

Zoning Board of Adjustment Cases - Pacific Park Subdivision, 1959 to present

Street	Special Exception/Variance	Granted	Denied
Arrollo Road	N/A		
256 Atlantic Road	Variance - rear yard	1981	
264 Atlantic Road	Variance -front yard	1976	
277 Atlantic Road	Special Exception - lot size, duplex	2007	
281 Atlantic Road	Special Exception - lot size, duplex	2006	
289 Atlantic Road	Requesting Special Exception for lot size for duplex development - PZBA12-00003		
Celia Road	N/A		
120 Elvira Way	Special Exception - Front yard	1961	
3913 Hidden Way	Variance - existing carport	1976	
3917 Hidden Way	Variance - existing carport	1976	
3921 Hidden Way	Variance - existing carport	1975	
3936-38 Hidden Way	Variance - duplex, lot size (no construction)	1987	
4000-02 Hidden Way	Variance - duplex, lot size	1978	
117 Pacific Drive	Special Exception - Rear yard	1959	
140 Pacific Drive	Special Exception - Rear yard	1995	
148 Pacific Drive	Variance, front yard	1988	
153 Pacific Drive	Rear yard	1959	
3937 Panama Way	Special Exception - day care	1985	
3940 Panama Way	Special Exception - rear yard	1998	
Rio Road	N/A		

City Council granted Special Permit ZON07-00165 for Infill, duplex - 2008

273 Atlantic

Summary

113 lots in subdivision

2 have been granted the ZBA Special Exception for lot size to build duplexes

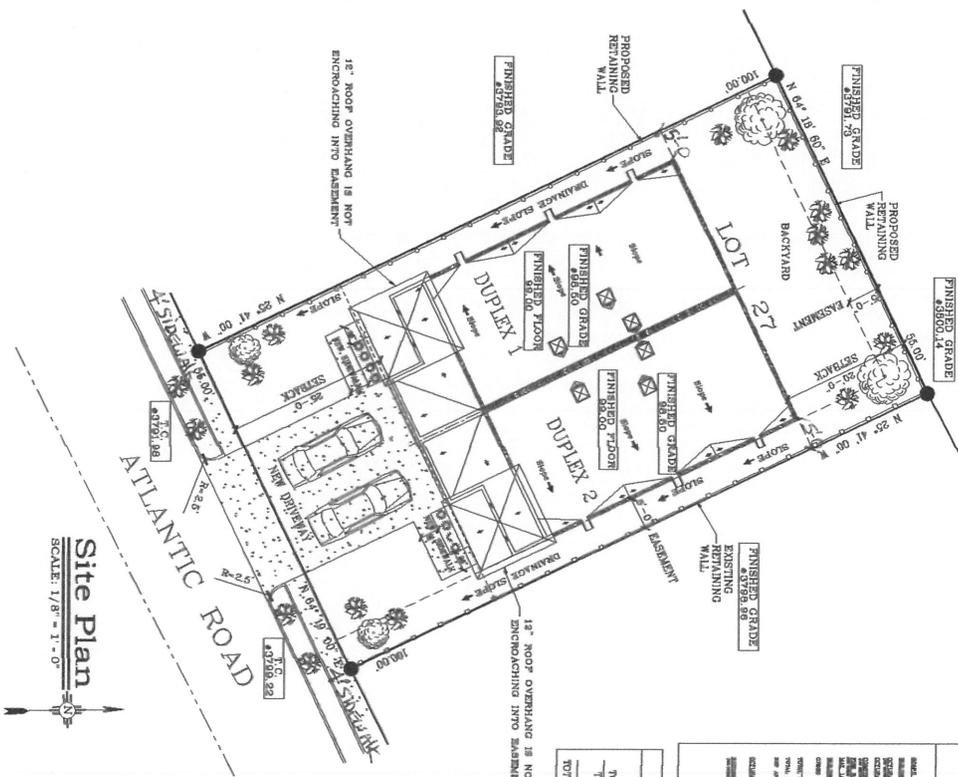
2 have been granted Variances by ZBA to build duplexes, 1 of these is not built

1 has been granted Special Permit by City Council for infill, duplex

1 is being requested at 02/13/2012 ZBA meeting

Appear to be at least 12 existing duplexes in subdivision, 6 of these are on Atlantic Road

113 x 5% = 5.65 lots



Site Plan
 SCALE: 1/8" = 1'-0"

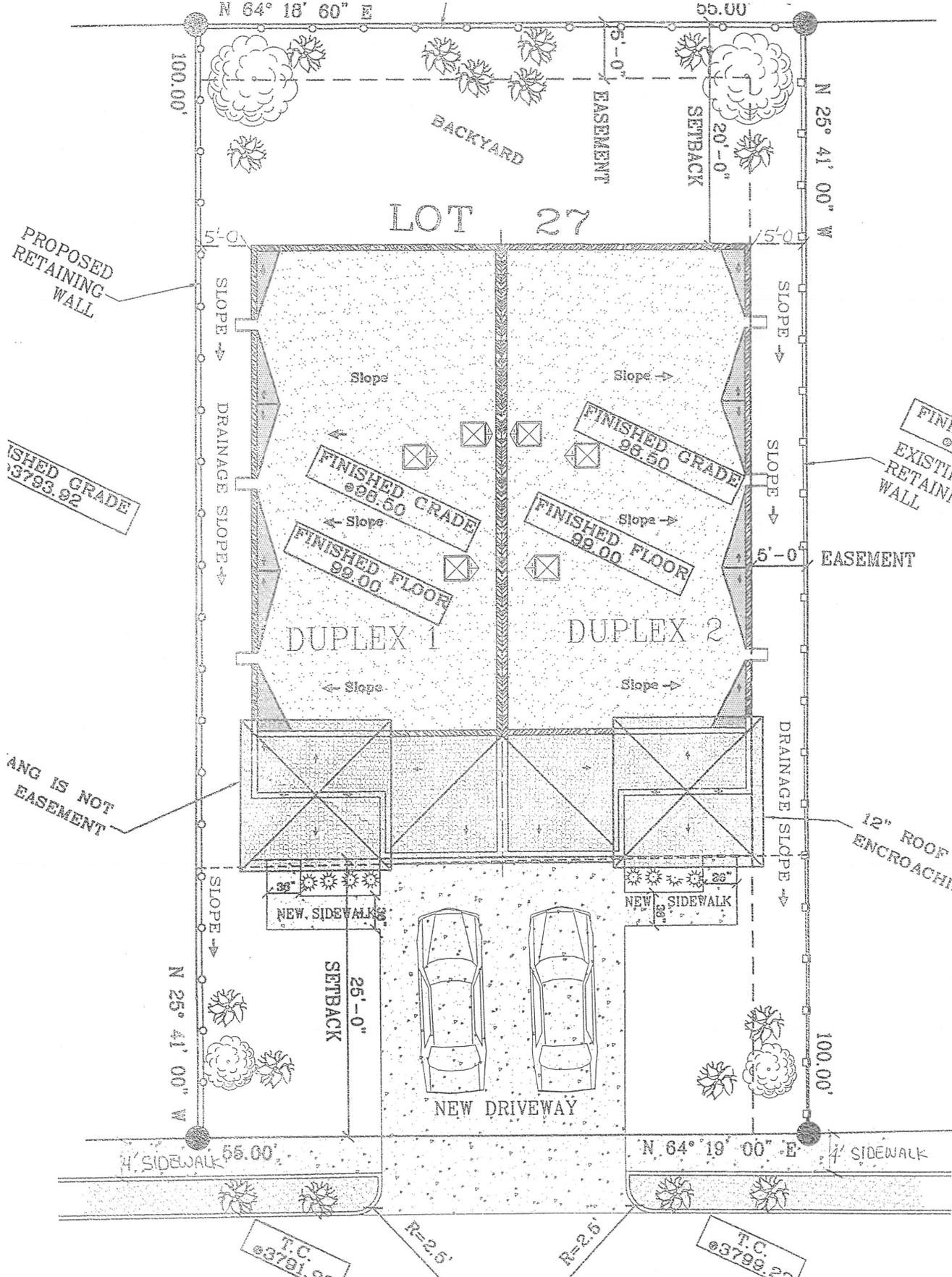
PROJECT INFORMATION

DATE OF PLAN	NOV 2004	DATE OF PERMIT	NOV 2004
PROJECT NO.	1000000000	PERMIT NO.	1000000000
OWNER	...	DESIGNER	...
...

LANDSCAPE AREA

TOTAL LOT AREA	= 8,500 SQ. FT.
TOTAL BUILDING AREA	= 8,474 SQ. FT.
TOTAL NET LOT AREA	= 26 SQ. FT.
TOTAL LANDSCAPE AREA	= 426 SQ. FT.

	SHEET TITLE	BUILDING PERMIT FOR NEW DUPLEX TOWN HOUSE	
	Duplex Site Plan	289 Atlantic Road Lot 27, Block #5 (Pacific Park) El Paso, TX 79922	



ATLANTIC ROAD

Sit

Attn: Zoning Board of Adjustments (Linda Castle)

Following up on our conversation a couple of days ago, I would like to go on record for the 3rd time in the last five years opposing any other "Special Exceptions" for the property located at 287 A & B Atlantic.

These small building lots were zoned for single family residences for one reason; because they're too small for multi-families to live and retain some type of quality of life in the neighborhood. This cul-de-sac street is narrow, and being a retired fireman, I know emergency vehicles (fire and EMS) would have a very hard time passing each other and definitely could not turn around at the top of the street with cars parked at the curb. The trash trucks cannot empty the cans and the mailman cannot get to the mailboxes.

Your board has now given five and this would be six "Special Exceptions" within this half block area (265 A & B Atlantic, 273 A & B Atlantic, 277 A & B Atlantic, 281 A & B Atlantic, 280 A & B Atlantic, and now 289 A & B Atlantic). I know you don't live in this neighborhood nor do the investors or contractors building these duplexes. But there are permanent residences here, stuck in between, and you're destroying their quiet and peaceful homesteads – not to mention their property values. Enough is enough! I know you wouldn't want this going on in your neighborhood.

I realize it's all about bringing in more tax dollars for the city; but by denying any more "Special Exception" and only allowing single family homes to be built, you'll still bring in the revenue, keep the property values up, and allow the residences in the neighborhood to be proud of their homes instead of feeling pushed out. If you still decide to approve another multi-family complex in this neighborhood, at least limit the structure to one story to keep the numbers (people & autos) to a minimum. Also enforce the distance this structure is from the property line (the previous ones look to be only about 4' away which creates an even bigger fire hazard).

I don't want to sound like a hypocrite, because I own two duplexes on this street myself. They were built 30 years ago and the lots are close to twice the size of the ones your board keeps approving. My tenants have been there from 5 to 28 yrs. They don't have to encroach on their neighbors. They are even getting fed up not having their trash picked up, or not having their mail delivered because there are cars being parked in front of these areas.

Thank you for your time and consideration.

Sincerely,



Gerald Anderson
581-4339

Please allow all board members to read.

ZONING MAP



NOTIFICATION MAP

