

**11-215-06**

**5713 Hasan Drive**

**Saul Perez and Jennifer D. Butler**

**Applicants request a Special Exception under Section 2.16.050 N (Lot Width) in an R-4 zone of the City of El Paso Zoning Ordinance.**

This would permit the construction of a new residence located on a lot with an average lot width of 48.47'.

An average lot width of 50' is required in an R-4 zone.

**STAFF COMMENTS**

The applicant could divide his property so that he has two lots that meet the R-4 average lot width requirement of 50', but he is choosing to develop the property as it was originally platted with a substandard lot.

**STAFF RECOMMENDATION**

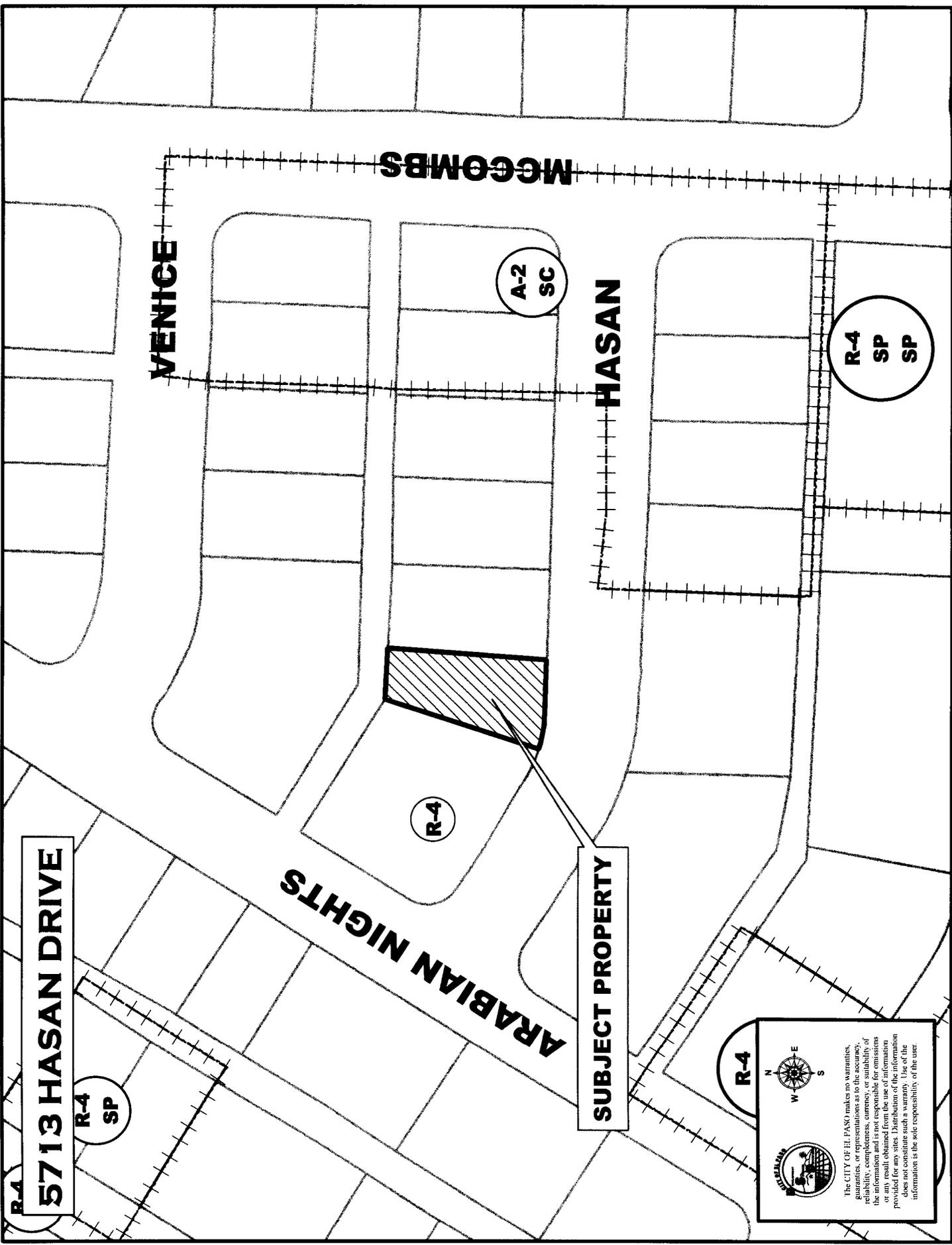
Staff is recommending approval of this application; however, we are noting that the applicant could divide his property into two lots that meet the R-4 width requirement.

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

"Permit the construction of a single-family residence in a residential district (R) on a lot that does not meet the required minimum lot width, minimum lot depth, or minimum lot area; provided, however, that:

1. A minimum of one of the required amounts, lot width, lot depth or lot area, meets the required minimum amount, and
2. The lot width, lot depth or lot area amounts which do not meet the required minimum amounts are not less than ninety percent of the respective required minimum amount, and
3. The maximum number of lots for which this exception may be granted in any subdivision shall be five percent of the total number of lots in the subdivision or one lot, whichever is greater, and
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.





**5713 HASAN DRIVE**

**R-4  
SP**

**R-4**

**A-2  
SC**

**R-4  
SP  
SP**

**R-4**

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**REGULUS**

**AGENA**

**MCCOMBS**

**VENICE**

**HASAN**

**SOUDA**

**ARABIAN NIGHTS**

**TAJ MAHAL**

**5713 HASAN DRIVE**

**SUBJECT PROPERTY**



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