

Applicants request a Special Exception under Section 2.16.050 B (Side Yard Setback) in an R-1 (Light Density Residential) zone.

This would permit the construction of a 20' by 33' garage that is proposed to encroach 20' into the required side yard setback.

The required side yard setback is 20 feet in an R-1 zone.

BACKGROUND

The applicant is requesting the Special Exception B to construct a garage that is proposed to be built to the side property line. There are two other houses built to the side property line at 5018 and 5026 Columbine. The house at 5018 Columbine was granted a variance by the ZBA in 1993 to build to 0' of the side property line. The house at 5026 Columbine was permitted a two-car garage addition in 1994.

CALCULATIONS

Required side yard setback = 20'

Requested side yard setback = 0'

STAFF RECOMMENDATION

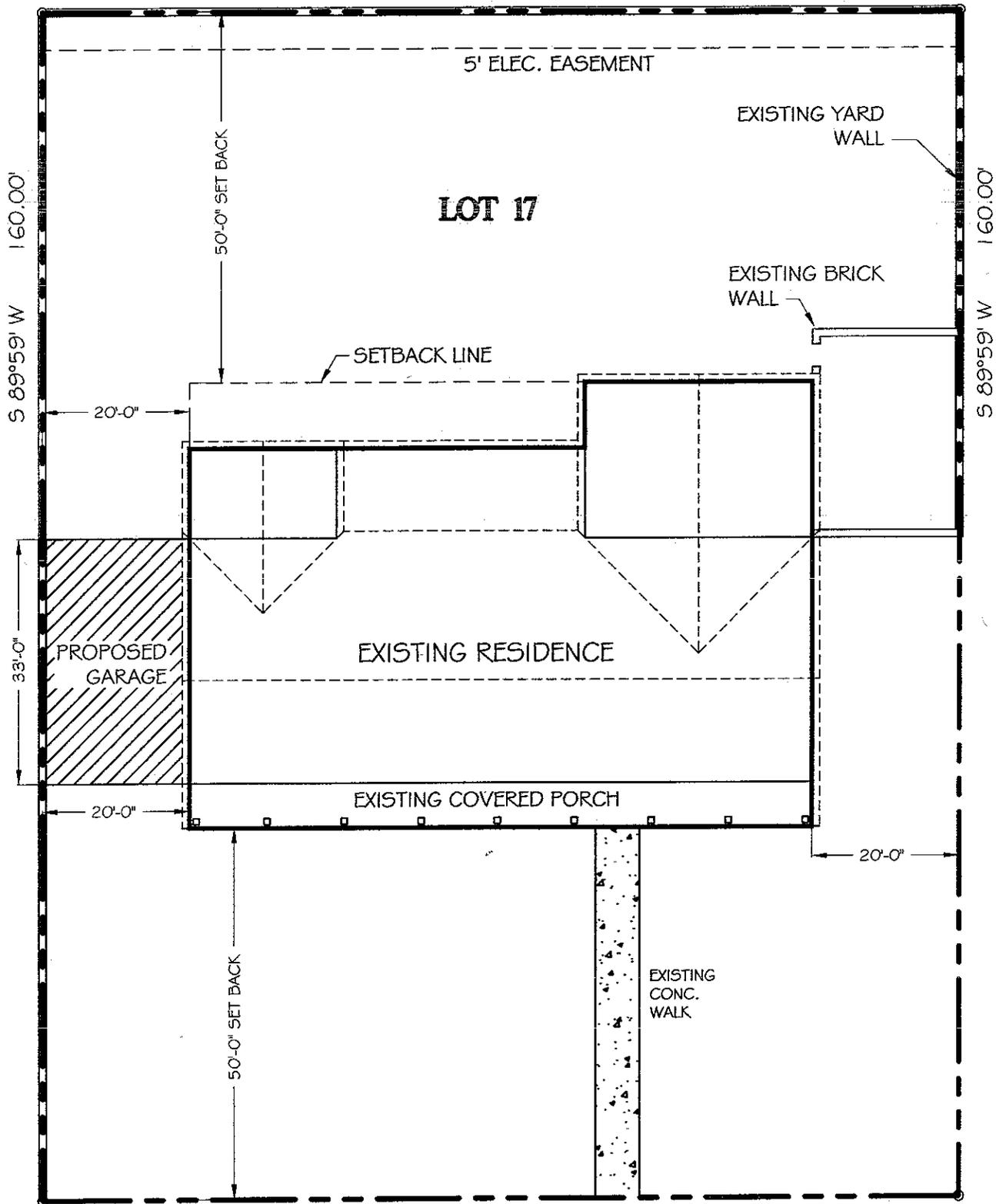
Staff recommends approval of the request for the Special Exception B as there are two other houses built to the side property line on Columbine Street.

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; and,
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; and,
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; and
5. The exceptions will be in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located;
6. The public convenience and welfare will be substantially served; and
7. The use of neighboring property will not be substantially injured; and
8. Include any conditions and safeguards which the board deems appropriate, such as site arrangement, landscaping and hours of operation.”

S 00°01' E 125.00'



S 00°01' E 125.00'

5034

COLUMBINE ROAD

LEGAL DESCRIPTION:

LOT NO. 17
BLOCK NO. 1
WOODLAND VISTA ESTATES

DRAWN: 05/26/08 RAF
SCALE: 1" = 20'

REVISED BY:
REVISIONS:

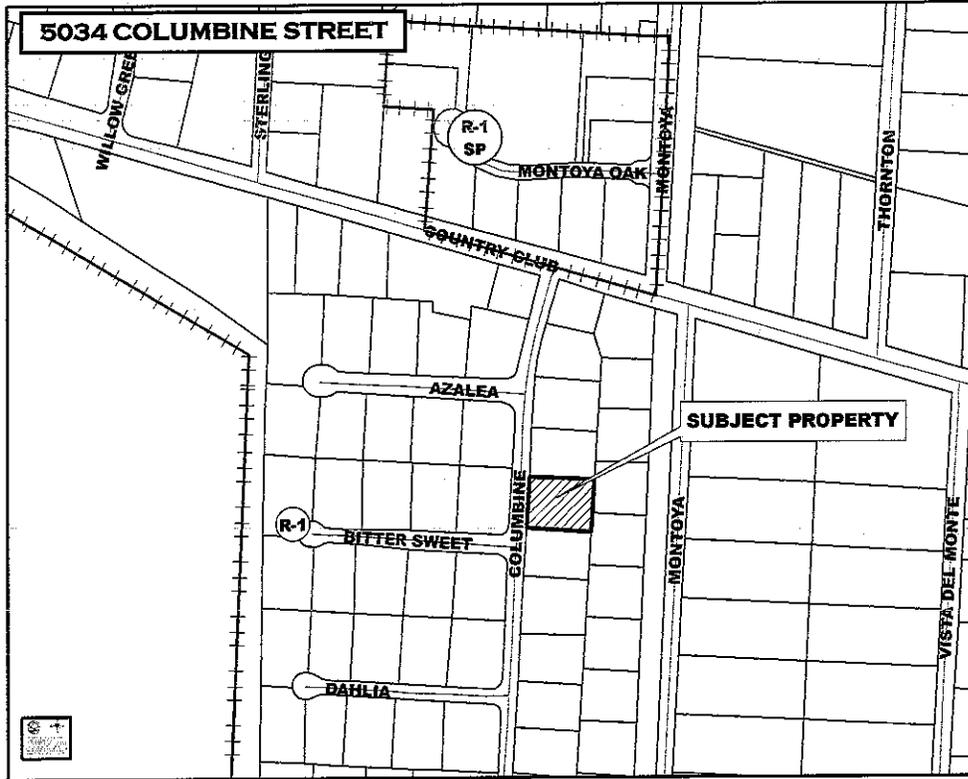
**Julius Lowenbreg & Associates
Construction**

Julius Lowenbreg
Cell: 526-7743

222 Hermosa Ln.

El Paso, Texas 79922

ZONING MAP



NOTIFICATION MAP

