

Applicant requests a Special Exception under Section 2.16.050 F (Side Street Yard Setback) in an R-4 (Residential) zone.

This would permit an existing 12' by 28' addition that encroaches 4.5' feet into the required side street yard setback to within 5.5' of the side street property line.

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

BACKGROUND

The applicant is requesting to legalize an existing encroachment in the side street yard setback. The Department of Transportation reviewed the site and has provided written approval of the request.

CALCULATIONS

Required side street yard setback = 10'

Requested side street yard setback = 5.5'

STAFF RECOMMENDATION

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

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

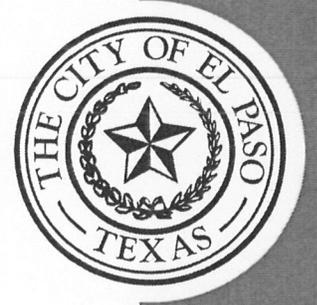
Modify district side street yard requirements where the following conditions are met:

1. The proposed modification does not exceed fifty percent of the required side street yard requirement;
2. The minimum front and rear setbacks shall not be reduced;
3. The zoning board of adjustment has received the written approval, based on traffic safety considerations, of the traffic engineer; and
4. The proposed modification does not permit the creation of an additional dwelling unit for rental purposes.

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DEPARTMENT OF TRANSPORTATION



TO: Linda J. Castle, Senior Planner
FROM: Jared Jason Mendoza - Planning Division, Department of Transportation
DATE: February 9, 2011
SUBJECT: **ZBA11-00001 352 Ben Swain Drive**
Side Street Yard Setback

Regarding the above referenced DCC item, the Traffic Division has the following comments:

- *No objection to proposed side street yard set back reduction.*

Should your office or the applicant have any questions or comments regarding these issues, please contact Jared Jason Mendoza at 541-4152.

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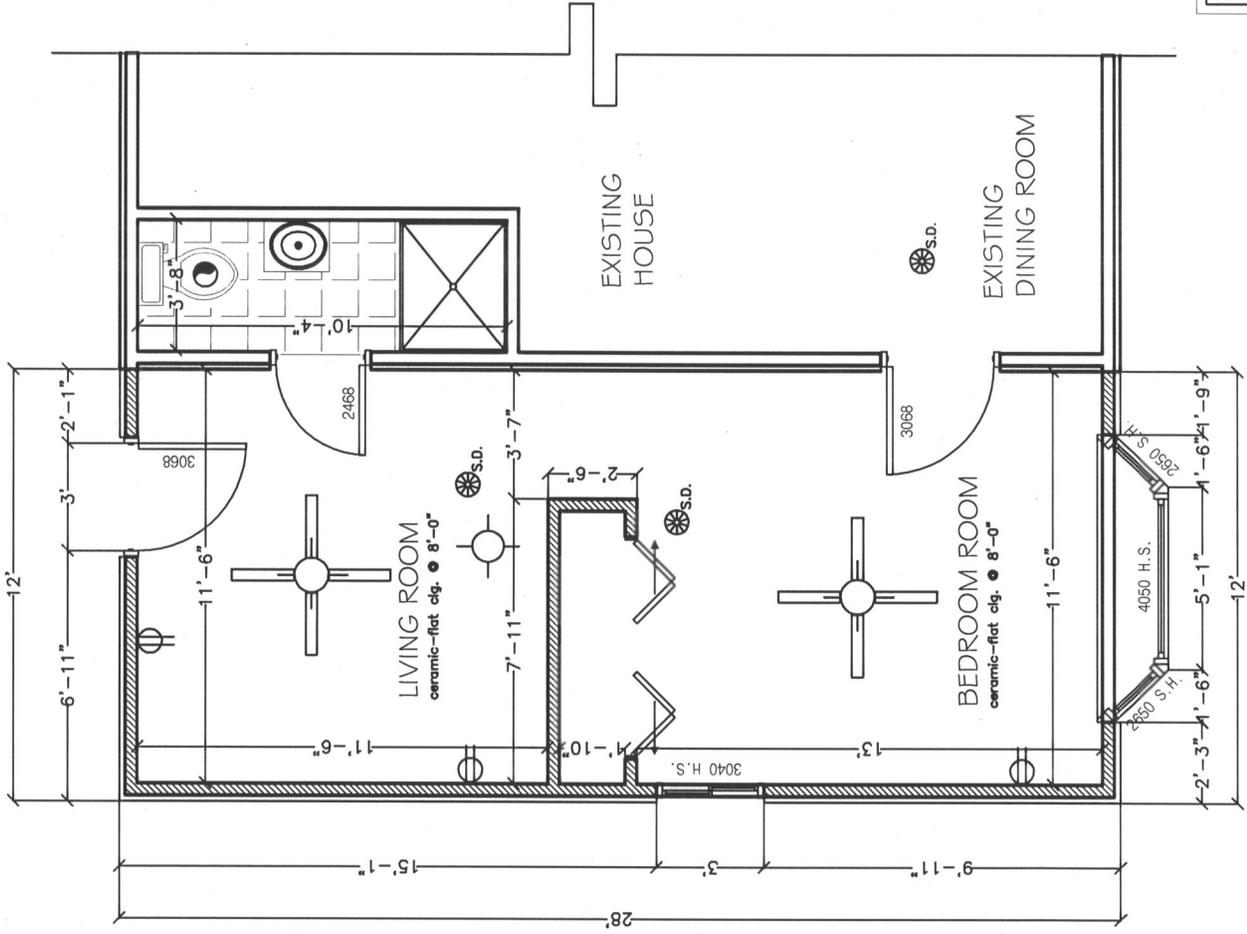
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Department of Transportation
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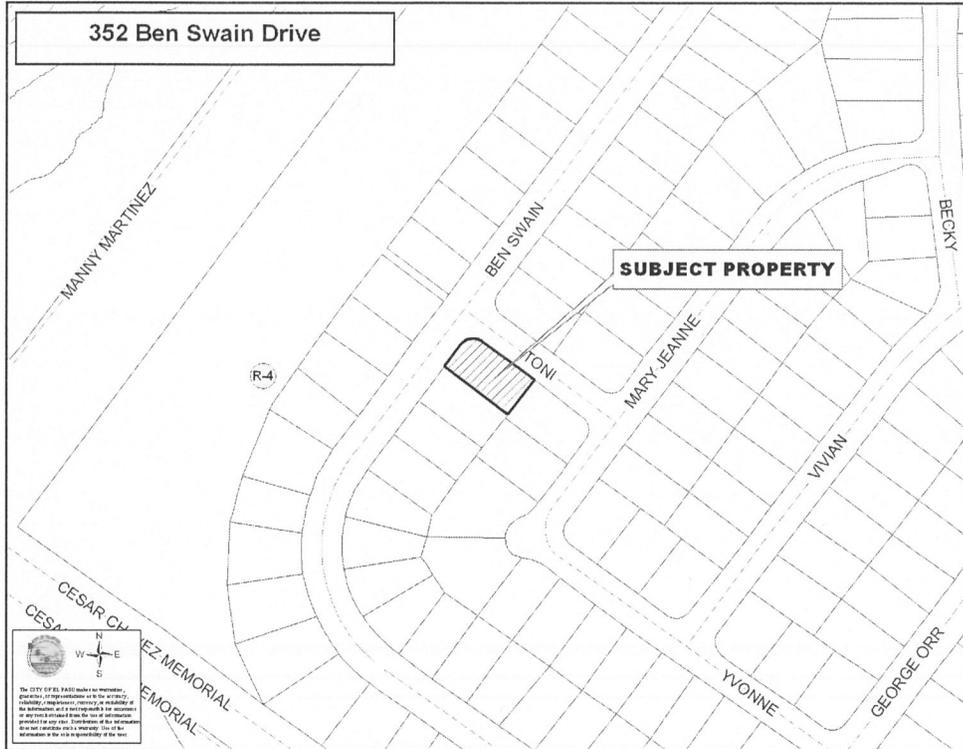


CHAVEZ SANTOS & IRMA E
352 BEN SWAIN DR
EL PASO, TX 79915-4145

floor plan

scale: 1/16" = 1'-0"

ZONING MAP



NOTIFICATION MAP

