

Item 3 08-118-05 6400 Franklin Gate Quality Craft Homes

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3A Zone of the City of El Paso Zoning Ordinance. Franklin Hills Unit 4, Block 18, Lot 5. This would permit the construction of an 8.33' by 5' addition located to within 20' of the rear property line. A 25' rear yard setback is required in an R-3A zone.

Linda Castle, Planning Department, read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Anna Gill asked if there was anyone in the audience who wished to speak in favor or against this request. Eva Aguilar of Quality Craft Homes, Representative, was present to represent this case. No opposition was presented.

James Major made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception. Esteban Sansores seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 4 08-119-05 6416 Franklin Gate Quality Craft Homes

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3A Zone of the City of El Paso Zoning Ordinance. Franklin Hills Unit 4, Block 18, Lot 1. This would permit the construction of an 8.33' by 5' addition located to within 20' of the rear property line. A 25' rear yard setback is required in an R-3A zone.

Linda Castle, read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Anna Gill asked if there was anyone in the audience who wished to speak in favor or against this request. Eva Aguilar, Representative from Quality Craft Homes, was present to represent this case. No opposition was presented.

Esteban Sansores made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception. James Major seconded the motion. Board was polled and motion passed unanimously (8-0).

Item #5 08-120-05 8610 Chinchilla Lane Beatriz Arenas

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-5/sc Zone of the City of El Paso Zoning Ordinance. Sunnydale Place Replat A, Block 1, Lot 34. This would permit the construction of a 21' by 15' addition located within 10' of the rear property line. A 25' rear yard setback is required in an R-5/sc zone.

Linda Castle read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Anna Gill asked if there was anyone in the audience who wished to speak in favor or against this request. Beatriz Arenas, owner, was present to represent this case. No opposition was presented.

Jose Melendez made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception, with provision that any accessory structure must be at least 5 feet from any permanent structure. Robert Veliz seconded the motion. Board was polled and motion passed unanimously (8-0).

Item #6 08-121-05 210 S. Carolina Esperanza Rodriguez

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-5 Zone of the City of El Paso Zoning Ordinance. Cedar Grove Park Replat, Block 23, Lot 12.

This would permit the construction of a 13' by 10' addition located to within 21' of the rear property line. A 25' rear yard setback is required in an R-5 zone.

Linda Castle read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Anna Gill asked if there was anyone in the audience who wished to speak in favor or against this request. Esperanza Rodriguez, owner, was present to represent this case. No opposition was presented.

Esteban Sansores made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception. Servando Hernandez seconded the motion. Board was polled and motion passed unanimously (8-0).

Item #7 08-122-05 3522 Breckenridge Arturo Ye

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-4 Zone of the City of El Paso Zoning Ordinance. Pebble Hills Unit 9, Block 82, Lot 13. This would permit the construction of a 22' by 5' portion of a structure located to within 20' of the rear property line. A 25' rear yard setback is required in an R-4 zone.

Oscar Perez made a motion to **POSTONE** this request on the basis that neither applicant nor representative was present at the meeting. James Major seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 8 08-123-05 11920 Paseo Del Rey Gary Wright & Diane Grayson

Applicant requests a Variance from Section 20.08.320 (Permitted Walls) R-3A/sp/c Zone of the City of El Paso Zoning Ordinance. Estates at Los Paseos, Block 1, Lots 9 - 11. This would permit the construction of a six-foot high rock wall located on the front property line abutting a street.

Linda Castle read the case into the record and made a slide presentation of the property. The Department is recommending denial of this request for a Variance. Anna Gill asked Mr. Sansores to read the questions to be considered by the Board before granting a Variance. Ms. Gill asked if there was anyone in the audience who wished to speak in favor or against this request. Paul Escobar, Representative, was present to represent the applicants, Dr. Wright and his wife. Mr. Escobar informed those present that he is a former City Council representative from District 6. No opposition was presented.

Esteban Sansores made a motion to **DENY** this request on the basis that the application does not meet all the requirements for a variance. Oscar Perez seconded the motion. Board was polled and motion passed unanimously (8-0).

Item #9 08-124-05 1153 Calle Del Sur MRQ Construction, LLC

Applicant requests Special Exceptions under Section 2.16.050 G (Rear Yard Setback) and Section 2.16.050 V (Front Yard Setback) R-3A Zone of the City of El Paso Zoning Ordinance. Park Hills Unit 8, Block 8, Lot 5. This would permit the construction of a 23' by 10' portion of a structure located to within 10' of the front property line and the construction of a 55' by 13' portion of a structure located to within 12' of the rear property line. A 20' front yard setback and a 25' rear yard setback are required in an R-3A zone.

Linda Castle read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Anna Gill asked if there was anyone in the audience who wished to speak in favor or against this request. A representative from MRQ Homes was present to represent this case. No opposition was presented.

James Major made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception. Esteban Sansores seconded the motion. Board was polled and motion passed unanimously (8-0).

Item #10 08-125-05 9912 Saigon Graciela Najera

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3 Zone of the City of El Paso Zoning Ordinance. Palm Grove, Block 18, Lot 4. This would permit the construction of a 26' by 18'9" addition located to within 10' of the rear property line. A 25' rear yard setback is required in an R-3 zone.

Linda Castle read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Anna Gill asked if there was anyone in the audience who wished to speak in favor or against this request. Graciela Najera, owner, was present to represent this case. Ray Baca, property owner in the neighborhood, was in attendance to present his opposition. Mr. Baca also represented opposition on behalf of other property owners. He expressed his disapproval of any encroachments into yard setbacks.

Esteban Sansores made a motion to **APPROVE** this request with condition that the accessory building be located five feet from the reconstructed addition. John Taylor seconded the motion. Board was polled and motion passed unanimously (8-0).

Item #11 08-126-05 11177 Shiner Ed & Sadie Parks

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-4 Zone of the City of El Paso Zoning Ordinance. Pebble Hills Unit 10, Block 87, Lot 27. This would permit the construction of a 19.5' by 11.5' addition located to within 18' of the rear property line. A 25' rear yard setback is required in an R-4 zone.

Linda Castle read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Anna Gill asked if there was anyone in the audience who wished to speak in favor or against this request. Larry Crupper, Representative, was present to represent this case. No opposition was presented.

Esteban Sansores made a motion to **APPROVE** this request with condition that the accessory building on the side of the house be relocated. Oscar Perez seconded the motion. Board was polled and motion passed unanimously (8-0).

RECONSIDERATION ITEM

Item #12 06-085-05 940 Via Descanso CBA Enterprises, Inc.

Applicant requests a Variance from Section 20.12.080 (Lot Size Standards) and Section 20.12.090 (Yard Standards) R-3A Zone of the City of El Paso Zoning Ordinance. Chaparral Park Unit 4, Block 181, Lot 11.

This would permit construction of a 9' by 9' portion of a structure located to within 16' of the rear property line. (The ZBA on June 27, 2005 granted approval of Special Exception G for this property). This portion of the structure would exceed the 1/3 lot width permitted by the Special Exception.) A 25' minimum rear yard setback is required in an R-3A zone.

Linda Castle read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Anna Gill asked if there was anyone in the audience who wished to speak in favor or against this request.

Carlos Austin, Representative, was present to represent this case. No opposition was presented. Motion was made to reconsider hearing this case.

Jose Melendez made a motion to **APPROVE** this request as a variance. Esteban Sansores seconded the motion. Board was polled and motion passed unanimously (8-0).

Other Business:

EXTENSION REQUEST

Item 13 07-113-04 5536 Pembroke Sceley & Yoshiko Thompson

Applicants request an extension of time on a Special Exception under Section 2.16.050 Q (Carport Over a Driveway) R-4 Zone of the City of El Paso Zoning Ordinance. Colonia Verde, Block 16, Lot 12. This would permit an extension of time to complete the construction of an 11.5' by 21.5' carport located within 3.5' of the front property line. (This Special Exception was approved by the ZBA on July 26, 2004, subject to removal of the side yard canopy cover.) A 20' front yard setback is required in an R-4 zone.

Linda Castle read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Anna Gill asked if there was anyone in the audience who wished to speak in favor or against this request. Sceley Thompson, Owner, was present to represent this case. They are requesting a one year extension. No opposition was presented.

Esteban Sansores made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception. Jose Melendez seconded the motion. Board was polled and motion passed unanimously (8-0).

Approval of minutes: Chair Gill asked for a motion to approve the minutes. Motion was made, seconded and passed to approve the minutes for July 11, 2005 and July 25, 2005.

It was announced that the next meeting is set for August 22, 2005, at 1:30 p.m.

Adjournment: The meeting adjourned at approximately 2:50 p.m.



Robert Peña,
Zoning Board Secretary