

Applicants request a Special Exception from Section 2.16.050 F (Side Street Yard Setback) in an R-3A/c/sp (Residential/conditions/special permit) zone.

This would permit the existence of a porch that encroaches 5' into the required side street yard setback.

The required side street yard setback in an R-3A/c/sp zone is 10'.

**BACKGROUND**

The applicants were building the porch encroaching 5' into the required side street yard setback when they were issued a correction notice by an inspector on June 10, 2008. The applicants submitted the application to the Zoning Board of Adjustment on July 7, 2008. The Engineering Department – Traffic Division has no objections to the proposed open porch.

**CALCULATIONS**

Required side street yard setback = 10'

Requested side street yard setback = 5'

**STAFF RECOMMENDATION**

Staff recommends approval of the Special Exception as the application meets the requirements of Section 2.16.050 F with the condition that the porch beams must be located a minimum 5' from the side street yard setback and the porch shall not be enclosed. The applicants shall not request additional reductions in setbacks per condition 2 of Section 2.16.050 F.

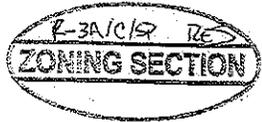
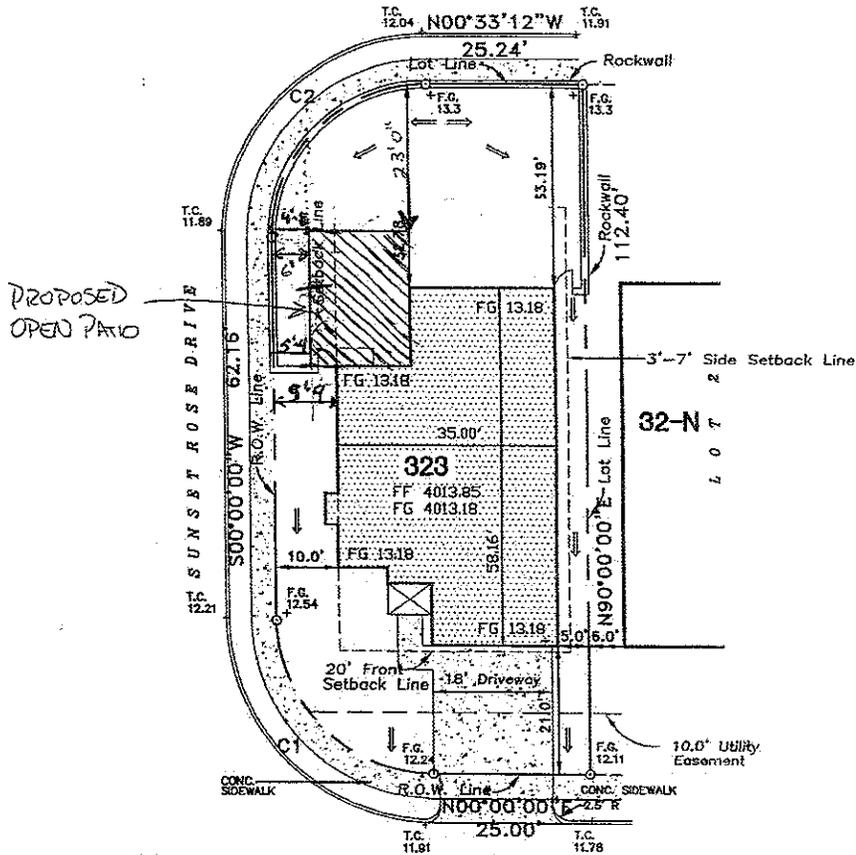
The Zoning Board of Adjustment is empowered under Section 2.16.050 F to:

"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 requirement; and,
2. ***The minimum front and rear 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; and,
4. The proposed modification does not permit the creation of an additional dwelling unit; 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 is located the property for which the exception is sought; and,
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."

**ITEM #4**

RED BLUFF STREET



3401  
TEA ROSE PLACE  
( 52.0' R. O. W. )

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27	25.00	25.00	35.36	S45°00'00\"W	90°00'00\"
C2	39.03	25.00	24.76	35.18	N45°16'36\"W	89°26'48\"

# SITE PLAN

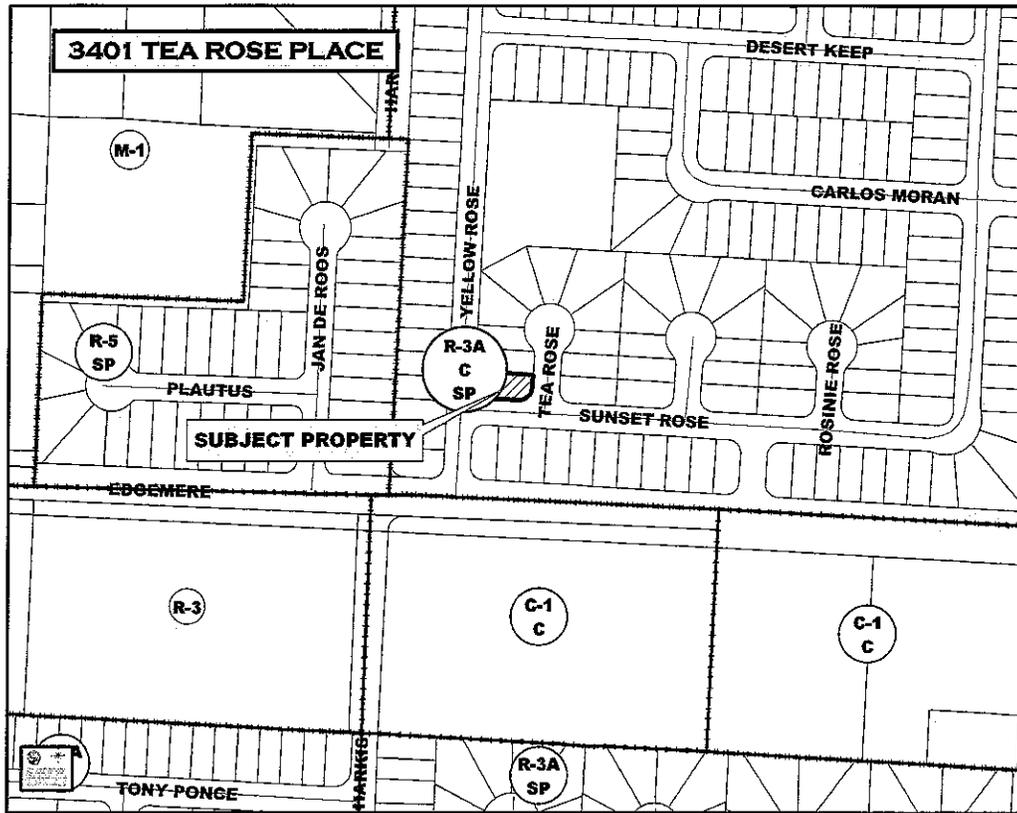
LOT 1, BLOCK 4, LOMALINDA SUBDIVISION, UNIT ONE,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

SCALE 1\"=20'

**SARATOGA HOMES**  
12300 MONTWOOD DRIVE EL PASO, TEXAS 79927

BLD08-02568

# ZONING MAP



# NOTIFICATION MAP

