

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

This would allow an addition to the existing house which is proposed to encroach in the side street yard setback and to be located to within 7'8" of the side street property line.

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

BACKGROUND

The applicant is requesting the special exception for an addition which will continue the line of the existing house for a distance of 16.6' along the side street (Boone Street) and which is proposed to encroach 2'4" into the required side street yard setback. Planning has registered the property as legally nonconforming for the existing 7'8" easterly side street yard setback and the 4' westerly side yard setback, for a house existing prior to 1955, the effective date of the Zoning Code. The site plan shows the required 5 feet at the westerly side setback for the proposed addition. The Department of Transportation, Traffic Division, has reviewed the request and notes no objection to the request.

CALCULATIONS

Required side street yard setback = 10'

Requested side street yard = 7'8"

STAFF RECOMMENDATION

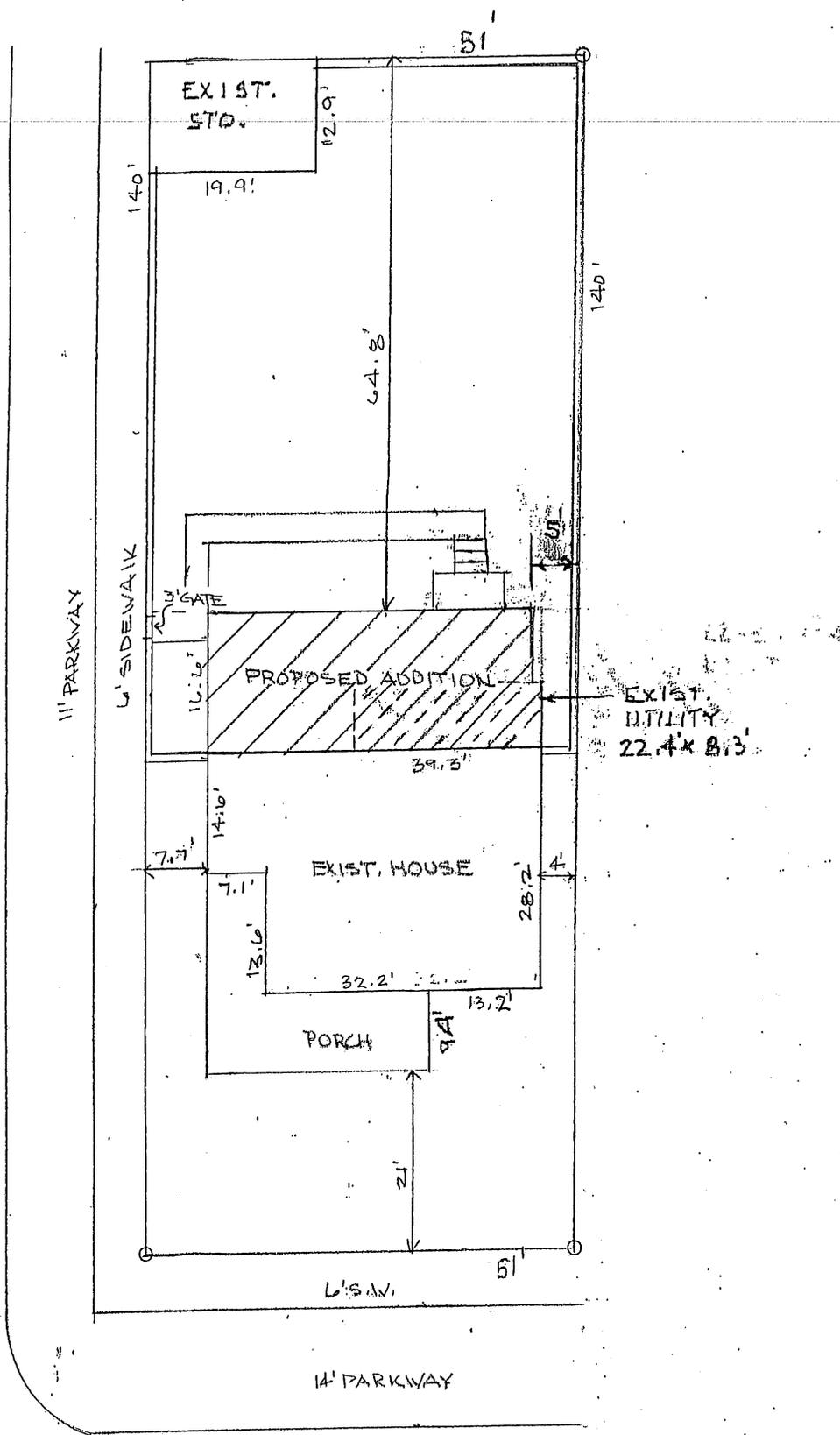
Staff recommends approval of the request as it meets the requirements of the Special Exception F.

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 setback requirement;
2. The minimum front and rear yard setbacks shall not be reduced; and
3. The zoning board of adjustment has received the written approval, based on traffic safety considerations, of the traffic engineer."

20' ALLEY



OXFORD ST.

PLOT PLAN

20'

4030 OXFORD
 LOTS: 17/18
 BLK: 39
 GOVERNMENT HILL



City of El Paso
City Development Department
Legal Non-Conforming

El Paso

Site Address: 4030 OXFORD AVE, EL PASO, TX 79903

Permit No: PLAC14-00015

Issued: May 15, 2014

Contact

Cynthia Venegas
4030 Oxford Avenue
El Paso, TX 79903

Description of Work: Request for legal nonconforming for (1) west side of structure (house) is encroaching 1 foot into the required side setback, (2) the east side of the existing detached accessory structure is placed on the property line abutting the street, and (3) east side street setback of 7'8".

Comment: Approved legal nonconforming for (1) house existing in 1956 aerial and Sanborns Map and located to within 4 feet of the westerly side property line and to within 7'8" of side street property line (along Boone Street) and (2) for accessory structure (garage) existing in 1956 aerial and Sanborns Map and located to within 0 feet of the side street and rear property lines.

Linda Castle

Issued by Linda Castle, Senior Planner

Castle, Linda

From: Bennett, Keith D.
Sent: Thursday, May 15, 2014 4:07 PM
To: Castle, Linda
Subject: RE: Request for Traffic Engineering Review - ZBA Special Exception, 4030 Oxford Avenue

Afternoon Linda,

No objection to the reduced side setback. I updated the record.

Keith Bennett CNU-A

*Traffic Control Planner
Department of Transportation
City of El Paso, TX
(915) 621-6882 office
(915) 588-2809 cell
fax (915) 621-6772
bennettkd@elpasotexas.gov*



From: Castle, Linda
Sent: Thursday, May 15, 2014 11:41 AM
To: Bennett, Keith D.
Subject: Request for Traffic Engineering Review - ZBA Special Exception, 4030 Oxford Avenue

Keith,

You can place your comments in Accela. Traffic Engineering review is lit up for PZBA14-00016.

Linda

Linda Castle

Senior Planner
City Development | Planning Division | City of El Paso
222 S. Campbell Street
El Paso, TX 79901
915.212.1611



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City Development Department



TO: Keith Bennett, Traffic Control Engineering

FROM: Linda Castle, Planning Division

RE: **Review of Site Plan for June 9, 2014 ZBA Meeting**
PZBA14-00016 – 4030 Oxford Avenue

DATE: May 15, 2014.

Attached please find a site plan for the referenced case for your traffic review by **Tuesday, May 22, 2014.**

The request is for the ZBA special exception which allows up to a 50 percent reduction in the side street yard setback requirement and requires review by Traffic Engineering.

The project is a proposed addition to the existing structure which will encroach 2'4" in the required 10' side street yard setback, continuing the line of the existing house for an additional 16.5' into the rear yard and located in an R-4 zone district.

Please email me or call me at 212-1611 if you have any questions or concerns. You can place your comments in Accela, case #PZBA14-00016. Thank you for your help.

Attachments: Site plan
Aerial map
ZBA Special Exception F

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Oscar Leaser

City Council

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Ann Morgan Lilly

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

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District 7
Lily Limón

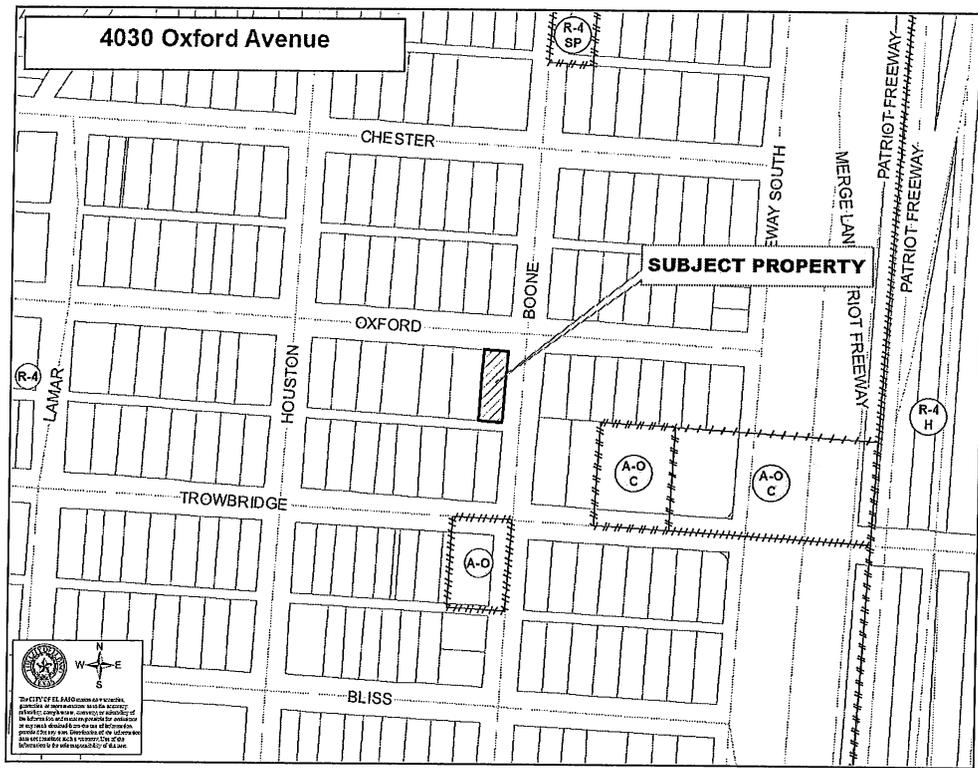
District 8
Cortney C. Niland

City Manager
Joyce A. Wilson

City Development Department
222 S. Campbell | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4622

EL PASO. IT'S ALL GOOD.

ZONING MAP



NOTIFICATION MAP

