

ZBA10-00027

704 Concepcion Street

Antonio & Ignacia G H Castro

Applicants request a Special Exception under Section 2.16.050 B (Two or More Non-Conforming Lots on Same Side of Street) in an R-5 (Residential) zone.

The request is for a 34' by 15' addition of which 510 square feet is proposed to encroach in the required rear yard setback and to be located to within 10 feet of the rear property line.

The required cumulative rear and front yard setback total is 45 feet in the R-5 zone district.

BACKGROUND

The applicants are requesting to encroach in the required rear yard setback on a lot that is only 67' deep. There are two existing lots that have been granted a variance from dimensional standards on 708 Concepcion and 716 Concepcion. Enclosed is the history of the variance approvals granted in 1972 and 1993. A site visit has revealed that a carport has been built closer to the side property line than is permitted by the zoning code. The zoning code allows a maximum of 3' of encroachment into the side setback for a house that was built prior to 1979. This house was built prior to 1979.

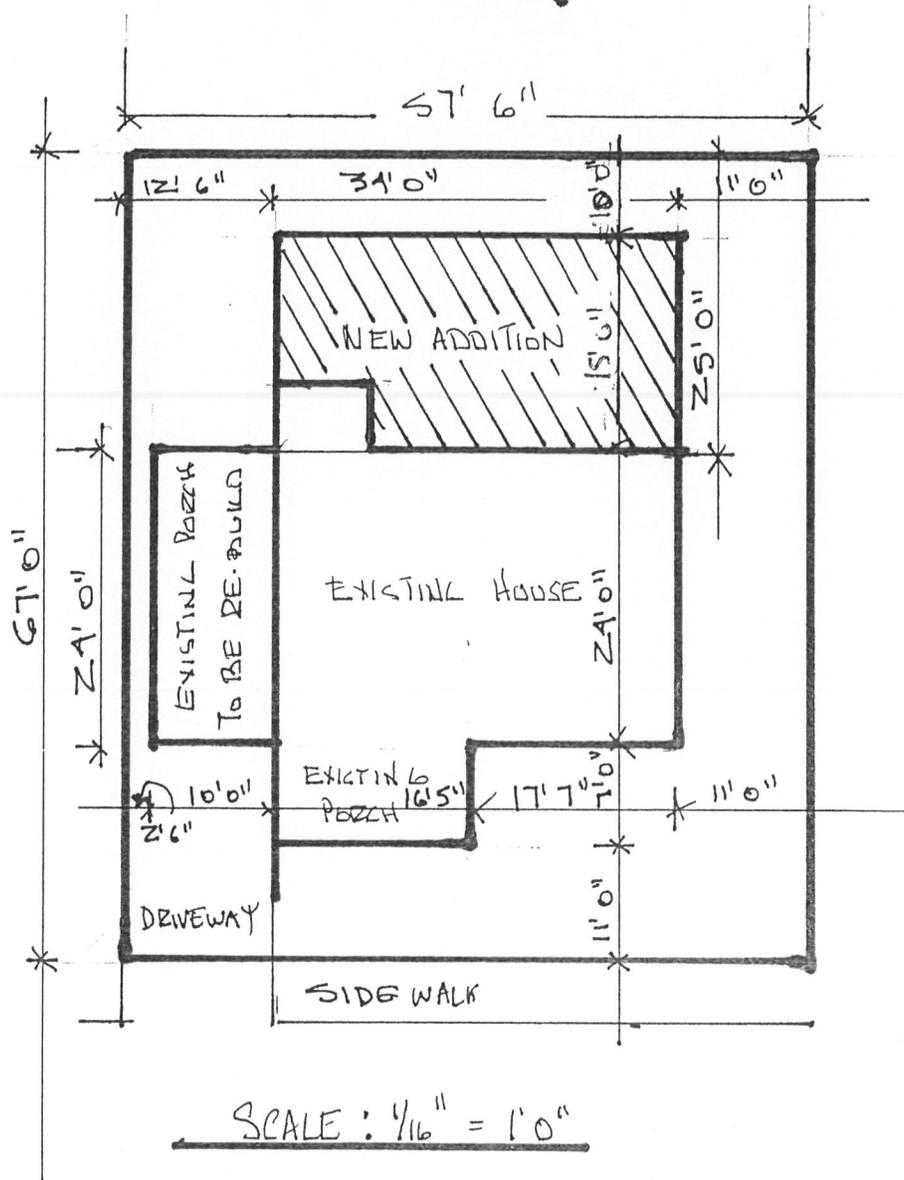
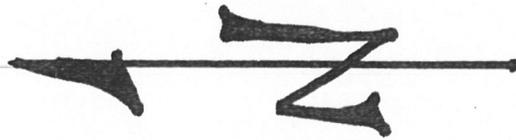
STAFF RECOMMENDATION

Staff recommends approval of the request for the special exception as it meets the requirements for Special Exception B with a condition that the carport be reduced to be within 2' of the side property line.

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”.



SCALE: $\frac{1}{16}'' = 1'0''$

SUBDIVISION: 1 Clardy Fox

BLOCK: 1 LOT: 12

TOA CONCESSION

Lot 13, Block 1, Clardy Fox Subdivision

Jesus Gurrola & Socorro C. Gurrola

request a variance from Section 25-21 (B) (2) (dimensional standards of the R-5 zone) of the City of El Paso Zoning Ordinance.

SEPTEMBER 13, 1972 - GRANTED: a variance from Section 25-21 (B) (2) (dimensional standards of the R-5 zone) of the City of El Paso Zoning Ordinance, which would permit a residential addition at the rear of an existing residence to within 6 ft. of the rear property line, as per plot plan submitted.

The Board finds that this request is within the jurisdiction of this Board under Section 25-12 and that such request does meet all requirements of such Section.

716 Concepcion

71-4-93

Celia Mosqueda

Clardy Fox Subdivision, Block 1, Lot 15

GRANTED:
04/26/93

A Variance from Section 20.14.090 (Yard Standards R-5 District) of the City of El Paso Zoning Ordinance, which would permit the construction of a 41'3" x 17'0" structure located to within 10'0" of the rear yard property line on an undersized lot.



704 Concepcion
Two or more nonconforming properties

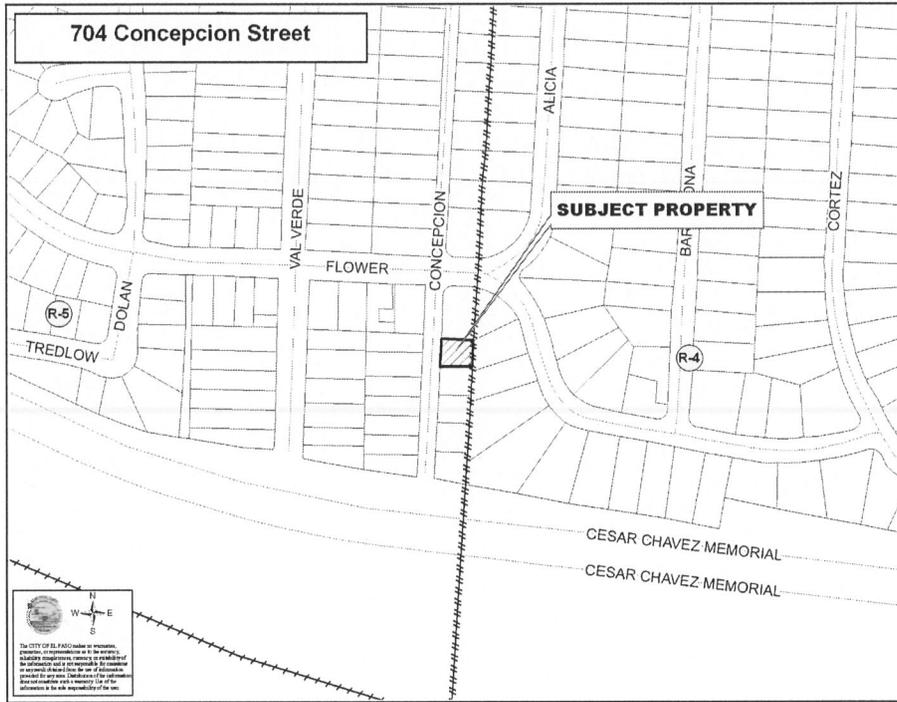
SUBJECT PROPERTY

Granted Variance in 1972

Granted Variance in 1993


The CITY OF EL PASO makes no warranties, guarantees, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any other conditions. Users of the information does not constitute such a warranty. Use of the information is the sole responsibility of the user.

ZONING MAP



NOTIFICATION MAP

