

11-211-06

6643 Amposta Drive

Manuel & Mary D. Avila

Applicants request a Special Exception under Section 2.16.050 K (Side Street Yard Setback) in an R-4 zone of the City of El Paso Zoning Ordinance

This would permit a 13.1' by 5' portion of a structure located to within 5' of the side street property line.

A 10' side street yard setback is required in an R-4 zone.

STAFF COMMENTS

The applicants are requesting to enclose an existing covered patio in the side street yard setback. The Engineering Department–Traffic Division has reviewed the plans and visited the site and has no apparent concerns with the structure in the side street yard.

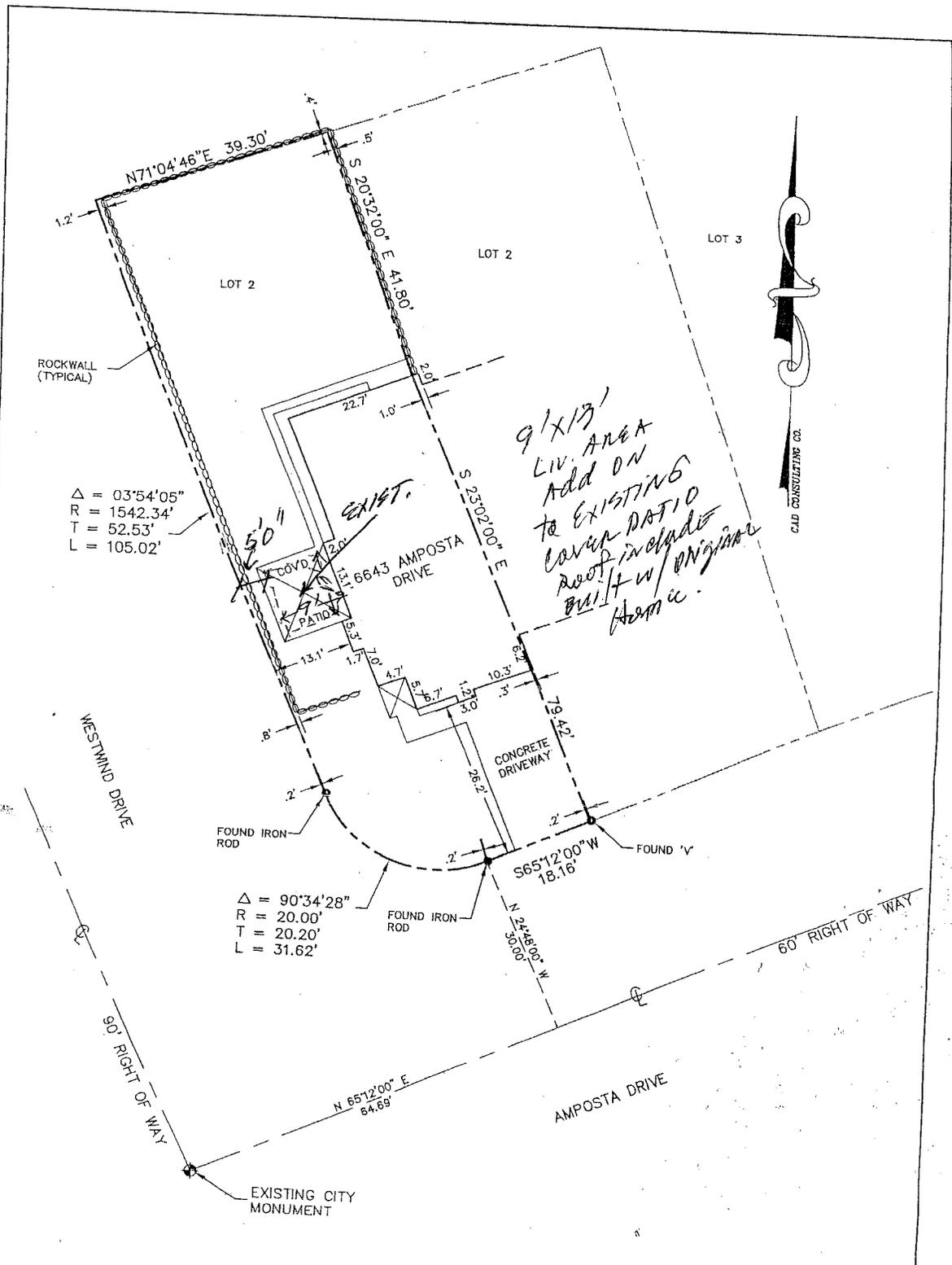
STAFF RECOMMENDATION

Staff recommends approval of this application as the application meets the requirements for the Special Exception K (Side Street Yard Setback). There is a storage building in the side setback that will need to be relocated.

The Zoning Board of Adjustment is empowered under Section 2.16.050 K 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 requirement in residential (R) districts, and
2. The zoning board of adjustment has received the written approval, based on traffic safety considerations, of the traffic engineer,
3. The proposed modification does not permit the creation of an additional dwelling unit,
4. The exceptions will be in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which is located the property for which the exception is sought, and
5. The public convenience and welfare will be substantially served, and
6. The use of neighboring property will not be substantially injured, and
7. Include any conditions and safeguards which the Board deems appropriate, such as site arrangement, landscaping and hours of operation."



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CERTIFICATION

JOB # 231639 DATE: 6/2/03 FIELD: JM OFFICE: AG FILE: C:2003\231639	
LOCATED IN ZONE c PANEL # 480214-0022-E DATED 01-03-97	
RECORDED IN VOLUME 55 PAGE 4 , PLAT RECORDS, EL PASO COUNTY, TX	
6643 AMPOSTA DRIVE THE WESTERLY PORTION OF LOT 2, BLOCK 67A CHAPARRAL PARK UNIT 22 (SEE EXHIBIT A) CITY OF EL PASO, EL PASO COUNTY, TEXAS	
 CONSULTING COMPANY 1790 LEE TREVINO DRIVE SUITE 309 EL PASO, TEXAS 79936 (915) 633-6422	

HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN HEREON.

Carlos M. Jimenez
 3958
 ARLO JIMENEZ
 P.L.S. NO. 3958

BELVIDERE

C-1

R-4

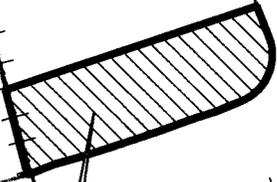
AMPOSTA

6643 AMPOSTA DRIVE

WESTWIND

SUBJECT PROPERTY

R-3



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6643 AMPOSTA DRIVE

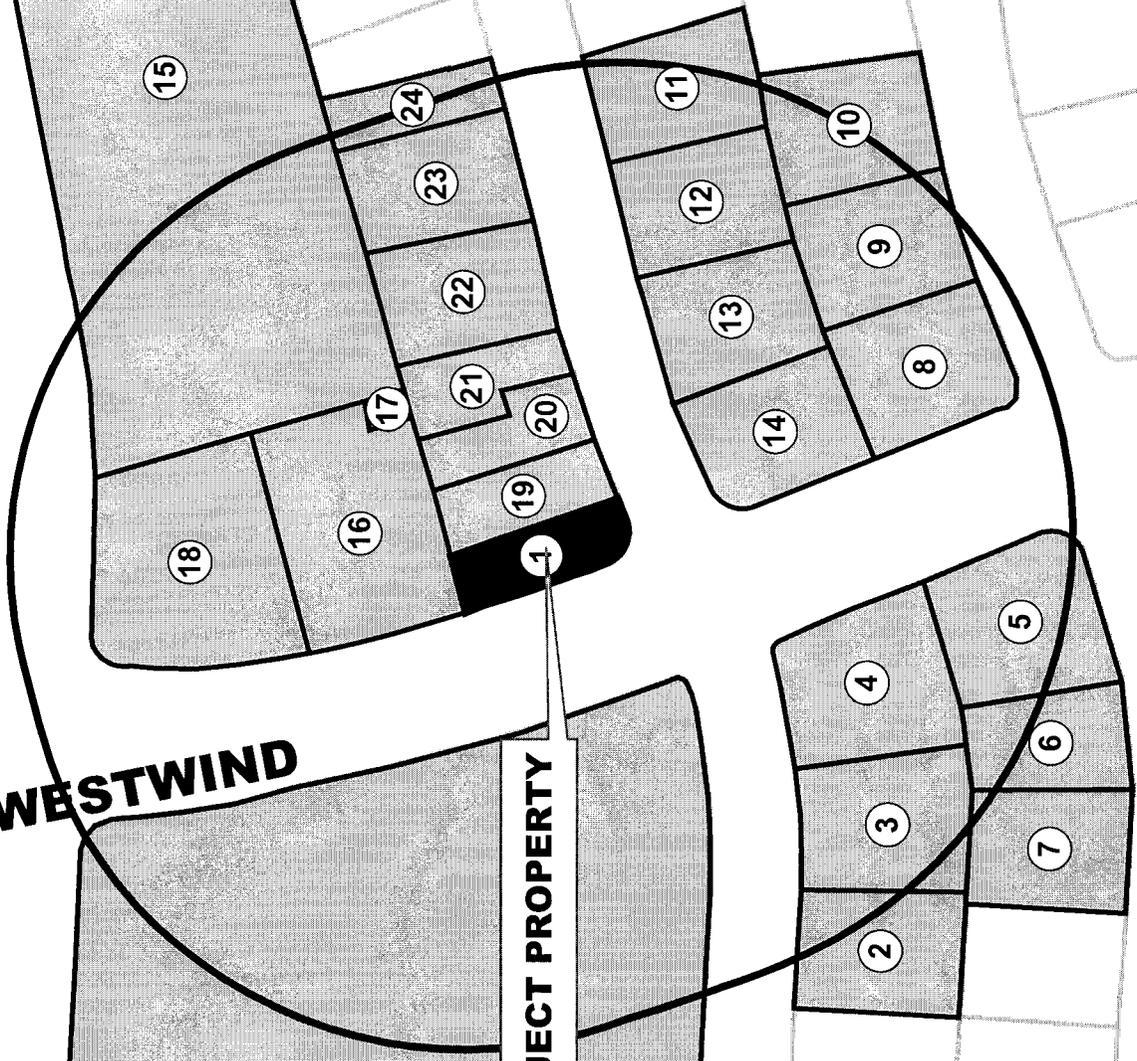
BELVIDERE

WESTWIND

SUBJECT PROPERTY

AMPOSTA

NO FUENTE



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