

Applicants request a Special Exception under Section 2.16.050 L (15 Years or More) in an R-5 (Residential) zone.

The request is to keep an existing 10' by 24' carport that is located to within 1 foot of the side property line.

The required side setback is 5 feet in the R-5 zone district.

BACKGROUND

The applicants were granted a Special Exception B by the ZBA on July 13, 2010, to build an addition in the rear yard setback. They are now requesting the Special Exception L to keep the carport that is located in the side setback and that encroaches more than 3 feet into the side setback. The 1986 aerial shows the carport existing then as it does today. The current owner purchased the house in March 2010.

CALCULATIONS

Required side yard setback = 5'

Requested side yard setback = 1'

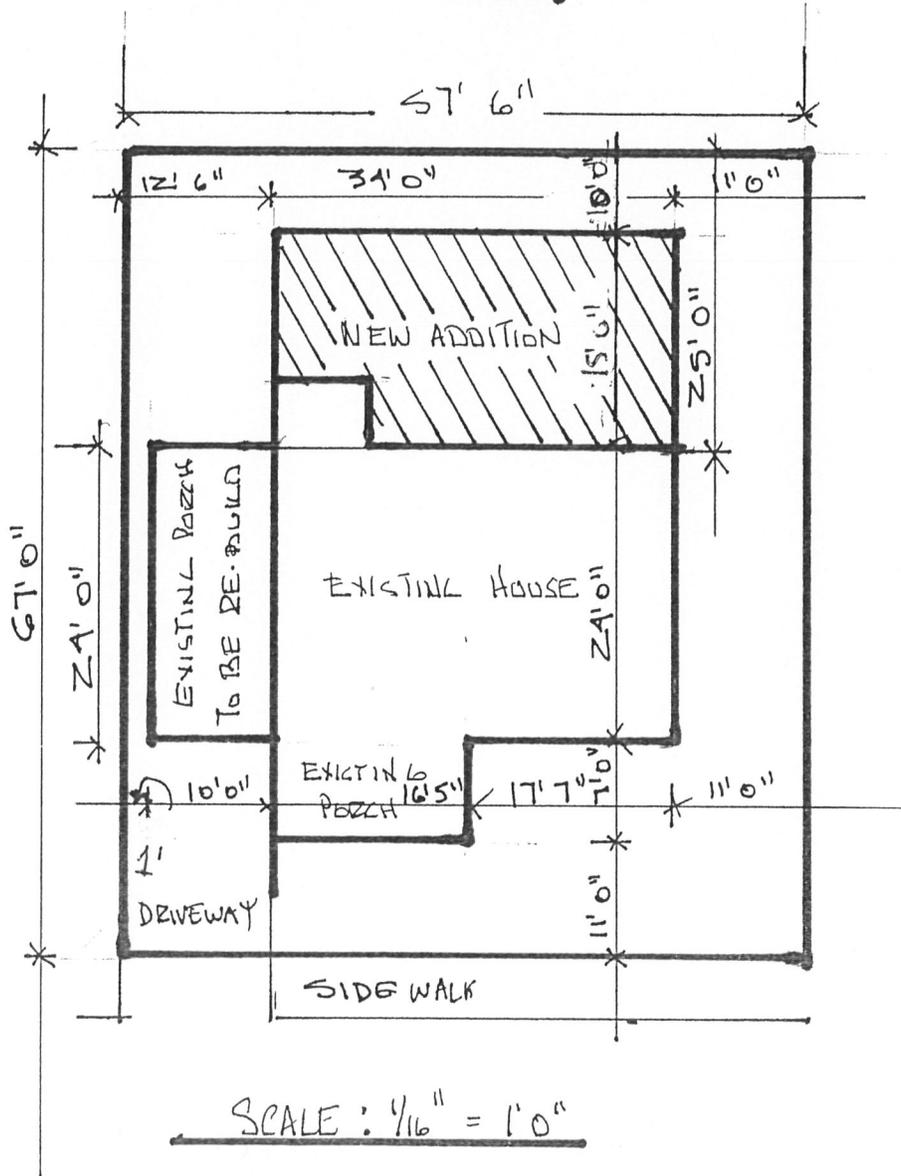
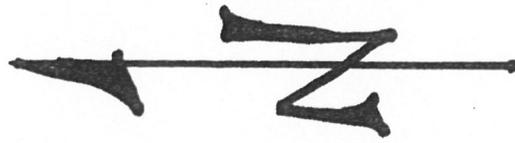
STAFF RECOMMENDATION

Staff recommends approval of the Special Exception with conditions that the carport roof overhang at the side property line shall be cut back to be flush with the carport columns and that a gutter shall be installed on the carport roof so that water runoff is kept inside the property.

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

"Permit the encroachment into the required yard setbacks for structures; provided, however, that the applicant can prove the following conditions:

1. The encroachment into the required yard setback has been in existence for more than fifteen years; and,
2. Neither the applicant nor current property owner is responsible for the construction of the encroachment; and,
3. Neither the applicant nor the current property owner owned the property at the time the encroaching structure was constructed or built; and,
4. The encroachment, if into the required front yard setback, does not exceed fifty percent of the required front yard setback; and,
5. The encroachment does not violate any other provision of the Municipal Code."



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

SUBDIVISION: 1 Clardy Fox

BLOCK: 1 LOT: 12

JOA CONCESSION

Welcome to El Paso CAD

- Home
- Log Out
- Property Search
- Subdivision Search
- Contact

Search Results
Search Result List

Values
Property Summary
Land Detail
Improvement Detail
ARB Detail
View Picture

Special Info
Building Permits
Ag Rollback Info
Shared/Overlap Acct

History
Ownership History
Split/Merge History
Supplement History
Roll Value History
Events

Property

In Search List: 1 of 1 [< Prev](#) [Next >](#)

Name, Address and Property Information

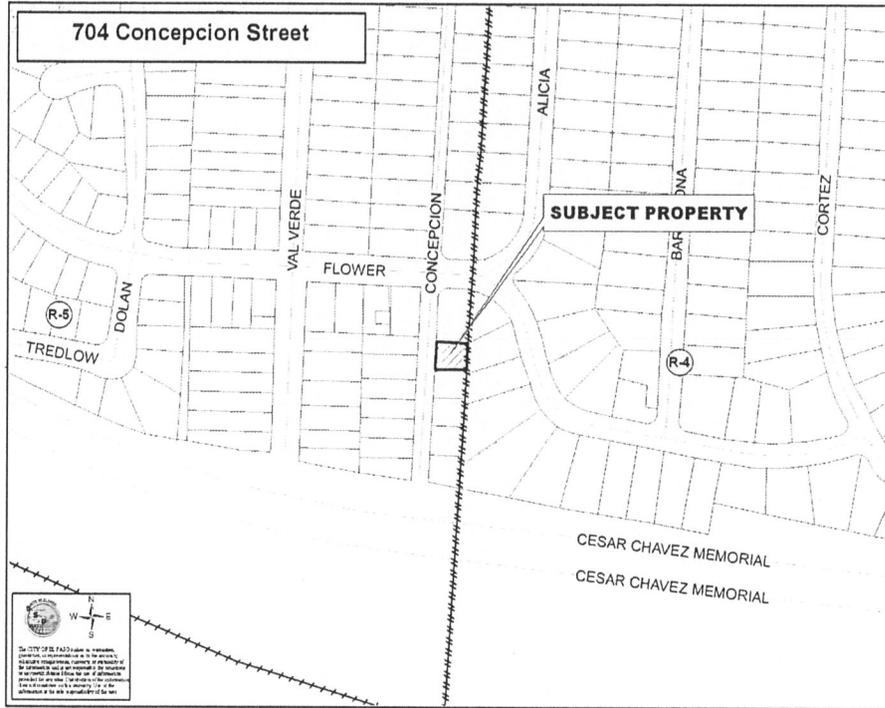
Tax Year: 2010 [< Prev](#) [Next >](#)

Property ID: 151460 **Owner:** CASTRO ANTONIO & IGNACIA G H (921474)
Geo ID: C62299900102300 **Address:** 6148 LOMA DE CRISTO DR, EL PASO, TX 79912-6654
Ref ID 1: C62200102300 **Situs:** 704 S CONCEPCION ST EL PASO, TX
Ref ID 2: **Legal:** 1 CLARDY FOX LOT 12

Ownership History

Deed Type	Volume	Page	Doc Number	Recorded	Entered	Buyer	Seller
WAD			20100018767	03/23/2010	04/08/2010	CASTRO ANTONIO & IGNACIA G H	CASTRO J M & MARIA S

ZONING MAP



NOTIFICATION MAP

