

Applicant request a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) in an R-5 (Residential) zone.

This would permit the encroachment of an existing 5'4" stairwell on the residence to within 0.5' of the side property line.

The required side setback is 5' in the R-5 zone district.

BACKGROUND

The existing structure was built prior to 1956.

There are at least two properties in the same block and in the block across the street with similar nonconforming situations, i.e. built within a required side yard setback. Both 2630 and 2631 Federal have encroachments into their side street yard setbacks.

The applicant shall note that the sidewalk and driveway are not up to City standards and should be remediated.

The Planning Division has not received any communications in support or opposition to the special exception request.

CALCULATIONS

Required side yard setback zone = 5'

Requested side yard setback = 0.5'

STAFF RECOMMENDATION

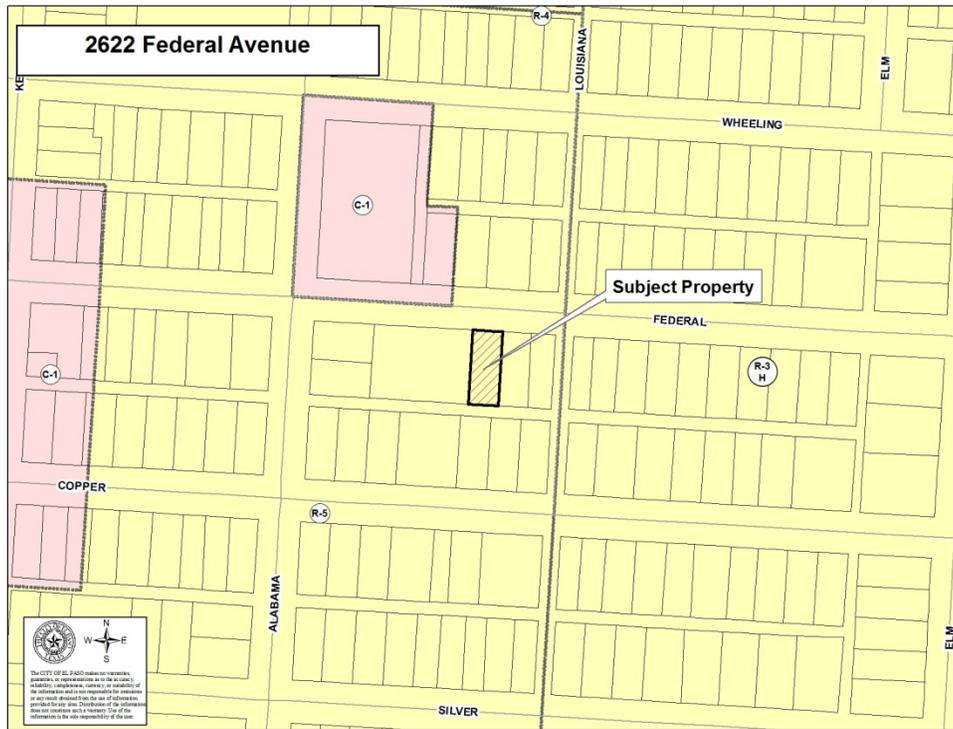
Staff recommends approval of the request as it meets the requirements of the Special Exception B.

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

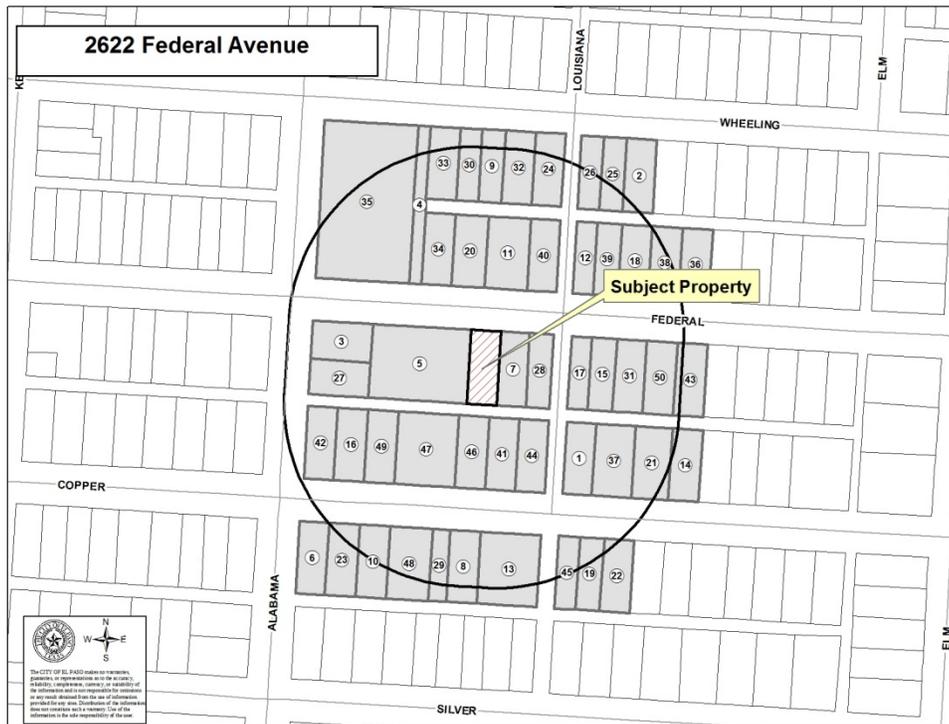
“Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot; provided, however, that:

1. The lot is in a legally recorded and developed subdivision of at least ten years;
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.”

ZONING MAP



NOTIFICATION MAP



DETAILED SITE DEVELOPMENT PLAN

WEST 1/2 OF LOT 20, ALL OF LOT 21, AND
THE EAST 1/2 OF LOT 22, BLOCK 75,
HIGHLAND PARK ADDITION (THIRD AMENDED MAP)
CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONTAINING:
6,000.00 SQ. FT.
OR 0.1377 ACRES ±

EXISTING ZONING: YARD, LOT AND HEIGHT STANDARDS AS PER R-5 ZONING

A. All uses shall have a minimum front yard of twenty feet, rear yard of twenty five feet and a side yard of five feet where adjacent to a residential or apartment district or ten feet for a side yard abutting a side street; except that for multifamily dwellings the minimum yard standards shall be:

1. FRONT YARD: 20 FEET
2. REAR YARD: 25 FEET
3. INTERIOR SIDE YARD: 5 FEET
4. SIDE STREET SIDE YARD: 10 FEET
5. DISTANCE BETWEEN BUILDINGS: 10 FEET

PARKING CALCULATIONS

PARKING SPACES, REQ'D. AS PER CH. 20 APPENDIX "C" OF ZONING ORDINANCE FOR TOWN OF EL PASO, TEXAS

PARKING COUNT:	REQUIRED SPACES:	REQUIRED:	PROVIDED:
QUADRAPLEX	1 / 480 SQ. FT.	1,856.77/480	4
H.C. PKG. ACCSS.		= 4	4
BICYCLE SPACE		1	1
		3	0

LANDSCAPING REQUIRED

EXPANSION TO THE PARCEL:

TOTAL FLOOR GROSS AREA (EXPANSION) x 15% = LANDSCAPE REQ'D.

TOTAL FLOOR GROSS AREA :	REQUIRED	PROVIDED
1,562.44 x 15% =	393.86 SQ. FT.	1,011.58 SQ. FT.

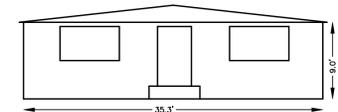
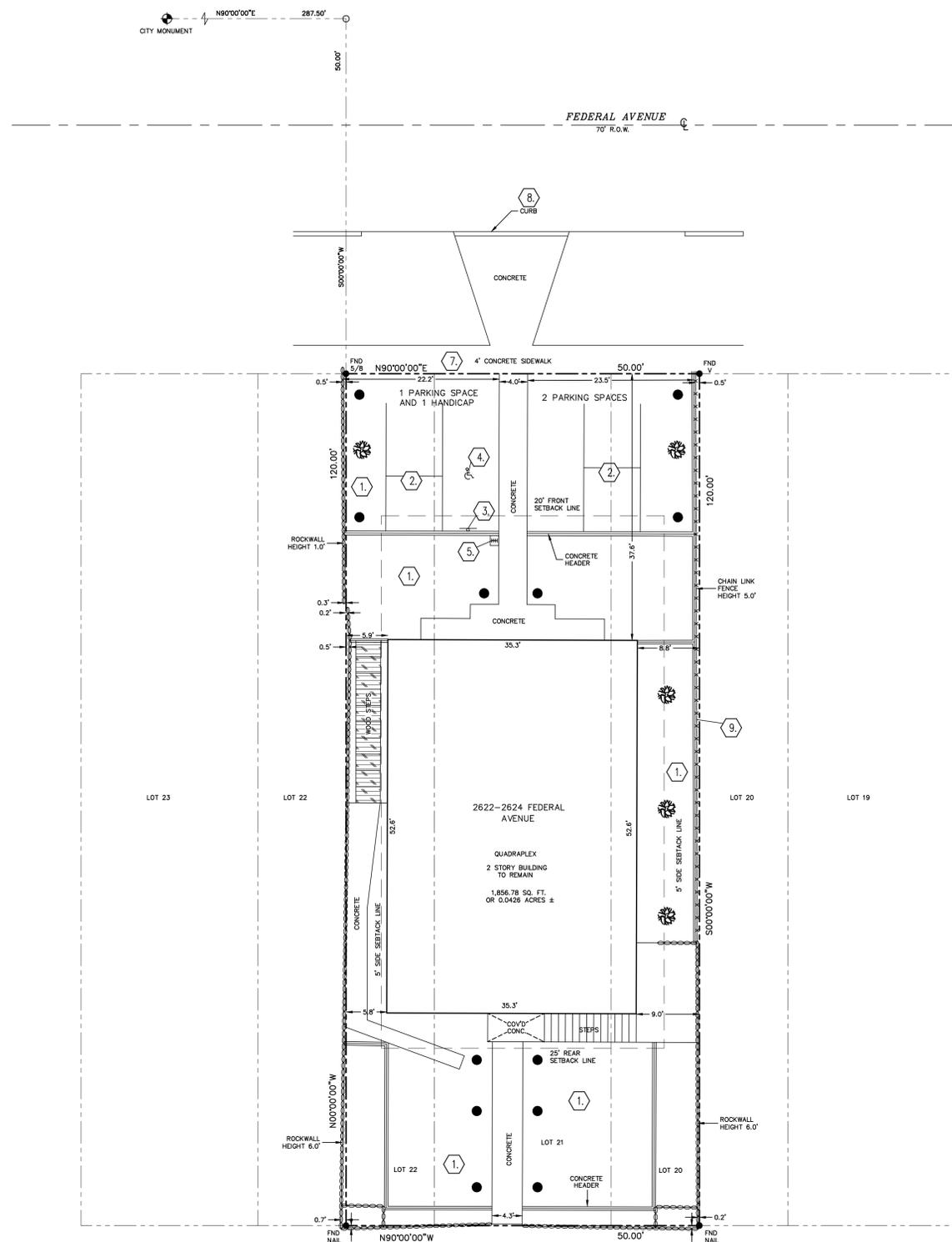
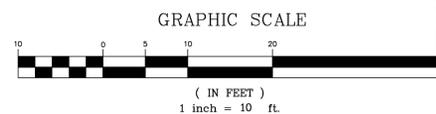
KEYED NOTES

1. NEW LANDSCAPE AREA.
2. NEW 4" WIDE PAINT STRIPE.
3. NEW H.C. SIGN.
4. NEW PAINTED H.C. SYMBOL.
5. NEW BICYCLE RACK.
6. EXISTING DRIVEWAY TO MEET CITY AND OR STATE STANDARDS.
7. EXISTING 4" SIDEWALKS.
8. EXISTING 6" CONC. CURB AND GUTTER.
9. EXISTING CHAIN LINK FENCE TO REMAIN.
10. EXISTING ROCKWALL TO REMAIN.
11. EXISTING EDGE OF PAVEMENT

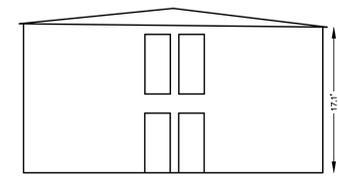
LEGEND

	= TREE
	= BUSH
	= WATER METER
	= SIGN
	= POWER POLE
	= CONCRETE HEADER
	= ROCKWALL
	= CHAIN LINK FENCE
	= DRAINAGE FLOW

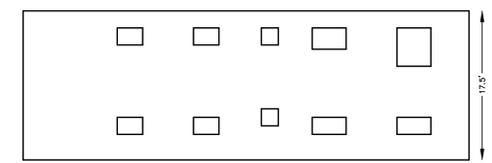
LOCATION MAP: 1' = 600'



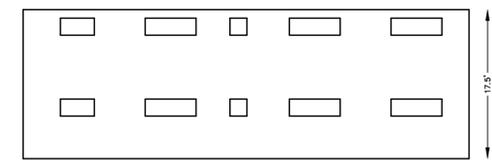
FRONT VIEW



REAR VIEW



LEFT VIEW



RIGHT VIEW

METES AND BOUNDS DESCRIPTION

2622-2624 Federal Avenue
Exhibit "A"

FIELD NOTE DESCRIPTION of the West 1/2 of Lot 20, all of Lot 21, and the East of 1/2 of Lot 22, Block 75, Highland Park Addition (Third Amended Map), City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a city monument located 15' offset northeast from the centerline intersection of Alabama Street (70' R.O.W.) and Federal Avenue (70' R.O.W.); THENCE, North 90°00'00" East, a distance of 287.50 feet to a point; THENCE, South 00°00'00" West, a distance of 50.00 feet to a found iron rod on the southerly right-of-way line of Federal Avenue and the POINT OF BEGINNING of the herein described parcel;

THENCE, along said southerly right-of-way line, North 90°00'00" East, a distance of 50.00 feet to a found chiseled cross for corner;

THENCE, leaving said southerly right-of-way line, South 00°00'00" West, a distance of 120.00 feet to a set nail for corner;

THENCE, North 90°00'00" West, a distance of 50.00 feet to a set nail for corner;

THENCE, North 00°00'00" West, a distance of 120.00 feet to the POINT OF BEGINNING of the herein described parcel and containing 6,000.00 square feet or 0.1377 acres of land more or less.



CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
CARLOS M. JIMENEZ, R.P.L.S. No. 3950

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EL PASO, TEXAS 79936
TEL (915) 633-6422

NOTE(S):
1) ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE C- COMMUNITY PANEL NO. 480214-0033-C, DATED 10-15-82

FIRM # 10099300

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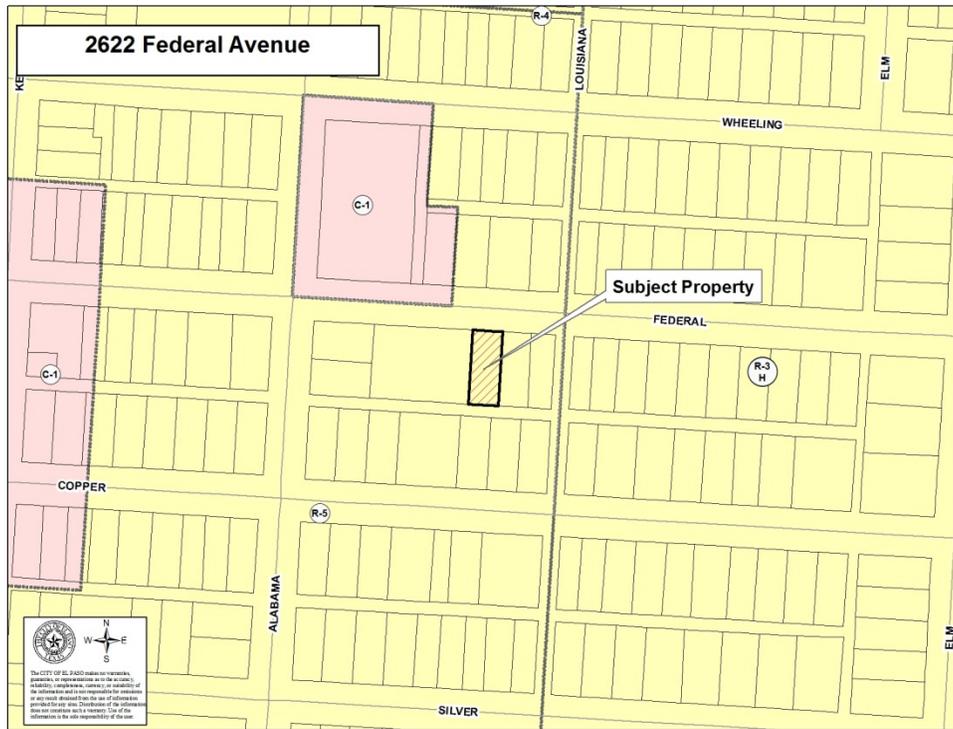
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