIC. 3

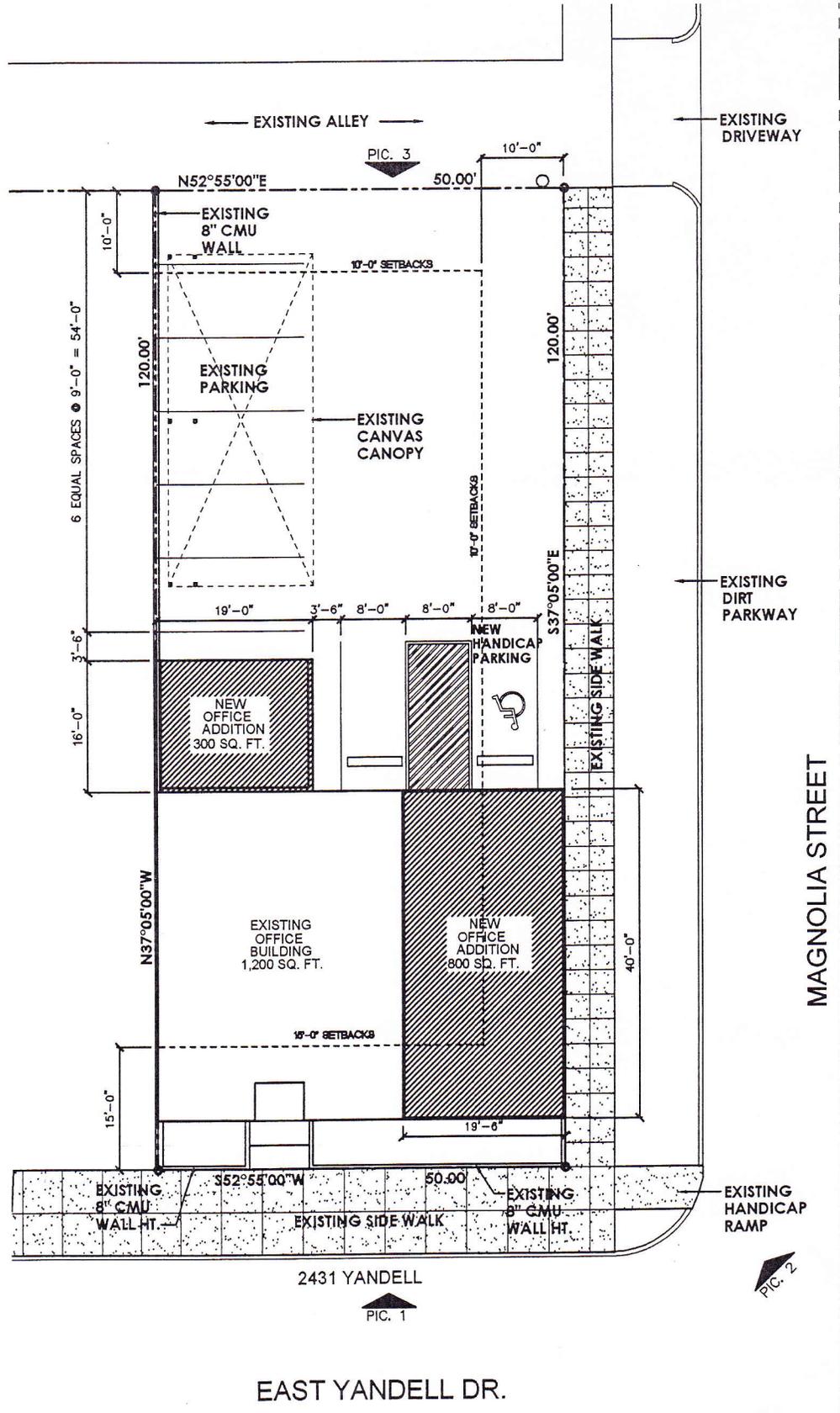
LEGEND	
ADDRESS:	2431 YANDELL EL PASO, TEXAS 79903
ZONING:	C-4
SETBACKS	FRONT 15' REAR 10' SIDE ST. 10'
LEGAL DESCRIPTION:	LOT 31 AND 32, BLOCK 89 BASSETT ADDITION CITY OF EL PASO, EL PASO COUNTY, TEXAS

NORTH SCALE 1" = 10'-0" **SITE PLAN 1**

ARCHITECT:  
**FOKUS**  
architecture, inc.  
5788 N. MESA EL PASO, TEXAS 79912  
TEL. 915-845-1716 FAX. 915-845-0132

PROJECT:  
**AEG OFFICE**  
2431 YANDELL  
EL PASO, TEXAS 79903

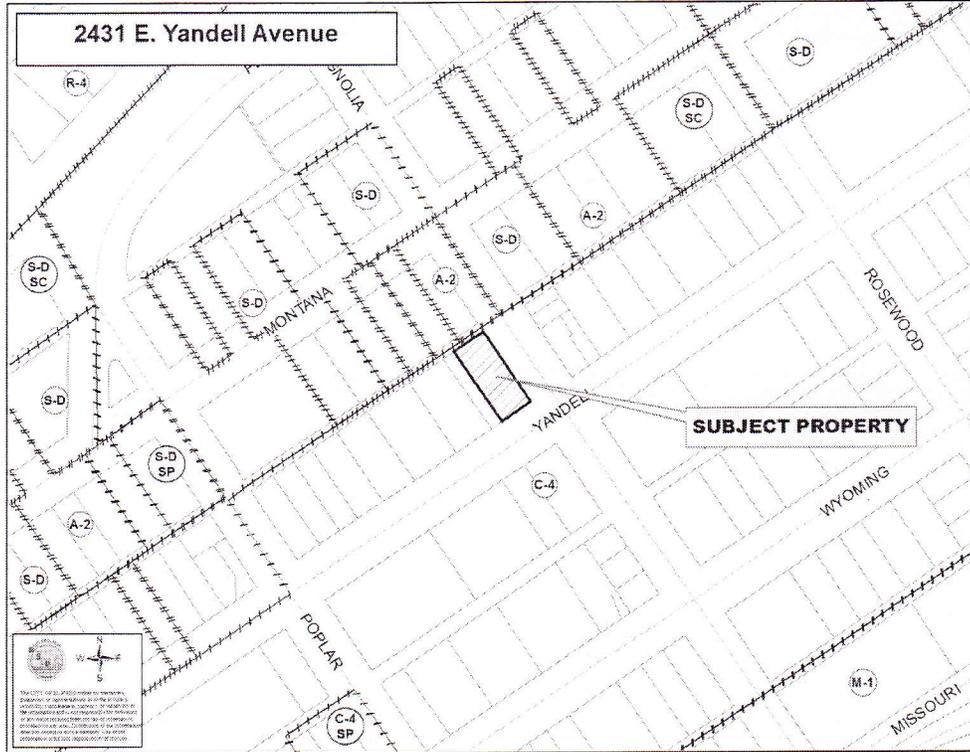
DATE: 30 JANUARY 2013  
FOKUS PROJECT No: 1301  
SHEET No: **A1.0**



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# ZONING MAP



# NOTIFICATION MAP

