

ZBA10-00022 900 Gomez Road Edward Evan and Wendy A. Roderick
Applicants request a Variance (Accessory Building, Height) under Section 2.16.030 in an R-1
(Residential) zone.

The request is for a detached garage that is proposed to be 17 feet in height.

The maximum permitted height for an accessory structure is 15 feet.

BACKGROUND

After hearing the request at the July 12, 2010, meeting, the Board postponed the case to the meeting of August 9, 2010, to allow the applicant to explore alternatives regarding his request for an accessory building that is more than 15 feet in height. The applicant is requesting a variance from the El Paso City Code, Title 20, Zoning, Section 20.10.030, Accessory Buildings and Structures, Height, for a proposed detached garage to house his motor home.

STAFF RECOMMENDATION

The applicant is requesting postponement for 4 weeks, to the September 13, 2010, meeting.

The Zoning Board of Adjustment is empowered under Section 2.16.030 to:

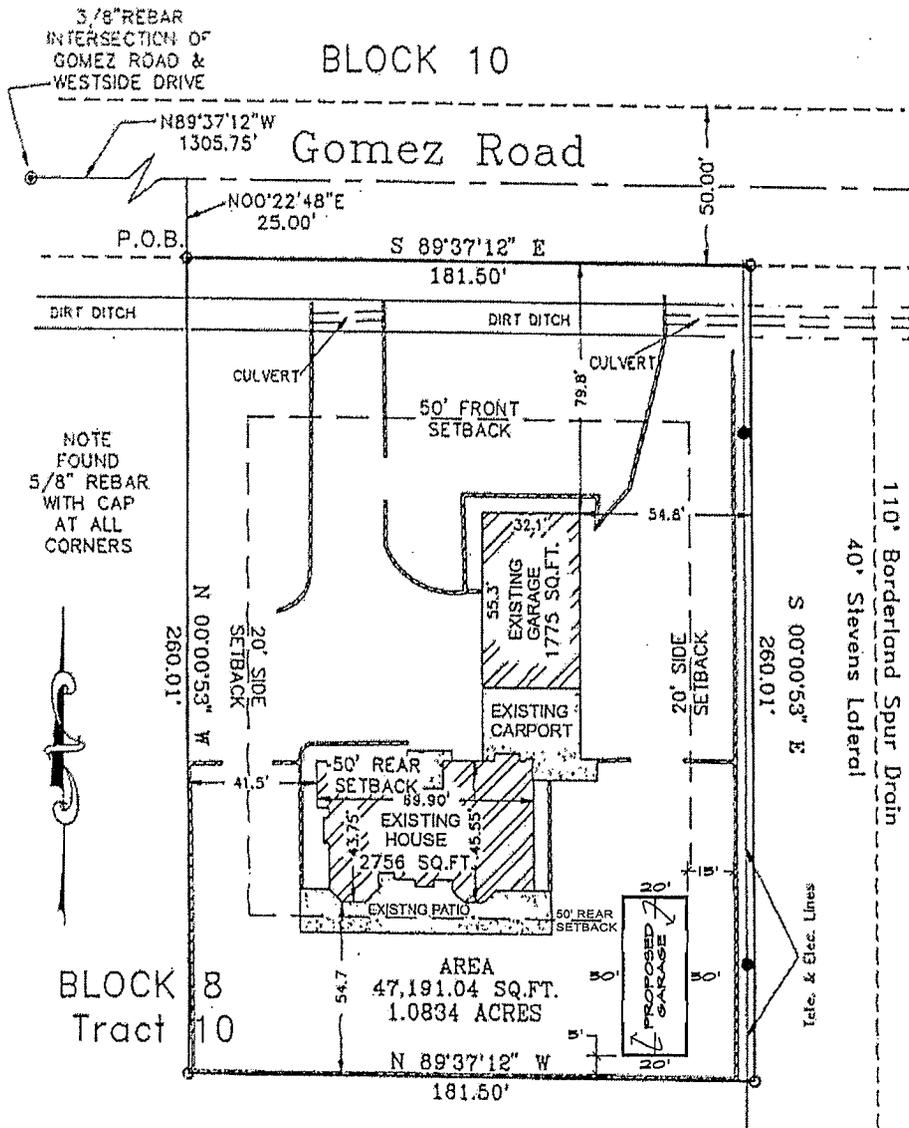
"Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done."

The following questions should be carefully considered in order to grant a variance:

1. Is the variance consistent with public interest?
2. Is the need for the variance due to special conditions?
3. Would a literal enforcement of the ordinance create an unnecessary hardship?
4. Would the spirit of the ordinance be observed and substantial justice done if the variance is approved?

Definition of Unnecessary Hardship, Section 20.02.1128

"Unnecessary hardship" means a hardship by reason of exceptional shape of a lot, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. Unnecessary hardship shall not include personal or financial hardship or any other hardship that is self-imposed.



ROCK WALL 
 CONCRETE 

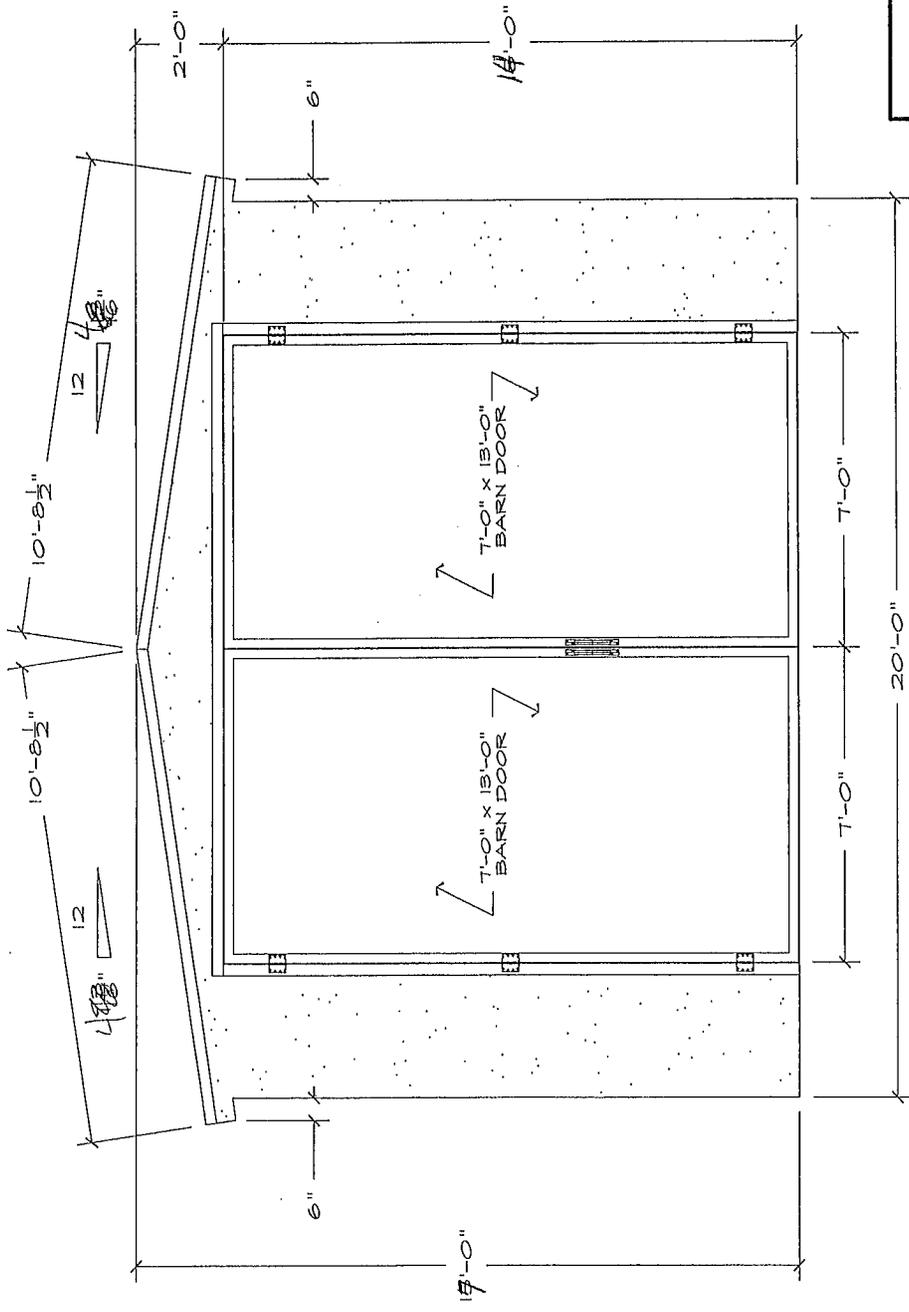
As Built Survey
 A Portion of
 Tract 10, Block 8
 Upper Valley Surveys
 El Paso County, Texas



SITE PLAN

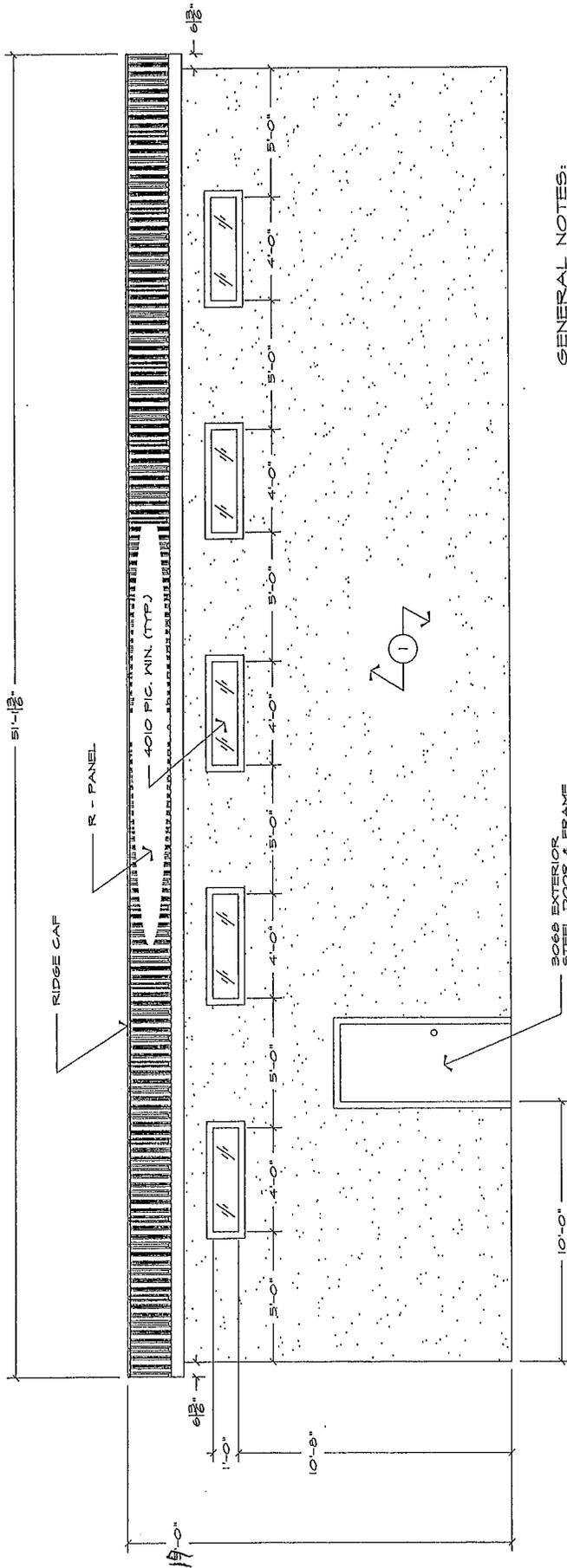
SCALE: 1" = 60'

SUNSETS WEST, INC.		
PROPOSED SITE & FOUNDATION PLAN FOR GARAGE TRACT 10, BLOCK 8 EL PASO COUNTY, TEXAS		
APPROVED BY:	DRAWING NO.	
CHECKED BY:	DRAWN BY: CCR	SIZE B
SCALE: AS NOTED	DATE: 04/21/2010	SHEET 1 OF 6



FRONT ELEVATION
 SCALE: 3/8" = 1'-0"

SUNSETS WEST, INC.			
PROPOSED FRONT ELEVATION FOR GARAGE TRACT 10, BLOCK B EL PASO COUNTY, TEXAS			
APPROVED BY:	DRAWING NO.	DRAWN BY:	SIZE
CHECKED BY:		CCR	B
SCALE:	AS NOTED	DATE:	SHEET
		04/21/2010	4 OF 6



GENERAL NOTES:

- ① 1/2" STUCCO ON G.S. EXT. BOARD

① SIDE ELEVATION

SCALE: 1/4" = 1'-0"

SUNSETS WEST, INC.

PROPOSED SIDE ELEVATION FOR GARAGE
TRACT 10, BLOCK 8 EL PASO COUNTY, TEXAS

APPROVED BY:

DRAWING NO.

CHECKED BY:

DRAWN BY:

SIZE

B

SCALE:

AS NOTED

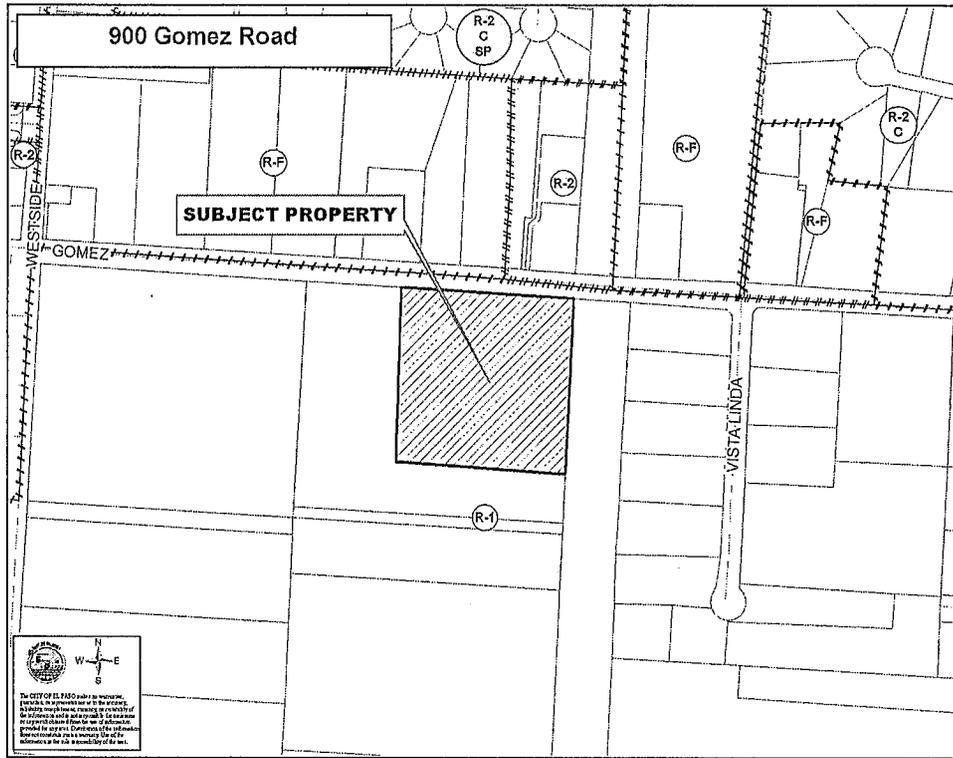
DATE:

04/21/2010

SHEET

5 OF 6

ZONING MAP



NOTIFICATION MAP

