

11-212-06

3300 Jackson Avenue

Terry Sanchez

**Applicant requests 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 the existence of a 50' 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 applicant is requesting an encroachment in the side street yard setback for the entire depth of the existing house. (The proposed front porch is encroaching 126 sq. ft. in the required 20' front yard setback, less than the 150 sq. ft. of permitted front porch area.) The Engineering-Traffic Division reviewed the plans and visited the site and has no apparent concerns with the addition in the side street yard setback.

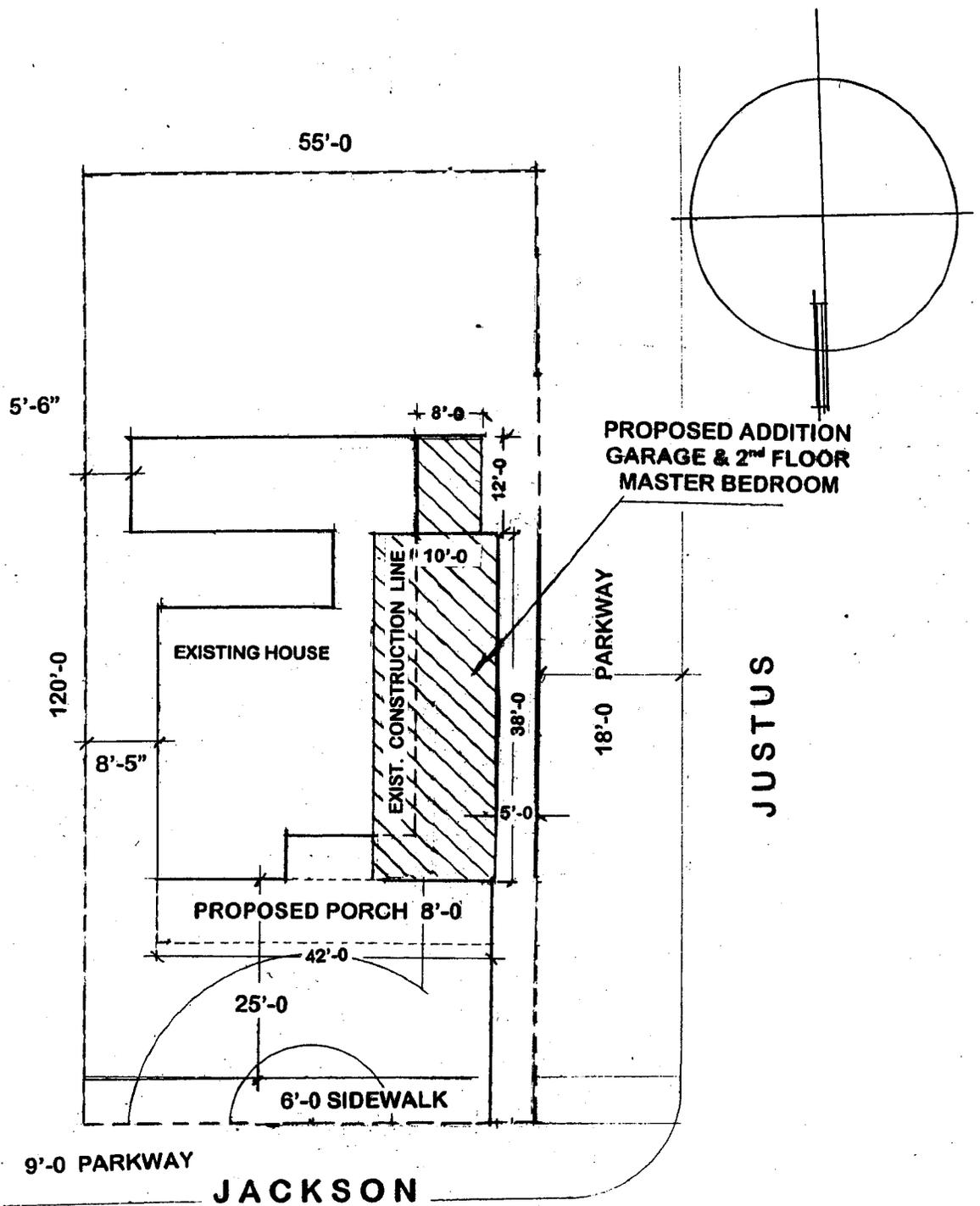
**STAFF RECOMMENDATION**

Staff recommends approval of the Special Exception K (Side Street Yard Setback) as the application meets the requirements as submitted.

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."



# 3300 JACKSON PLOT PLAN

SCALE 1"=20'

MRS. TERRY SANCHEZ.

LEGAL: 7 MORNINGSIDE HEIGHTS 31 & 32.

COPRA CONSULTORES. ADRIAN R. HERNANDEZ, 253-7612. 10/06.

**3300 JACKSON AVENUE**

**JACKSON**

**MCKINLEY**

**JUSTUS**

**SUBJECT PROPERTY**

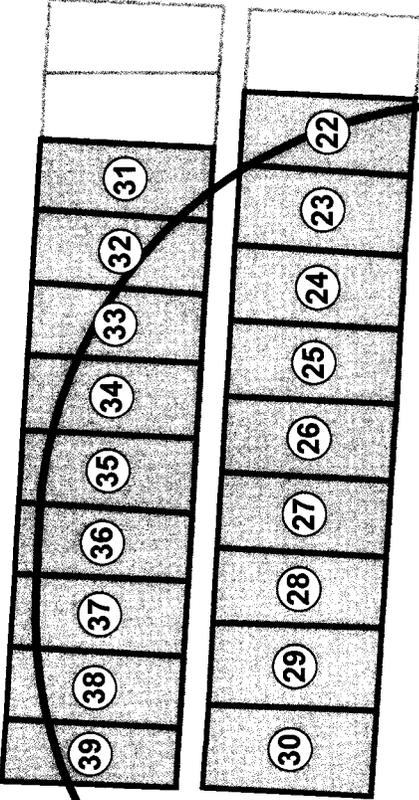
**R-4**



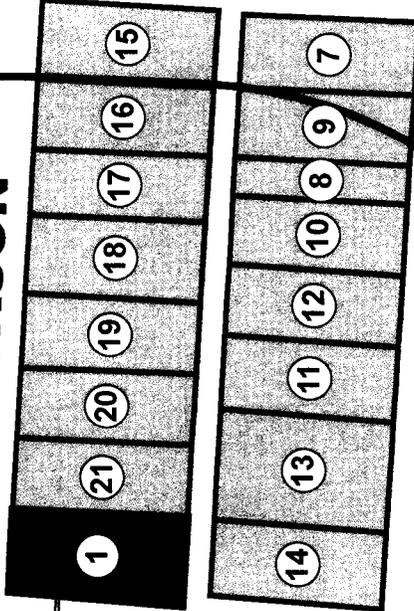
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**3300 JACKSON AVENUE**

**JEFFERSON**

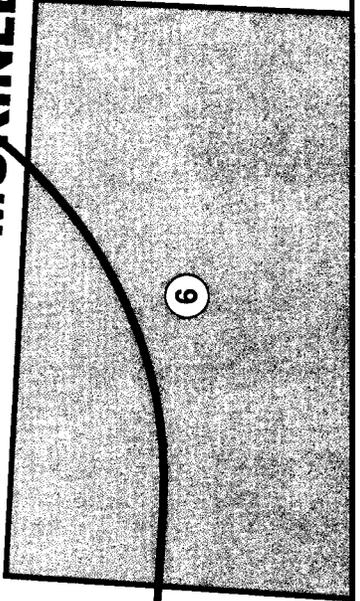


**JACKSON**

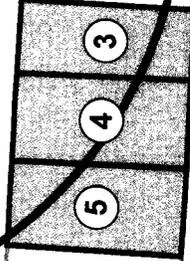


**COPIA**

**MCKINLEY**



**JUSTUS**



**SUBJECT PROPERTY**

2



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