

**Applicants request a Special Exception under Section 2.16.050 F (Side Street Yard Setback) in a PR-I/c (Planned-Residential I/conditions) zone.**

This would allow a portion of an existing addition which is proposed to be reduced and to be located no less than 5 feet from the side street property line.

The required side street yard setback in the PR-I zone district is 10 feet.

**BACKGROUND**

The applicants built additions to their house without permit. A carport was built to 0 feet of the (easterly) side property line and will be cut back to be 3 feet from the side property line; 3 feet is the required side property line in this PR-I zone district.

Further, an addition was built which encroaches in the side street yard setback, and the applicants are requesting the Special Exception F to keep the addition. In order to meet the special exception requirement of no more than a 50 percent encroachment, they will be required to reduce the existing addition to be no closer than 5 feet to the side street property line. Traffic Engineering reviewed the request and notes no objection.

A site visit shows that both the carport and the addition in the side street yard appear to have been cut back. Also, there is a storage building located in the rear yard and to within 0 feet of the house. The applicant will be required to relocate the storage building to be 5 feet from the house; he has revised his site plan to indicate the relocation of the building.

**CALCULATIONS**

Required side street yard setback = 10'

Requested side street yard setback = 5'

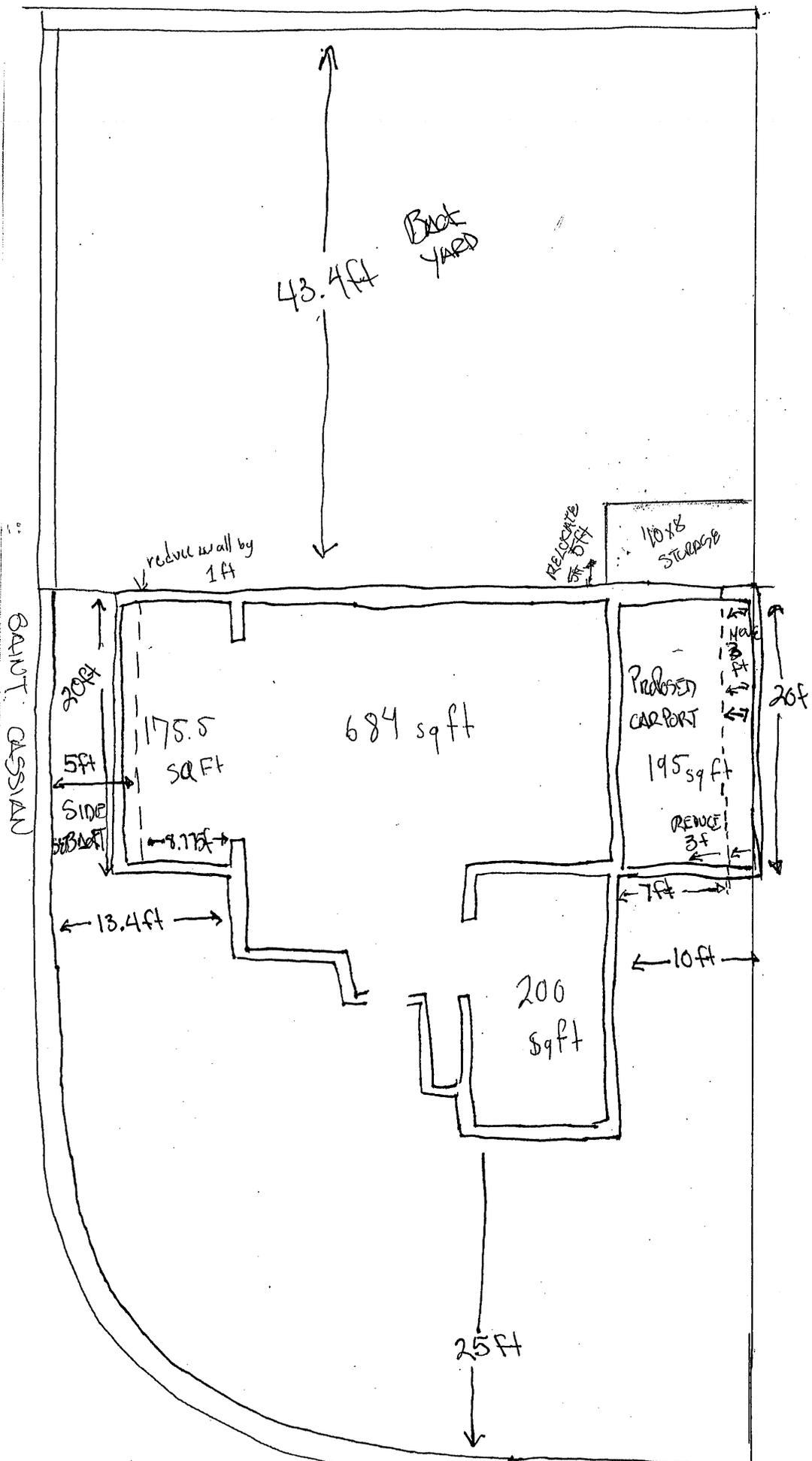
**STAFF RECOMMENDATION.**

Staff recommends approval of the request for the Special Exception F, with a NOTE to the applicant that he is required to obtain a building permit for the additions to his house.

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.”



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Alternate ID	Record Type Alias	Application Name	Unit #	Status	Opened Date	Building #
PZBA14-00021	Zoning Board of Adjustment Record	8708 Lait Drive \ sing...		In Review	07/01/2014	
PZBA14-00020	Zoning Board of Adjustment Record	4710 Rosinante \ Singl...		In Review	06/26/2014	
PZBA14-00019	Zoning Board of Adjustment Record	12128 Saint Cassian \ ...		In Review	06/10/2014	
PZBA14-00018	Zoning Board of Adjustment Record	10717 Sugarland \ sing...		In Review	06/09/2014	
PZBA14-00017	Zoning Board of Adjustment Record	10501 Lakewood/single...		Approved	05/21/2014	

Record ID: PZBA14-00019  
 Cancel Help

Task Details Sub Tasks (0)

**Workflow Tasks**

- Application Submittal
- Task Assignment
- Engineering Traffic Review**
- BPI Review
- Site Verification Review
- Planning Review
- Completeness Check
- ZBA Meeting
- Post Action Items

**Task Details Engineering Traffic Review**

Current Status: Passed  
 Status Date: 07/07/2014  
 Due Date: 07/09/2014

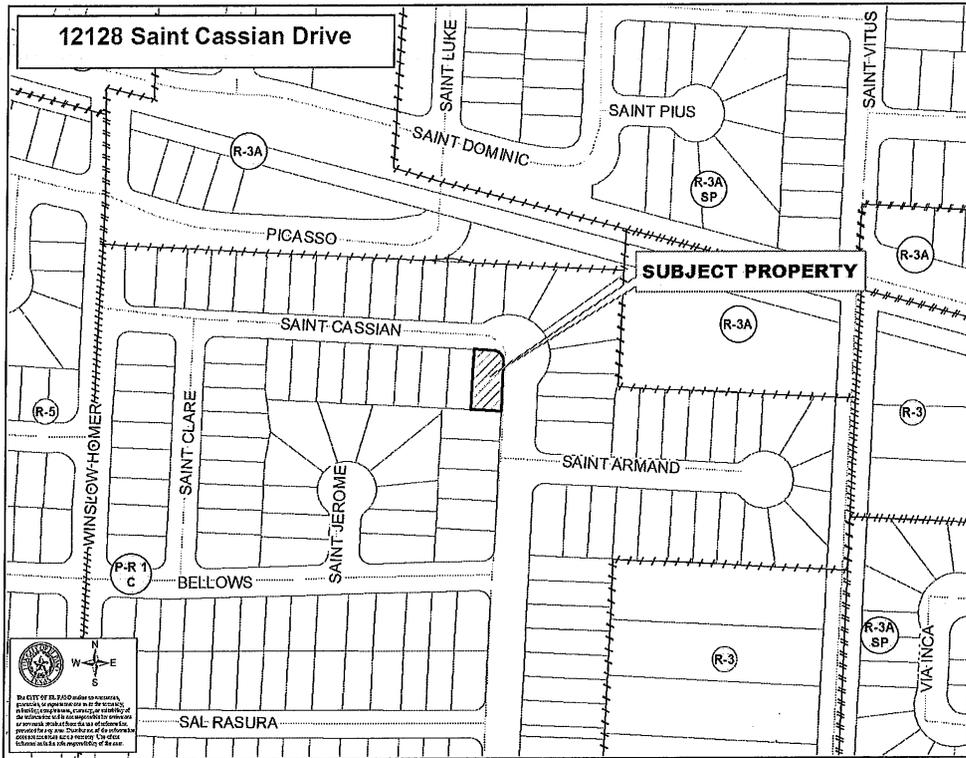
Assigned Date: 07/01/2014  
 Assigned to: TruePoint Solutions

Action By: Keith Bennett  
 Department: DOT Traffic Review

Comments: Dept. of Transportation has no objection to the reduced side setback at subject address.

Reports

# ZONING MAP



# NOTIFICATION MAP

