

**Applicant requests a Special Exception under Section 2.16.050 K (15 Years or More, Side Yard Setback) in an R-4 (Residential) zone.**

This would allow the existence of an addition that encroaches in the side setback and is located to within 2.5 feet of the northeasterly side property line.

The required side yard setback in the R-4 zone district is 5 feet.

**BACKGROUND**

The applicant is requesting to keep an addition to her house that encroaches into the required 5 feet side setback on the northeasterly side. The addition exists in the 1996 aerial; the applicant purchased the property in October 2008 and is not responsible for the addition.

**CALCULATIONS**

Required side yard setback = 5'

Requested side yard setback = 2.5'

**STAFF RECOMMENDATION**

Staff recommendation is for approval of the request as it meets the requirements of the Special Exception K, with a condition that a building permit is obtained for the addition.

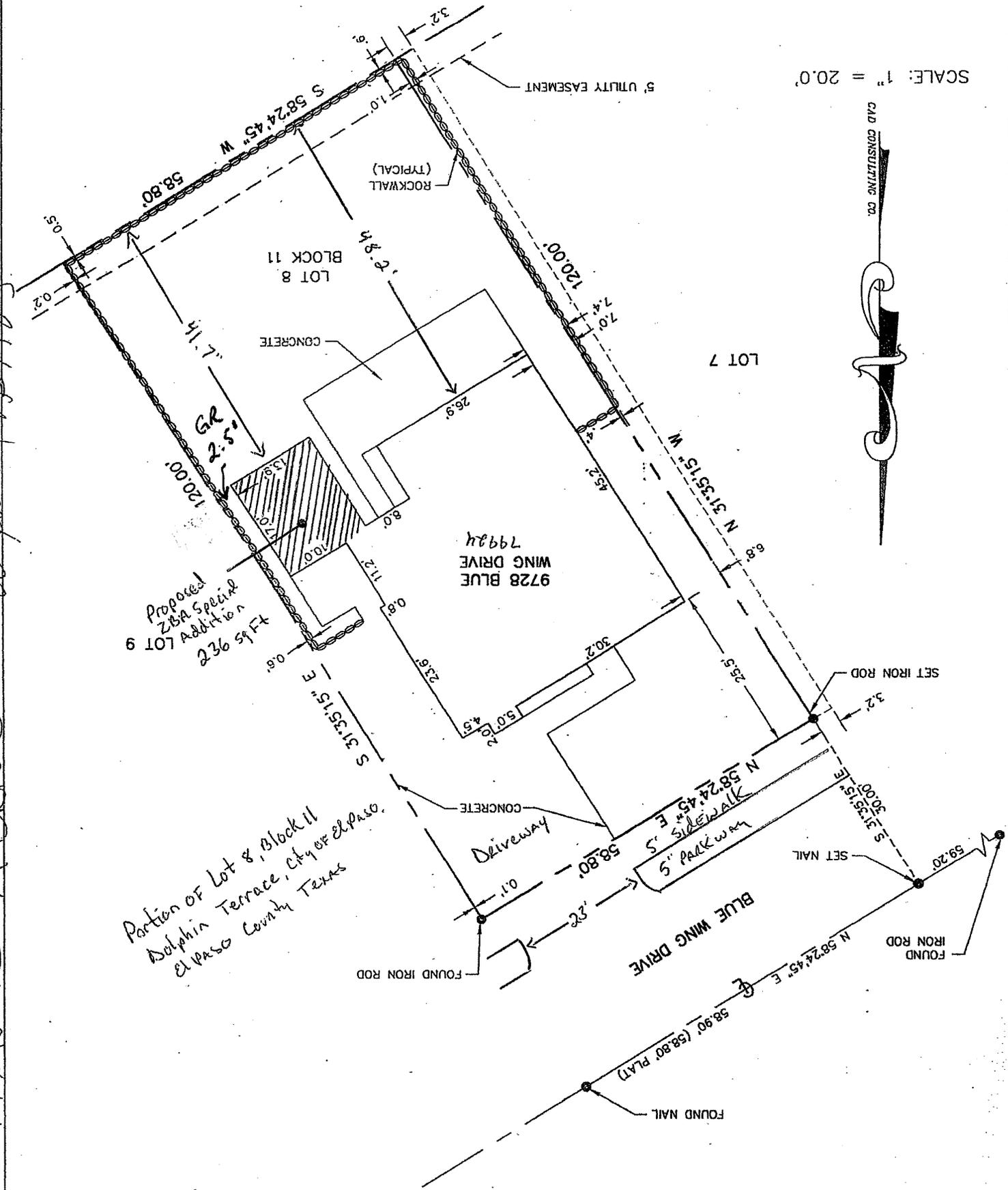
The Zoning Board of Adjustment is empowered under Section 2.16.050 K to

“Permit the encroachment into the required yard setbacks for structures; provided, however, that the applicant can prove the following conditions:

1. The encroachment into the required yard setback has been in existence for more than fifteen years;
2. Neither the applicant nor current property owner is responsible for the construction of the encroachment;
3. Neither the applicant nor the current property owner owned the property at the time the encroaching structure was constructed or built;
4. The encroachment, if into the required front yard setback, does not exceed fifty percent of the required front yard setback; and,
5. The encroachment does not violate any other provision of the El Paso City Code.”

SCALE: 1" = 20.0'

CAD CONSULTING CO.



Part of Lot 8, Block 11  
Dolphin Terrace, City of El Paso,  
El Paso County, Texas

Proposed  
ZBA Special  
Addition  
LOT 9  
236 sq Ft

GR  
2.55'

79934  
9728 BLUE  
WING DRIVE

BLUE WING DRIVE

Driveway

FOUND IRON ROD

SET NAIL

FOUND IRON ROD

SET IRON ROD

CONCRETE

CONCRETE

ROCKWALL  
(TYPICAL)

5' UTILITY EASEMENT

LOT 7

LOT 8  
BLOCK 11

58.80'  
S 58°24'45" W

120.00'

N 31°35'15" W

S 31°35'15" E

N 58°24'45" E

S 31°35'15" E

58.80' (58.80' PLAT)

N 58°24'45" E

59.20'

FOUND NAIL

0.5'

0.2'

41.7'

120.00'

13.8'

7.0'

10.0'

8.0'

11.2'

0.8'

23.6'

5.0'

4.5'

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**admin**

- Home
- Log Out
- Property Search
- Subdivision Search
- Contact

## Property

In Search List: 1 of 1

### Name, Address and Property Information

Tax Year: 2013 < Prev

**Property ID:** 372189      **Owner:** MANCHA MARCIA (380262)  
**Geo ID:** D67299901103600      **Address:** 9728 BLUE WING DR, EL PASO, TX 79924-5601  
**Ref ID 1:** D67201103600      **Situs:** 9728 BLUE WING DR EL PASO, TX 79924  
**Ref ID 2:**      **Legal:** 11 DOLPHIN TERRACE 8 EXC S 3.2 FT (7056 SQ FT)

- Search Results
- Search Result List

- Values
- Property Summary
- Land Detail
- Improvement Detail
- ARB Detail
- View Picture

## Ownership History

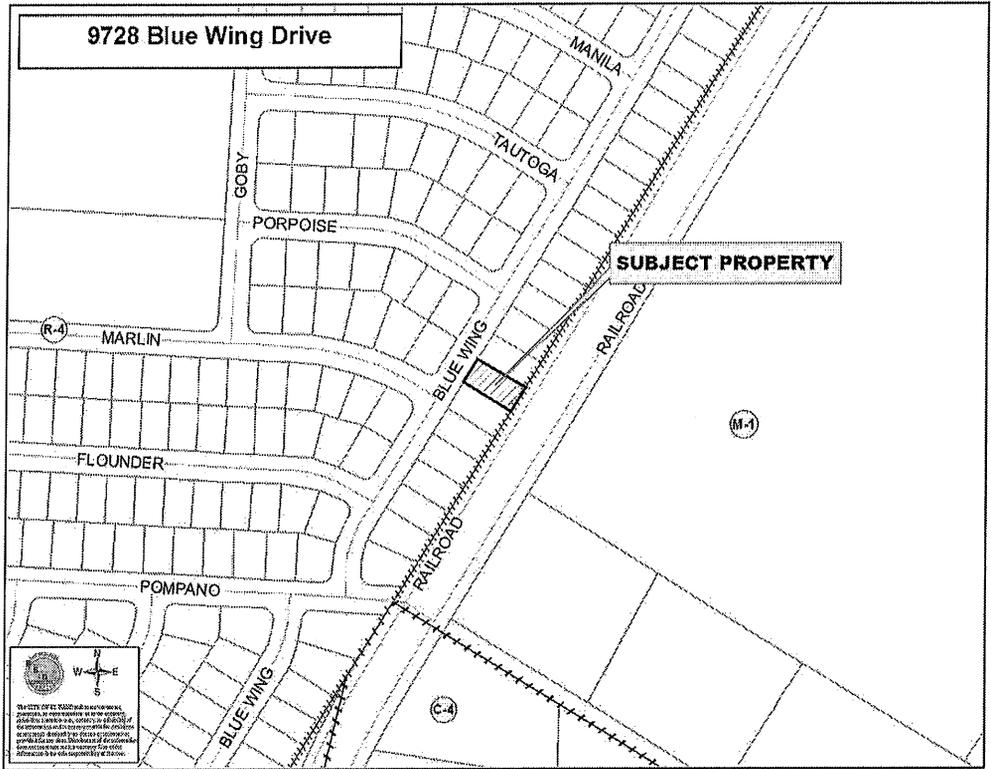
Deed Type	Volume	Page	Doc Number	Recorded	Entered	Buyer	Seller
O	3056	0438			05/22/1996	05/22/1996	
UNK	0000	0000			01/01/2000	01/01/2000	
W			20080082552		10/04/2008	MANCHA MARCIA	MC BRIDE SHARON D

- Special Info
- Building Permits
- Ag Rollback Info
- Shared/Overlap Acct

- History
- Ownership History
- Split/Merge History
- Supplement History
- Roll Value History
- Events



# ZONING MAP



# NOTIFICATION MAP

