

**Applicant request a Special Exception under Section 2.16.050 G (Builder Error) in an R-5 (Residential) zone.**

This would permit the encroachment of the principal building into the required yard setback, caused by an error in construction, for an encroachment of up to 7" in into the required side street yard setback.

The required cumulative front and rear setback is 45 feet, and the required side street yard setback is 10 feet, in the R-5 zone district.

**BACKGROUND**

The proposed residence is currently under construction.

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

**CALCULATIONS**

Required side street yard setback = 10'

Requested side street yard setback = 9'-5"

**STAFF RECOMMENDATION**

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

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

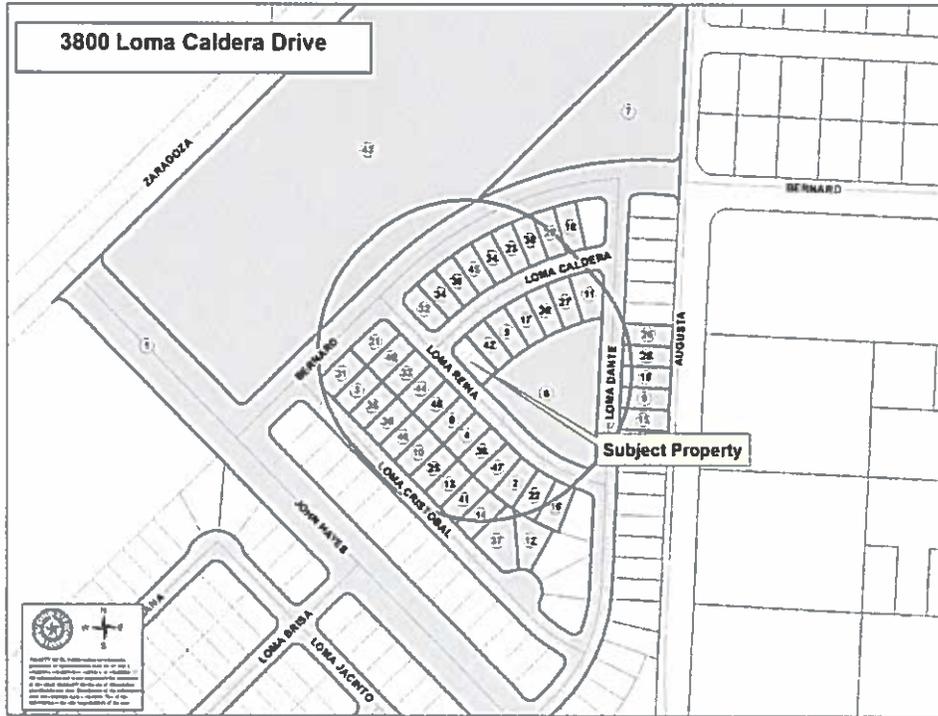
"Permit the encroachment of the principal building or structure into the required yard setbacks in all districts, caused by an error in construction; provided, however, that:

1. The permitted encroachment into any front yard setback shall not exceed ten percent of the required setback, or one foot whichever is greater;
2. The permitted encroachment into any side yard or side street yard setback shall not exceed ten percent of the required setback or one foot whichever is greater;
3. The permitted encroachment into any rear yard setback shall not exceed fifteen percent of the required setback or one foot whichever is greater;
4. The owner shall demonstrate through testimony or documentation that the error causing the encroachment was inadvertent and not intentional; and
5. The number of properties requesting encroachment permission under this section which involve the same builder, contractor, or owner shall not exceed three in any twelve-month period."

# ZONING MAP



# NOTIFICATION MAP



# 3800 Loma Caldera Drive

G-4

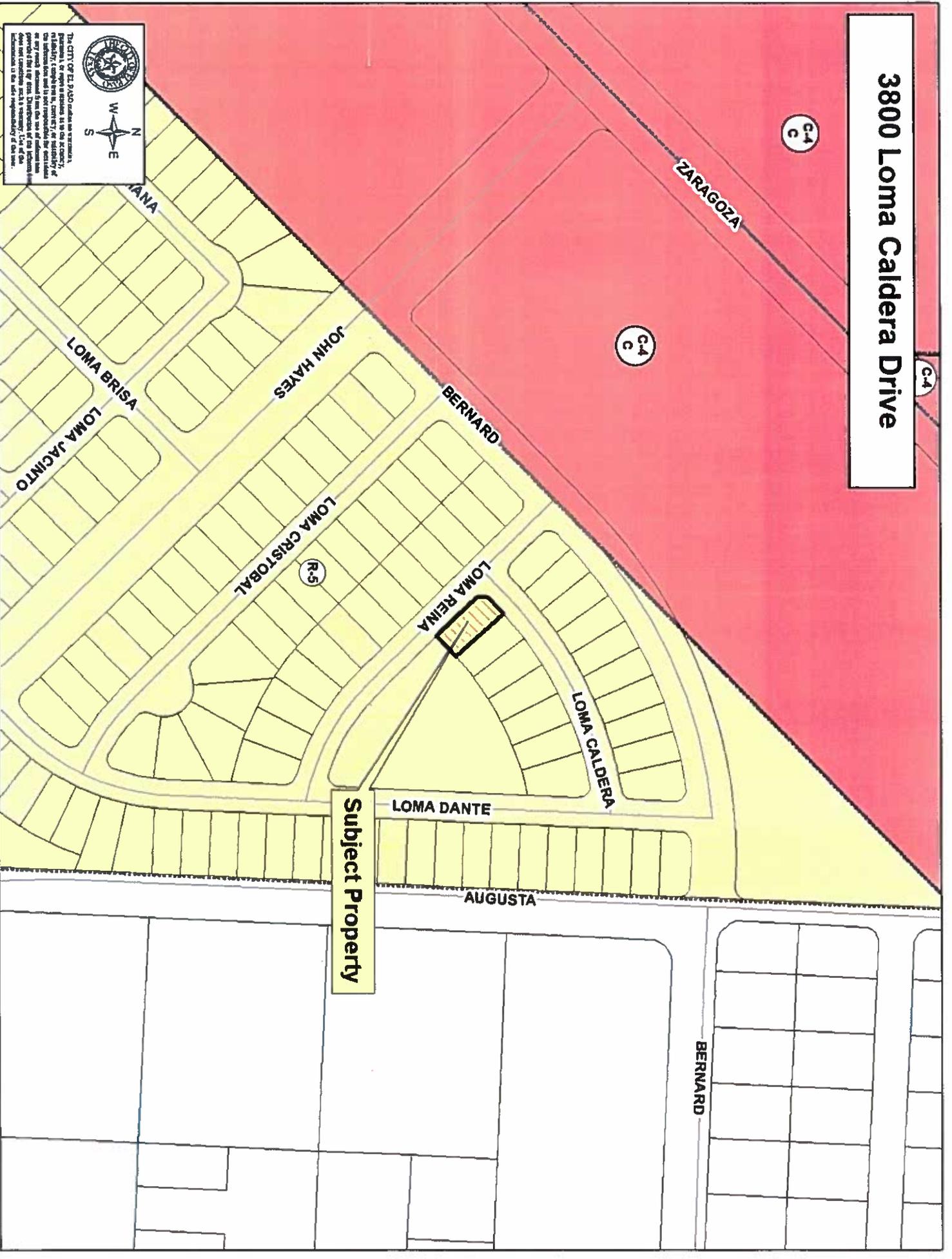
G-4

G-4

R-5

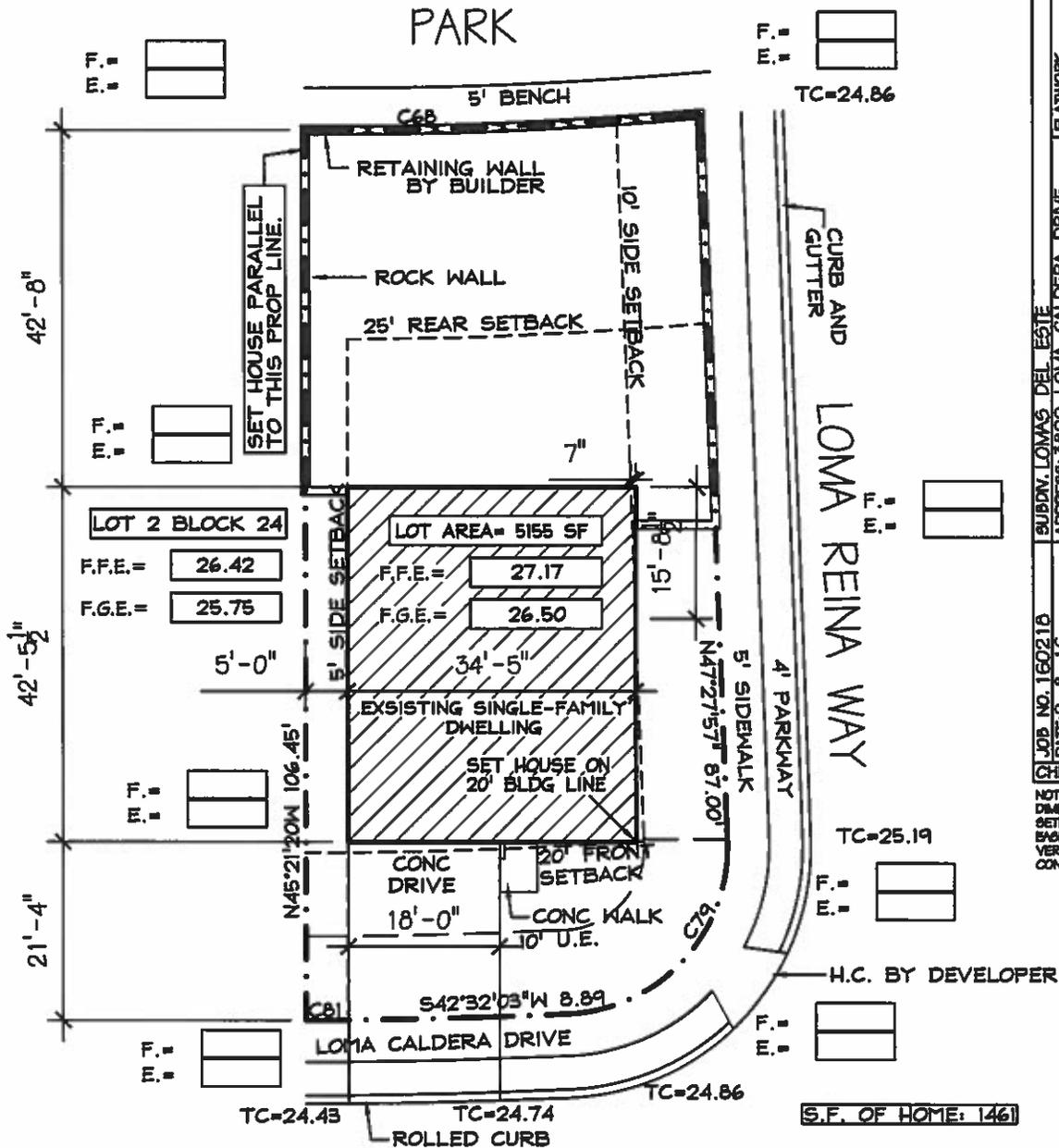


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**Subject Property**

| CURVE TABLE |        |        |         |       |               |           |
|-------------|--------|--------|---------|-------|---------------|-----------|
| CURVE       | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA     |
| C68         | 47.27  | 504.89 | 23.65   | 47.25 | S42°16'55"W   | 5°21'50"  |
| C79         | 31.42  | 20.00  | 20.00   | 28.28 | S02°27'57"E   | 90°00'00" |
| C81         | 22.28  | 605.00 | 11.14   | 22.28 | S43°35'22"W   | 2°06'37"  |



|               |                         |
|---------------|-------------------------|
| FLATWORK      | 3000 LOMA CALDERA DRIVE |
| CITY: 717     | LOT: 1                  |
| APPROACH: 180 | BLOCK: 24               |
| DRIVE: 380    | CITY: EL PASO           |
| WALK: 26      | COUNTY: EL PASO         |
|               | STATE: TEXAS            |
|               | NAME:                   |

JOB NO. 160210  
DATE: 2-8-16  
4-25-16

CHK BY: JRS

2277 'C' 1/1

NOTE: ALL LOT DIMENSIONS, SETBACKS, AND EASEMENTS TO BE VERIFIED PRIOR TO CONSTRUCTION.

DESIGN GROUP

No. 10

219 WALNUT CREEK DRIVE NORTH MANSFIELD TEXAS 76063



2-8-16

3800 LOMA CALDERA DRIVE

PLOT PLAN

1"=20.0'

