

11-210-06

361 Crestmont Drive

Eduardo and Amelia Camacho

Applicants request a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-3 zone of the City of El Paso Zoning Ordinance.

This would permit a 22' by 11' portion of a structure located to within 14' of the rear property line.

A 25' rear yard setback is required in an R-3 zone.

STAFF COMMENTS

Applicants have requested withdrawal of their application and will submit letter to that effect.

STAFF RECOMMENDATION

Staff recommends that this item be deleted. Applicant has submitted letter requesting withdrawal.

The Zoning Board of Adjustment is empowered under Section 2.16.050 G to:

"Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line; provided, however, that:

1. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, and
2. The total width of all extensions granted shall not exceed one-third of the average width of the site, and
3. The minimum side and side street yards shall not be reduced, and
4. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred and twenty square feet, and
5. Unless otherwise provided in this ordinance, all remaining areas of the required rear yard shall be permanent open space, and
6. The extension shall not permit the creation of an additional dwelling unit or an over-intensive use or coverage of the site, and
7. 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
8. The public convenience and welfare will be substantially served; and
9. The use of neighboring property will not be substantially injured; and
10. Include any conditions and safeguards which the board deems appropriate, such as site arrangement, landscaping and hours of operation."

ITEM #5

Nov. 6, 06.

To Whom it may concern:

Please accept this letter as our notification to cancel our plans to add to our existing home.

For personal reasons we decided not to build at this time.

Accept our gratitude for putting this matter into the zoning board's agenda.

Again, thank you for all the advice that was given to us over this matter.

Yours truly,

Eduardo Camacho

Anellie Camacho