

04-084-06

304 Vicolo Pavia Lane

Padilla Homes

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-2A/sp Zone of the City of El Paso Zoning Ordinance.

This would permit the construction of a 4'5" by 2' portion of a structure located within 28' of the rear property line.

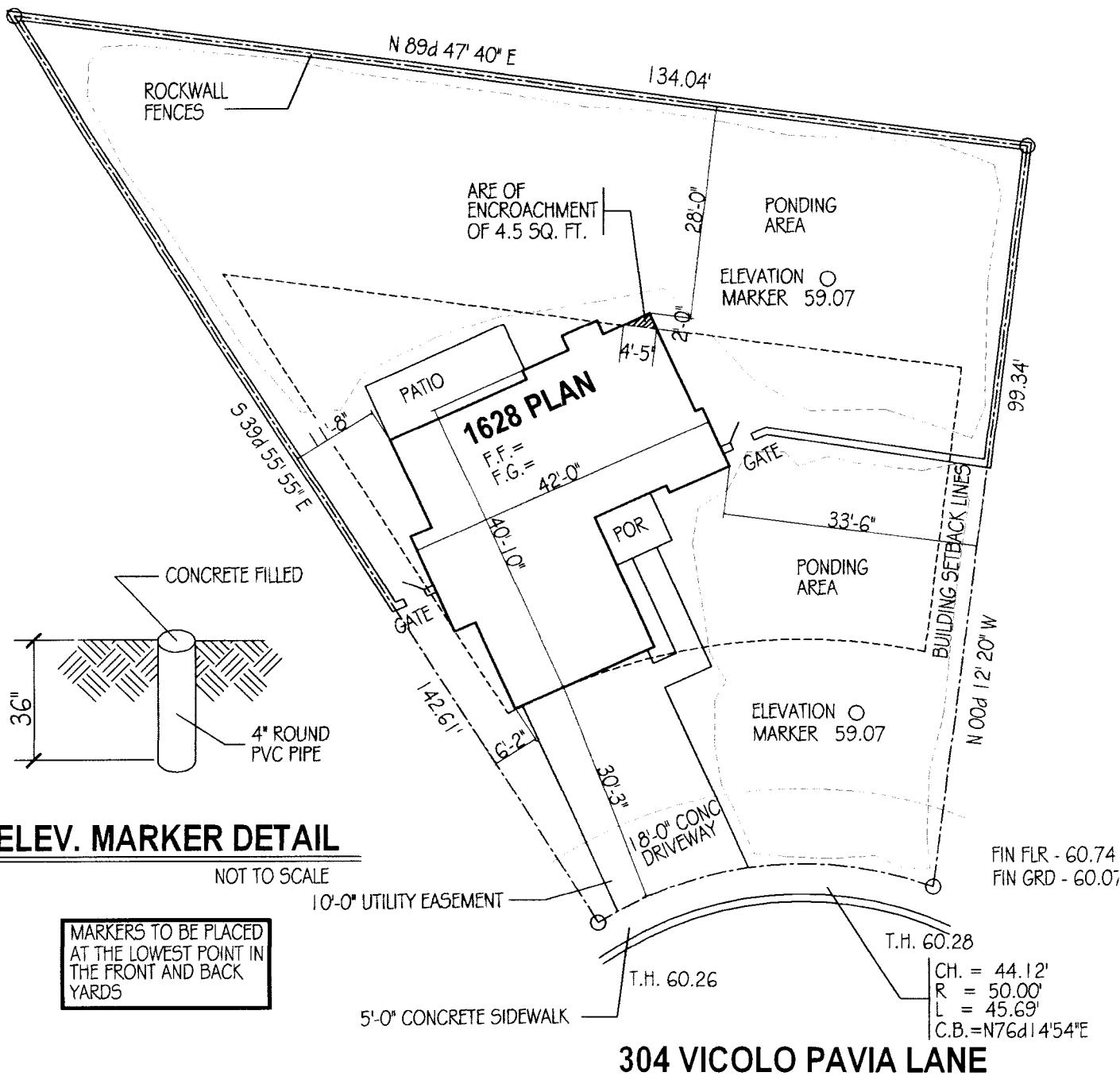
A 30' rear yard setback is required in an R-2A/sp zone.

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, not to the centerline of the alley, if one exists; 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 #15

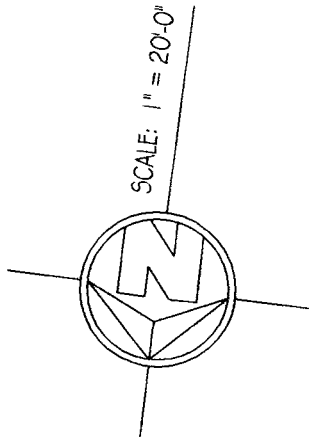


ELEV. MARKER DETAIL

NOT TO SCALE

MARKERS TO BE PLACED AT THE LOWEST POINT IN THE FRONT AND BACK YARDS

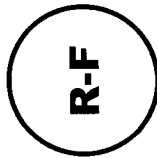
304 VICOLO PAVIA LANE



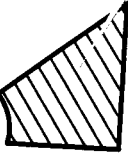
**ALTA VALLE DEL SOL ESTATES
 LOT - 61
 BLK - 3
 CITY OF EL PASO, TEXAS**

304 Vicolo Pavia Drive

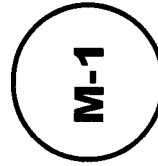
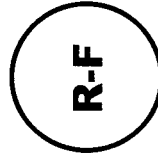
BORDERLAND





VICOLO PAVIA



SUBJECT PROPERTY



VIALE DEL SOL

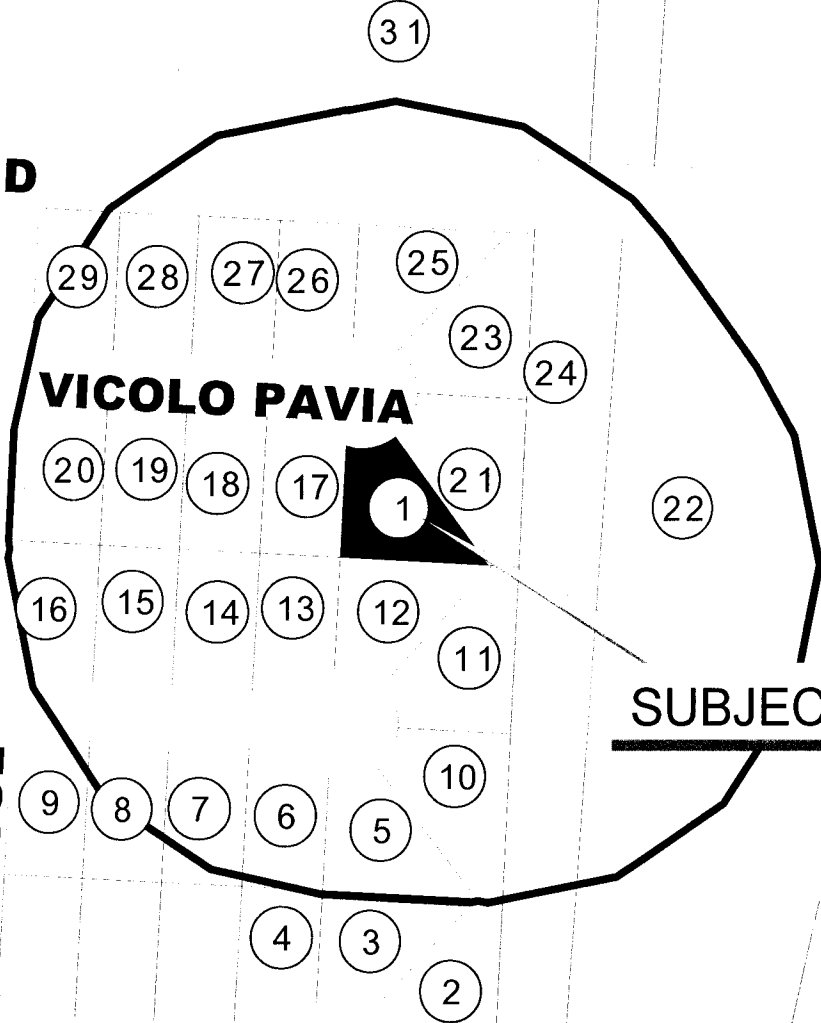



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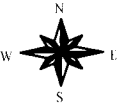

304 Vicolo Pavia Drive

BORDERLAND

VIALE DEL SOL



SUBJECT PROPERTY



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