

Applicant requests a Variance (Yard Setbacks) under Section 2.16.030 in an R-4 (Residential) zone.

The request is for a Variance from Title 20, Zoning, Section 20.12, Density and Dimensional Standards, Yard Setback Requirements.

The required front and rear yard setback cumulative total is 45 feet; the required side street setback is 10 feet; and, the required side yard setback is 5 feet in the R-4 zone district.

BACKGROUND

The request is for a new, two story residential structure that encroaches into the required yard setbacks. Applicant requested the following set backs: front 43'8", rear 9' 6", sides 10'. However, the zoning administrator determined that in order to conform with the neighboring properties, the front setback shall be along Galloway Drive; the rear setback is along Morrow Drive; and, the side setbacks are at the western property line and at the eastern point of the lot.

The applicant has submitted a site plan that shows a 15' front setback along Galloway, a 7' rear yard setback along Morrow Street and side setbacks of 5' and greater. Staff recommendation is for approval with no driveway access permitted from Morrow Street. The applicant does not agree with the condition and is asking for the Board to consider a request for a driveway that accesses both Galloway Street and Morrow Street.

STAFF RECOMMENDATION

Staff recommends approval of a Variance due to the odd shape of the lot with a condition that driveway access from Morrow Street shall be prohibited.

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:

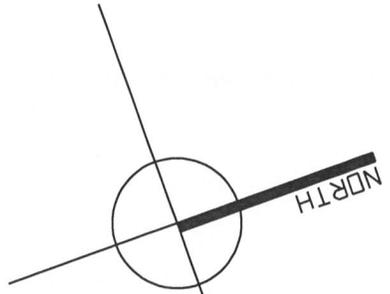
1. Is the variance consistent with public interest?
2. Is the need for the variance due to special conditions?
3. Would a literal enforcement of the ordinance create an unnecessary hardship?
4. Would the spirit of the ordinance be observed and substantial justice done if the variance is approved?

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.

APPENDIX A: Findings – Variances

INQUIRY	FINDINGS
<p>Is the request for a variance owing to special condition inherent in the property itself?</p> <p>If yes, CONTINUE If no, STOP</p> <p style="text-align: center;">↓</p>	<p>The property is/has ... (e.g., odd-shaped, unusual topography, etc.)</p>
<p>Is the condition one unique to the property requesting the variance?</p> <p>If yes, CONTINUE If no, STOP</p> <p style="text-align: center;">↓</p>	<p>The condition is unique to this property.</p>
<p>Is the condition self-imposed or self-created?</p> <p>If yes, STOP If no, PROCEED</p> <p style="text-align: center;">↓</p>	<p>The condition necessitating the request was not created by the property owner.</p>
<p>Will the literal enforcement of the zoning ordinance result in an unnecessary hardship?</p> <p>If yes, CONTINUE If no, STOP</p> <p style="text-align: center;">↓</p>	<p>Strict enforcement of the zoning ordinance would impose a hardship above that suffered by the general public.</p>
<p>Will the hardship prevent any reasonable use whatsoever?</p> <p>If yes, CONTINUE If no, STOP</p> <p style="text-align: center;">↓</p>	<p>Without the grant of the requested variance, the property owner would be deprived of the right to use his property. Financial considerations alone cannot satisfy this requirement.</p>
<p>Would the grant of the variance be contrary to public interest?</p> <p>If yes, STOP If no, CONTINUE</p> <p style="text-align: center;">↓</p>	
<p>Is the request within the spirit of the ordinance and does it further substantial justice?</p> <p>If yes, CONTINUE If no, STOP</p> <p style="text-align: center;">↓</p>	



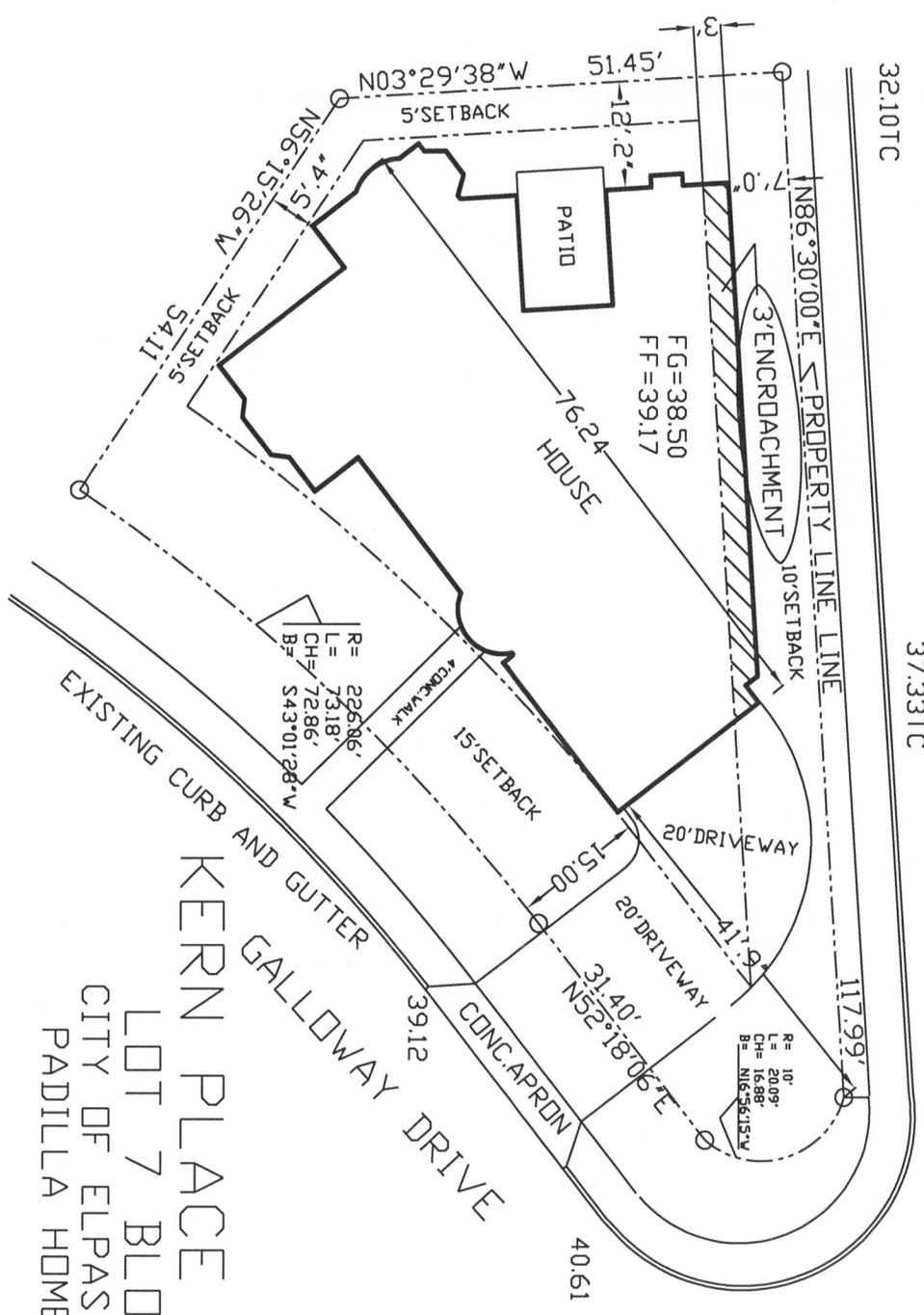
PLOT PLAN SC, 1"=20'-00"

MORROW DRIVE

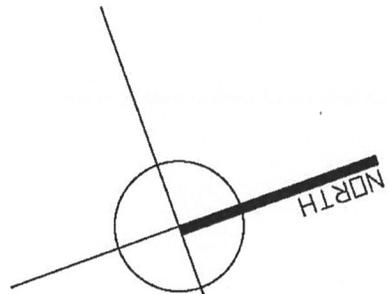
32.10TC

37.33TC

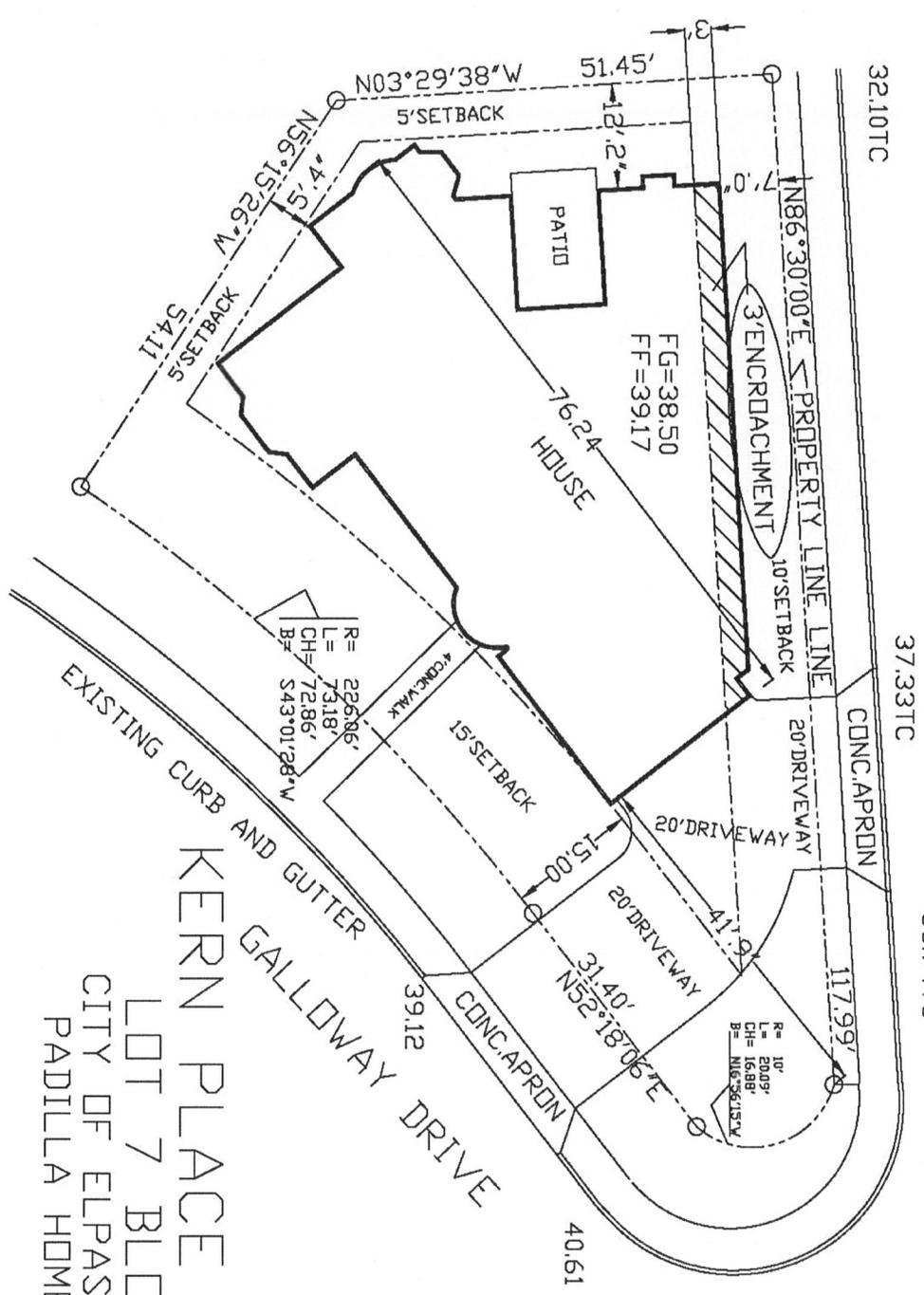
38.74TC



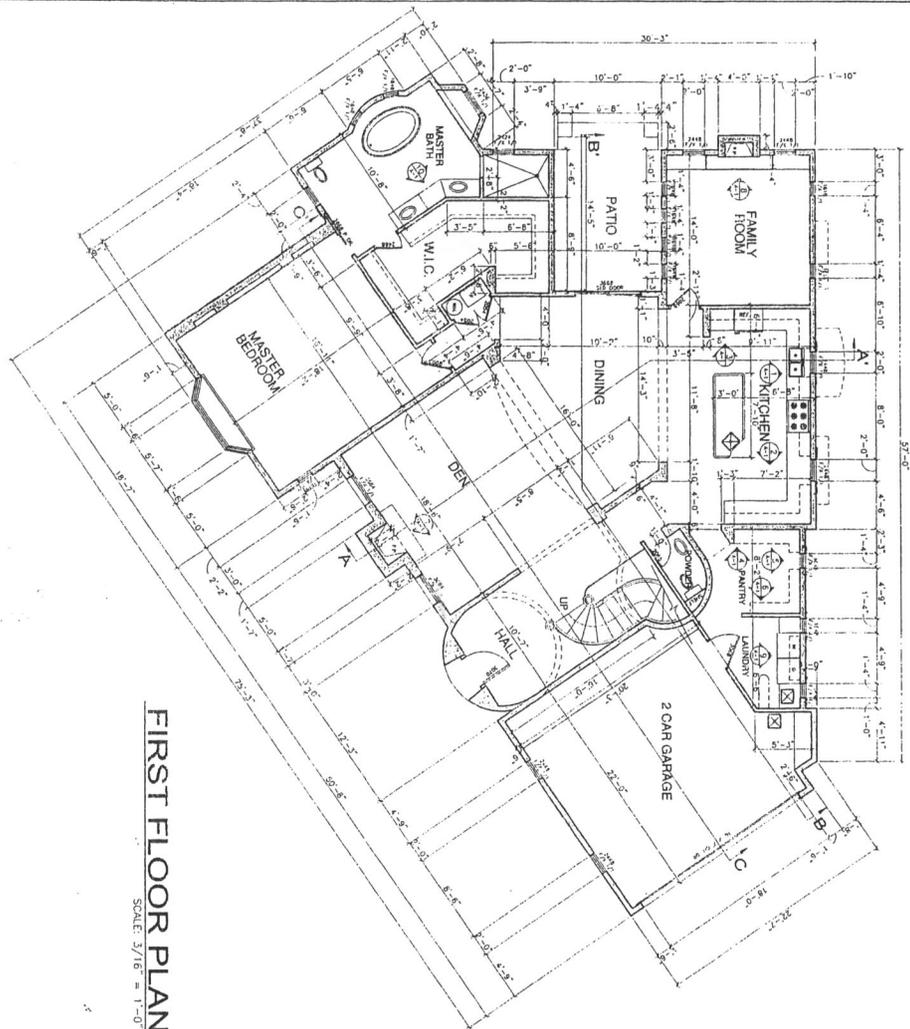
KERN PLACE ADDITION
 LOT 7 BLOCK 48
 CITY OF ELPASO, TEXAS.
 PADILLA HOMES, INC.



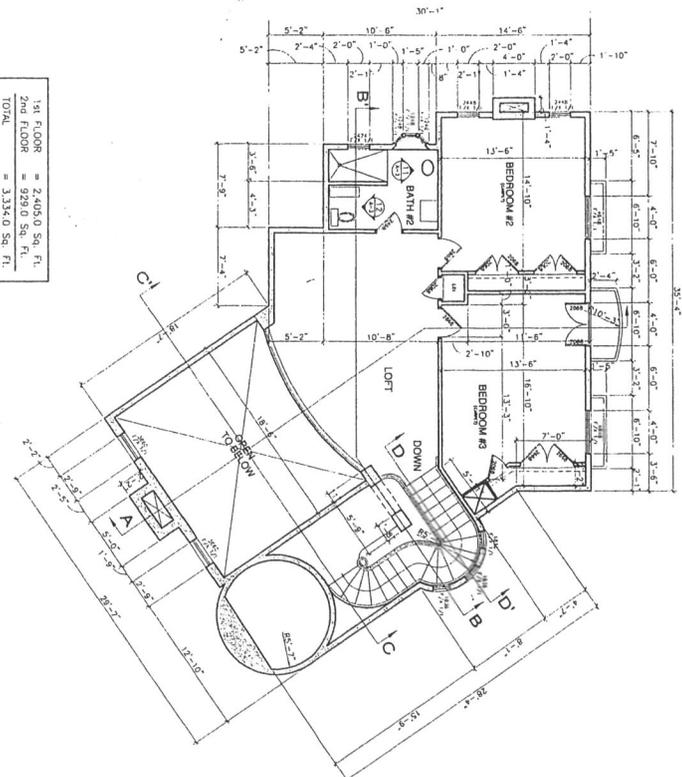
PLOT PLAN SC, 1"=20'-00"



KERN PLACE ADDITION
LOT 7 BLOCK 48
CITY OF ELPASO, TEXAS.
PADILLA HOMES, INC.

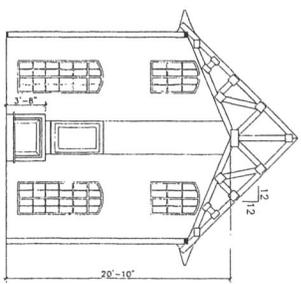
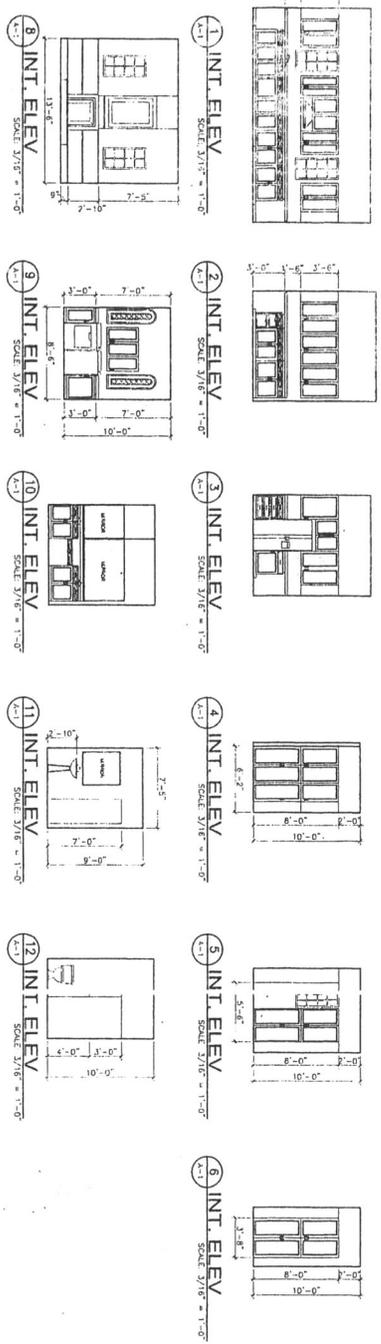


FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"

1st FLOOR	= 2,405.0 Sq. Ft.
2nd FLOOR	= 929.0 Sq. Ft.
TOTAL	= 3,334.0 Sq. Ft.
GARAGE	= 471.0 Sq. Ft.
COVERED PATIO	= 155.0 Sq. Ft.
DECK	= 151.0 Sq. Ft.
TOTAL	= 1780.0 Sq. Ft.



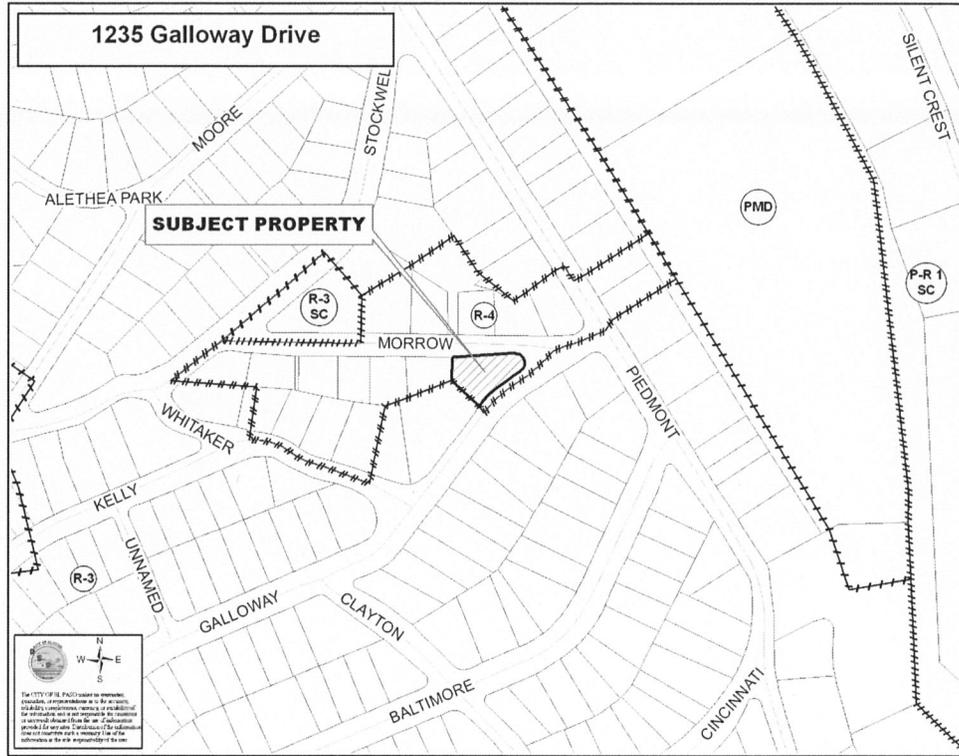
A - 1	DATE ISSUED	12-08-09
	REVISION	2-22-10

A NEW/PROPOSED RESIDENCE BUILT FOR:
RAMIREZ RESIDENCE
EL PASO, TEXAS



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 CIVIL - STRUCTURAL - CONSULTING
 7100 WESTWOOD DR., SUITE 270
 EL PASO, TX 79915
 TELEPHONE - (915) 865-8011
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 E-MAIL - RNMENPE@SOL.COM

ZONING MAP



NOTIFICATION MAP

