PZBA13-00021 1633 James Chisum Drive Jose Joaquin & Irma M. Paredes
Applicants request a Special Exception under Section 2.16.050 F (Side Street Yard) in an R-3 (Residential) zone.

This would permit a new 21'8" by 20' carport that is proposed to be located in the side street yard setback to within 5 feet of the side street property line.

The required side street yard setback in the R-3 zone district is 10 feet.

BACKGROUND

The applicants are requesting a reduction in the side street yard setback in order to add a carport in the side street yard setback. The site plan shows that the carport will be accessed from the existing driveway in the front. Traffic Engineering reviewed the request and notes no objections to the reduced side street yard setback and that the applicant cannot expand the existing driveway cut on James Chisum Drive to accommodate the carport.

CALCULATIONS

Required side street yard setback = 10'
Requested side street yard setback = 5'

STAFF RECOMMENDATION

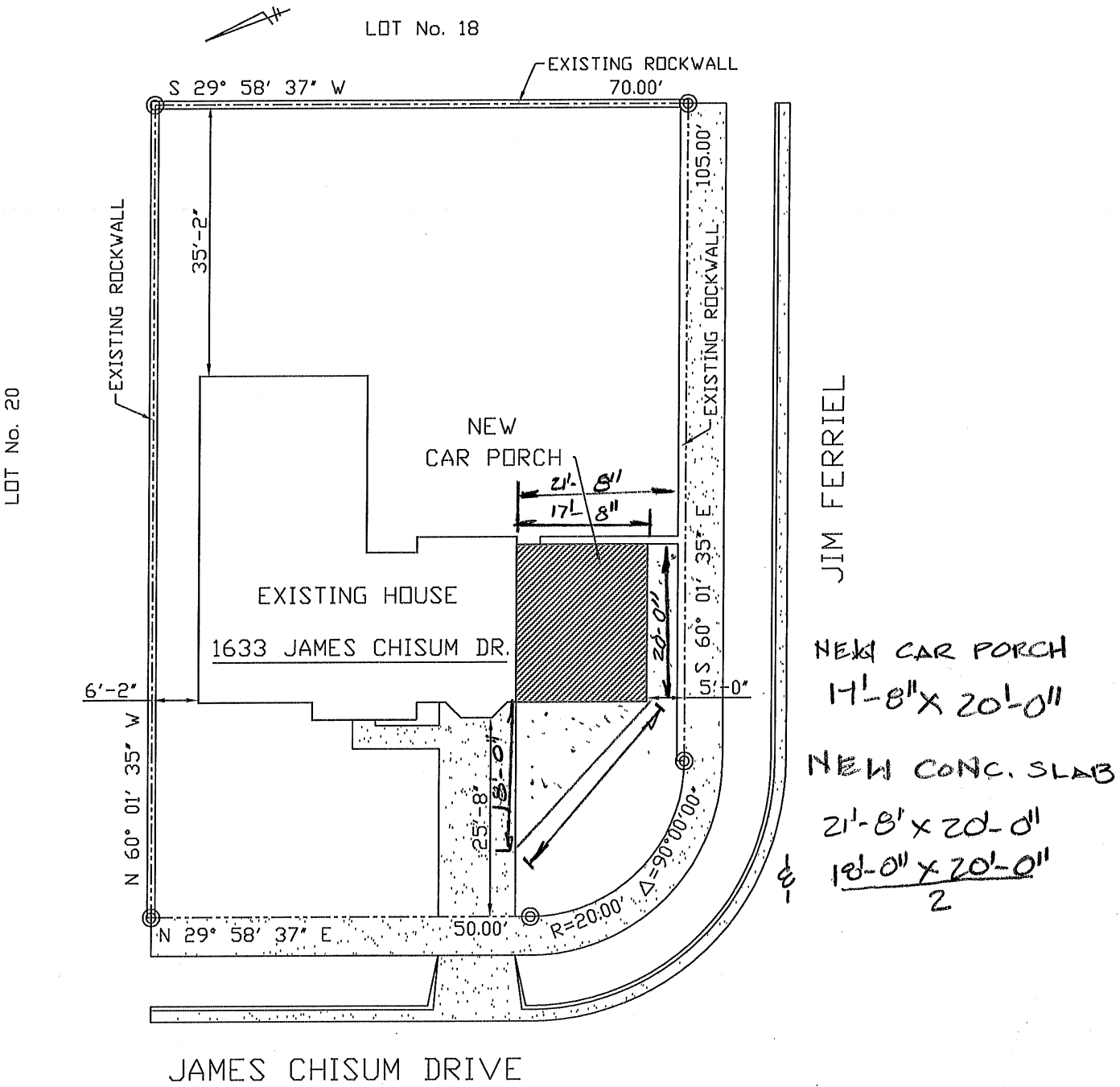
Staff recommendation is for approval of the request as it meets the requirements of the Special Exception F, with a condition that the driveway cut on James Chisum Drive shall not be expanded.

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."

ITEM #1



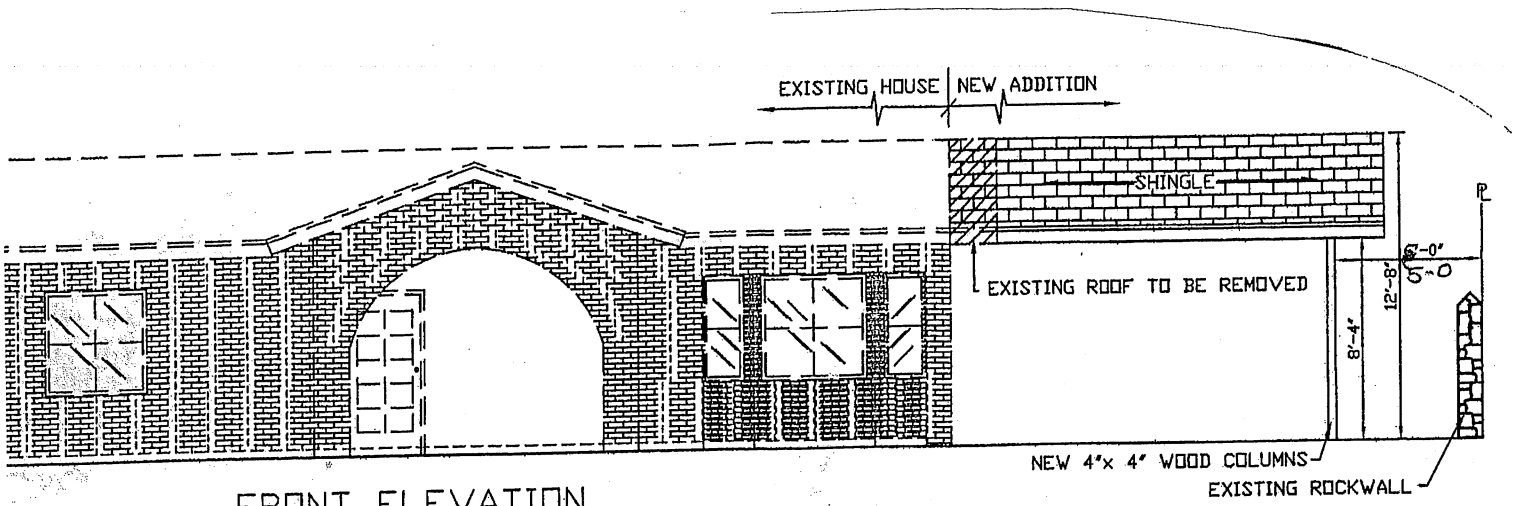
JAMES CHISUM DRIVE

PLOT PLAN

SCALE: 1"= 20'

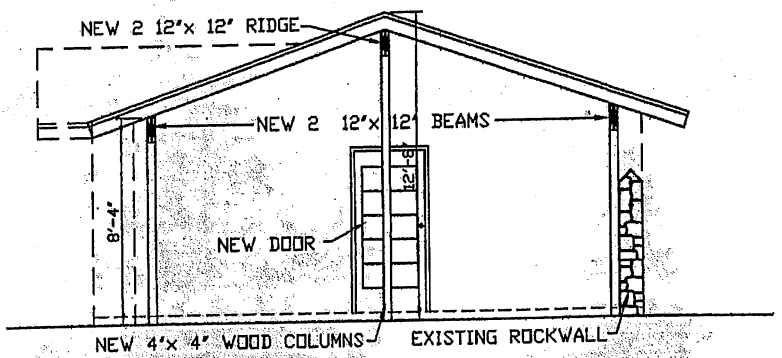
LEGAL DESCRIPTION:

BEING ALL LOT 9, BLOCK 252,
VISTA DEL SOL #46 REPLAT "A"
CITY OF EL PASO, EL PASO COUNTY, TEXAS



FRONT ELEVATION

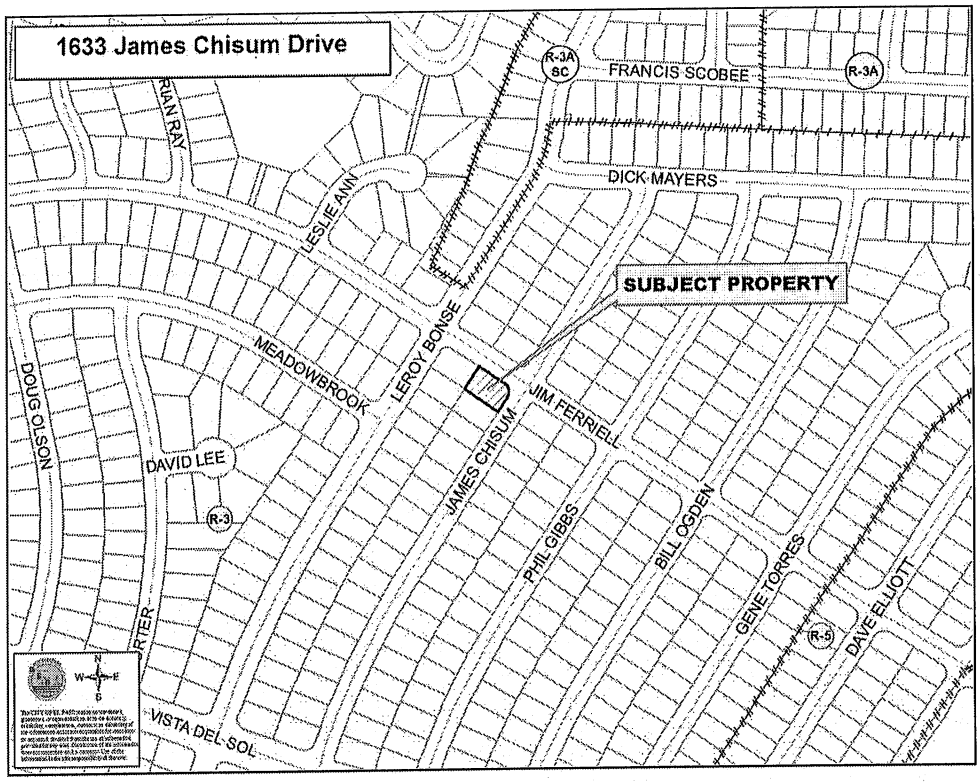
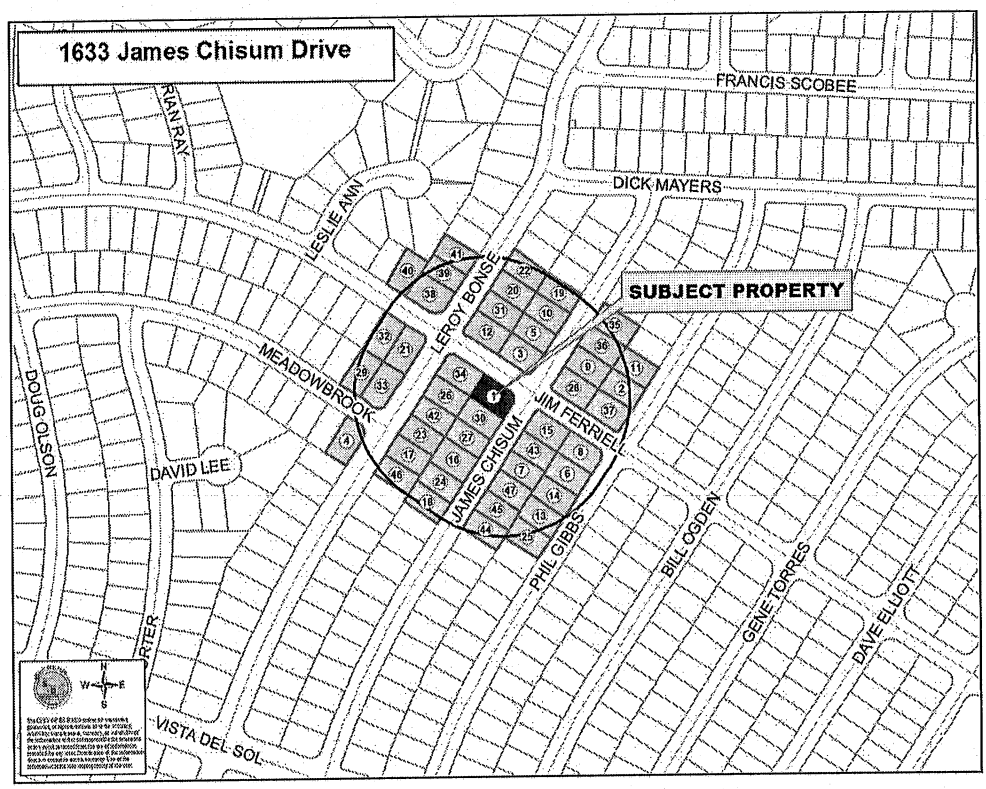
SCALE: 1/8"



RIGHT ELEVATION

SCALE: 1/8"

ZONING MAP



NOTIFICATION MAP