

Applicant request a Special Exception under Section 2.16.050 K (Fifteen Years or More) in an R-4 (Residential) zone.

This would allow a 682 sq. ft. accessory dwelling unit to encroach to within 4.2' of the side property line.

The required side yard setback for accessory dwelling units is 10'.

BACKGROUND

An examination of aerial photography shows the structure to have existed since at least 1996.

CALCULATIONS

STAFF RECOMMENDATION

Staff recommendation is for **APPROVAL with a condition**: Acceptance of structural designs by the Building Permits and Inspections division.

The Zoning Board of Adjustment is empowered under Section 2.16.050 K 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;
2. Neither the applicant nor the current property owner is responsible for the construction of the encroachment;
3. Neither the applicant nor the current property owner owned the property at the time the encroaching structure was constructed or built;
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 El Paso City Code.”

ITEM #3

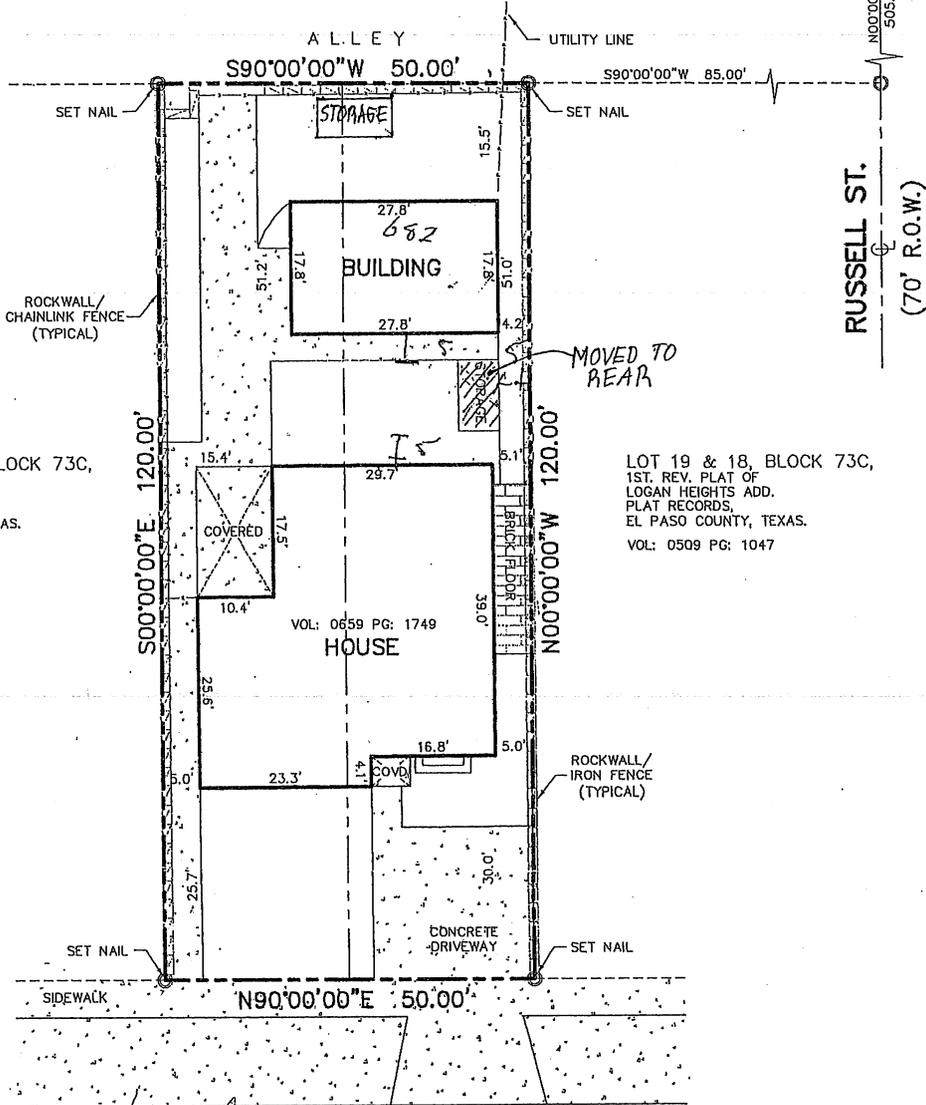
FRED WILSON RD.

(70' R.O.W.)

(BEARING BASIS)
N90°00'00"E 468.50'

STEVENS ST.
(57' R.O.W.)

RUSSELL ST.
(70' R.O.W.)



LOT 22 & 23, BLOCK 73C,
1ST. REV. PLAT OF
LOGAN HEIGHTS ADD.
PLAT RECORDS,
EL PASO COUNTY, TEXAS.
VOL: 0840 PG: 1552

LOT 19 & 18, BLOCK 73C,
1ST. REV. PLAT OF
LOGAN HEIGHTS ADD.
PLAT RECORDS,
EL PASO COUNTY, TEXAS.
VOL: 0509 PG: 1047

VOL: 0659 PG: 1749

3604
MC CONNELL AVENUE

(70' R.O.W.)

NOTE:

- SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "C", PER F.I.R.M. PANEL NUMBER 298, LAST REVISION DATE 10-15-82. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
- BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR FIRST REVISED PLAT OF LOGAN HEIGHTS ADDITION.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN).
- THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
- TITLE COMMITMENT PROVIDED BY SIERRA TITLE INSURANCE GUARANTY COMPANY INC, OF OR FILE NO. 219258, DATED 5-9-11, BORROWER: EZEQUIEL CORREA GODOY.
- EASEMENT TO EL PASO ELECTRIC COMPANY RECORDED IN INSTRUMENT NO. 20090008019 DOES NOT AFFECT THIS PROPERTY.

B Barragan & Associates Inc.

LAND PLANNING & SURVEYING
10950 Palladino Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

LOTS 20 AND 21, BLOCK 73C,
FIRST REVISED PLAT OF
LOGAN HEIGHTS ADDITION,
AN ADDITION TO THE
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA 0.14 ACRES ±

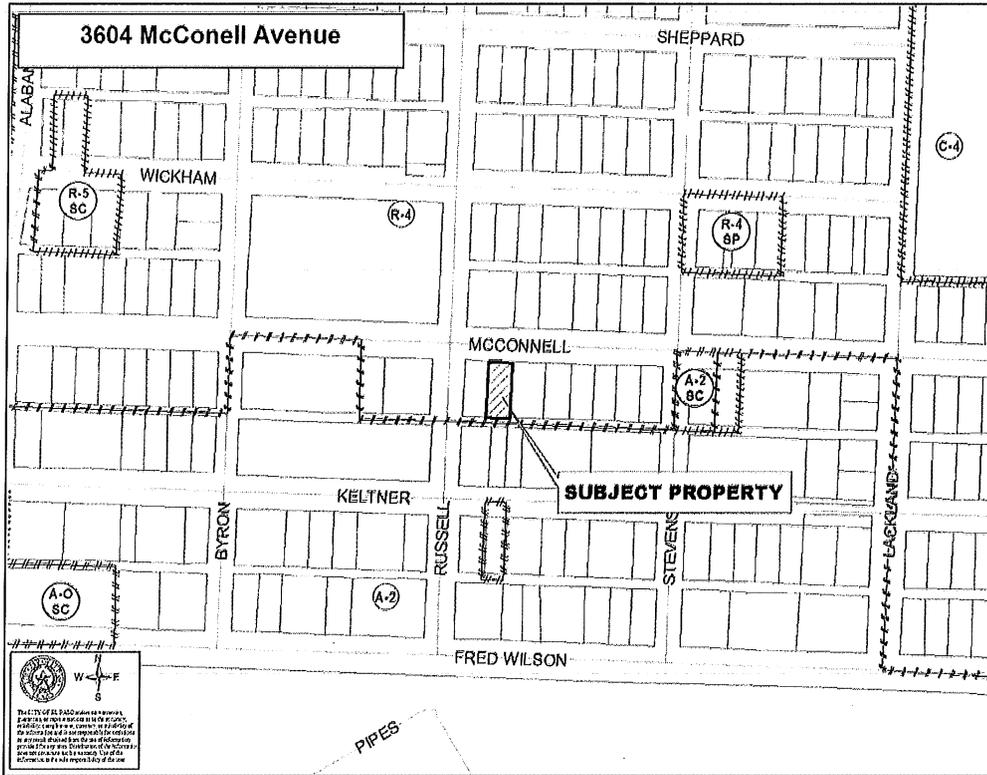
Plot Reference Vol/Bk 12 Pages 37
Scale: 1"=20' Date: 6-29-11 Drawn By: A.D.

I hereby certify that the foregoing boundary and improvement survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.



Benito Barragan, R.P.L.S. No. 5615
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ZONING MAP



NOTIFICATION MAP

