

**11-218-06**

**12224 Bill Mitchell Drive**

**Rebecca Flores**

**Applicant requests a Special Exception under Section 2.16.050 K (Side Street Yard Setback) in an R-3A/sc zone of the City of El Paso Zoning Ordinance.**

This would permit the construction of a 54' 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-3A/sc zone.

**STAFF COMMENTS**

The applicant is requesting approval of an encroachment of 5' into 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 addition in the side street yard.

**STAFF RECOMMENDATION**

Staff recommends approval as the application meets the requirements of the Special Exception K.

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."

LOT 16

LOT 17

LOT 19

N 89°59'22" W 55.00'

25'

42'

117.75'

S 00°00'38" W

92.75'

N 00°00'38" E

HOUSE

ROBERT DAHL DRIVE

LOT 19

10' EASEMENT

FOUND 1 1/2" REBAR

SET 1 1/2" REBAR

12224

BILL MITCHELL DRIVE

S 89°59'22" E 83.00'

SET CONCRETE NAIL

EXISTING CITY MONUMENT

LINE	DIRECTION	DISTANCE
L1	S 89°59'22" E	30.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	N 45°00'38" E	90°00'00"

NOTES:

1. THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "C" AS DESIGNATED BY THE F.L.A. FLOOD INSURANCE RATE MAP.



**12224 BILL MITCHELL DRIVE**

**SUN MANOR**

**BOB HEASLEY**

**JOE BATTLE**

**BILL MITCHELL**

**ROBERT DAHL**

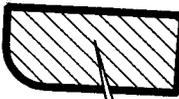
**R-3A  
SC**

**C-3  
SC**

**R-5  
SC**

**P-R 2  
SC**

**SUBJECT PROPERTY**




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**Q**

**12224 BILL MITCHELL DRIVE**

**JOE BATTLE**

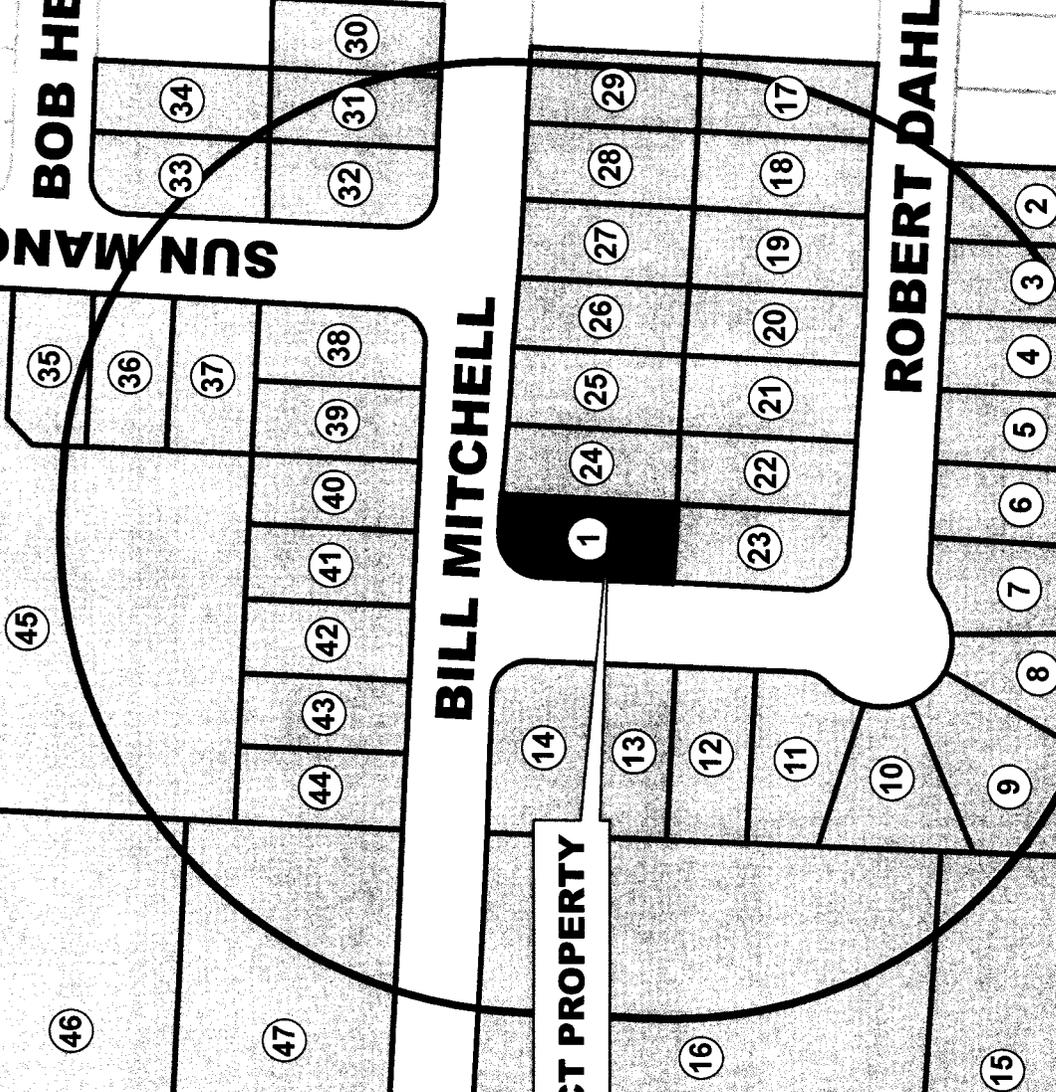
**SUN MANOR**

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