

6056 Isabella Drive

Zoning Board of Adjustment — January 27, 2025



CASE NUMBER: PZBA24-00093
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Jose Barriga
REPRESENTATIVE: Jorge Campos
LOCATION: 6056 Isabella Dr. (District 8)
ZONING: R-3 (Residential)
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence) and Special Exception J (Carport Over a Driveway)
PUBLIC INPUT: None received as of January 21, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback, Single-Family Residence) and under Section 2.16.050 J (Carport Over Driveway) to permit a proposed home addition and carport into their front and rear yard setbacks in an R-3 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of the special exception request as the requested area of encroachment is less than the maximum permitted. The condition is as follows:

To relocate the existing accessory structure as shown on the site plan.

PZBA24-00093

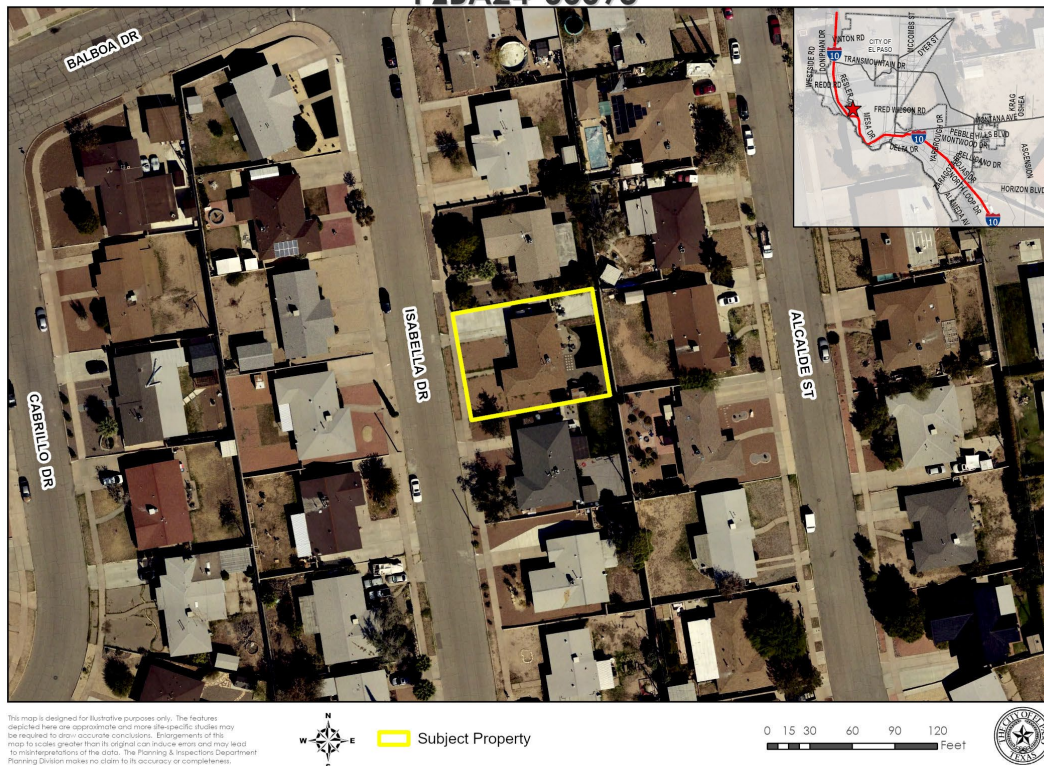


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed home addition, 9 feet of which would extend into the rear yard setback for a 250 square foot area of total encroachment. Additionally, the applicant is requesting a special exception to permit the construction of a proposed carport of approximately 21 feet by 18 feet and an area of 375 square feet, of which 216 square feet encroaches 12 feet into the front yard setback and is located to within 16 feet of the property line.

BACKGROUND: The minimum front and rear setback is 20 feet in the R-3 (Residential) zone district. The required front setback for the subject property is 28 feet and the required rear setback for the subject property is 22 feet to meet the cumulative front and rear setback of 50 feet in the R-3 (Residential) zone district.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	28 feet	16 feet
Rear	22 feet	13 feet
Cumulative Front & Rear	50 feet	29 feet
Side (Left)	5 feet	No Change
Side (Right)	5 feet	No Change
Cumulative Side	N/A	N/A

CALCULATIONS FOR HOME ADDITION:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	330 square feet	25' (75' average lot width ÷ 3) X 13.2' (3/5 of 22' required rear yard setback)
Requested Area of Encroachment	250 square feet	

CALCULATIONS FOR CARPORT:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	244 Square Feet	1/5 of 1220 Sq. Ft. (House 1 st floor area)
Requested Area of Encroachment	216 Square Feet	12 Feet by 18 Feet (Encroachment only)

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.C CRITERIA

The Zoning Board of Adjustment is empowered under Section 2.16.050.C to:
Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;	Yes. The residence has a valid certificate of occupancy for one continuous year.
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;	Yes. The maximum permitted area of encroachment is 330 square feet, which is more than the requested area of encroachment of 250 square feet.
3. A minimum ten-foot rear yard setback shall be required;	Yes. The subject property will have a 13-foot rear yard setback.
4. The minimum side and side street yard setbacks shall not be reduced;	Yes. The minimum side yard setbacks are not reduced.
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.	Yes. With the exception of any existing structures, remaining areas shall be permanent open space

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.J CRITERIA

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

Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;	Yes. The residence has a valid certificate of occupancy for one continuous year.
2. The zoning board of adjustment has received the written approval of the structural design from the building official;	Yes. The Building Official has reviewed the request, and has provided written approval.
3. The carport shall resemble the main residential structure in scale and character and shall be open on three sides;	Yes. The proposed carport does resemble the main residential structure and is open on three sides.
4. The area of the carport shall not exceed one-fifth of the first-floor area under roof of the dwelling, with the first-floor area of the dwelling defined as the sum of the gross horizontal area, exclusive of garages, atriums, stairwells, and open porches, measured from the exterior faces of the exterior walls; and, shall be measured as the area covered by the carport roof, to include overhangs;	Yes. The proposed carport encroachment of 216 square feet is less than the maximum allowed area of 244 square feet.
5. Elevation drawings of the proposed structure shall be submitted;	Yes. Elevation drawings of the proposed structure were submitted.
6. For a duplex, the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit;	Not applicable. This is not a duplex.
7. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this Code;	Yes. It is not possible to provide a carport in the front yard without encroaching into the required front setback.
8. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space.	Yes. With the exception of any existing structures, remaining area shall be permanent open space

PUBLIC COMMENT: Public notice was sent on January 16, 2025 to all property owners within 300 feet of subject property. The Planning Division has not received any communications in support or opposition to the special exception request.

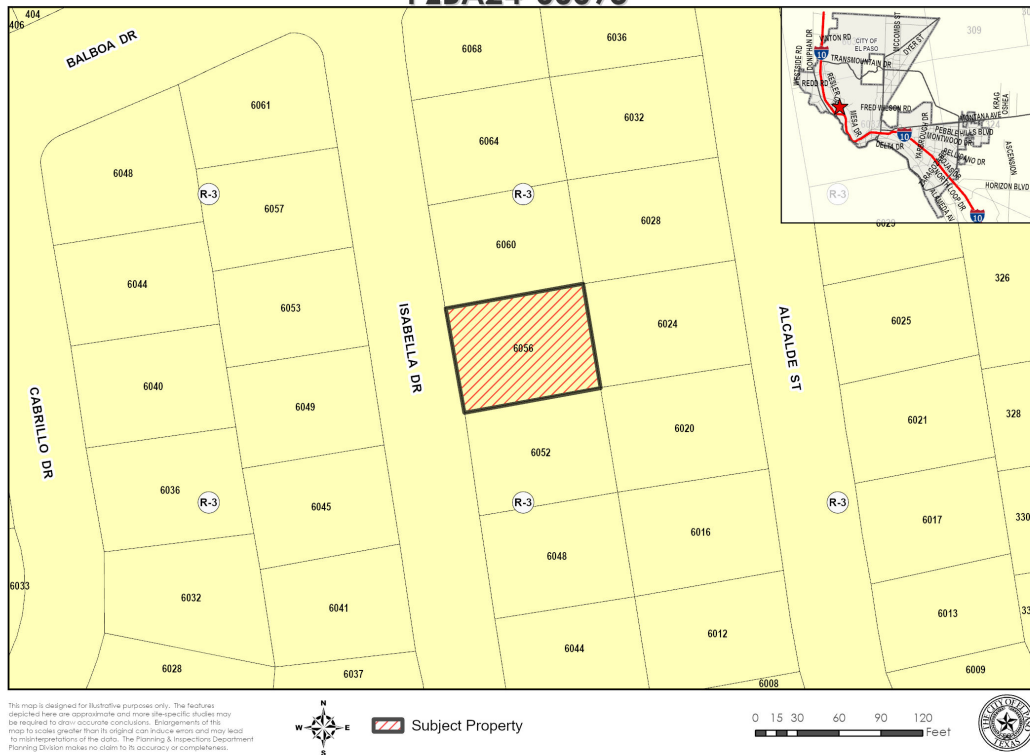
ZONING BOARD OF ADJUSTMENT OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA may take any of the following actions:

1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located, that the public convenience and welfare will be substantially served, and that the use of neighboring property will not be substantially injured.
2. **Approval with Modifications** of the special exception request to bring the request into conformance as provided in El Paso City Code Titles 2 and 20 as the board deems appropriate. (Staff Recommendation)
3. **Denial** of the special exception request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

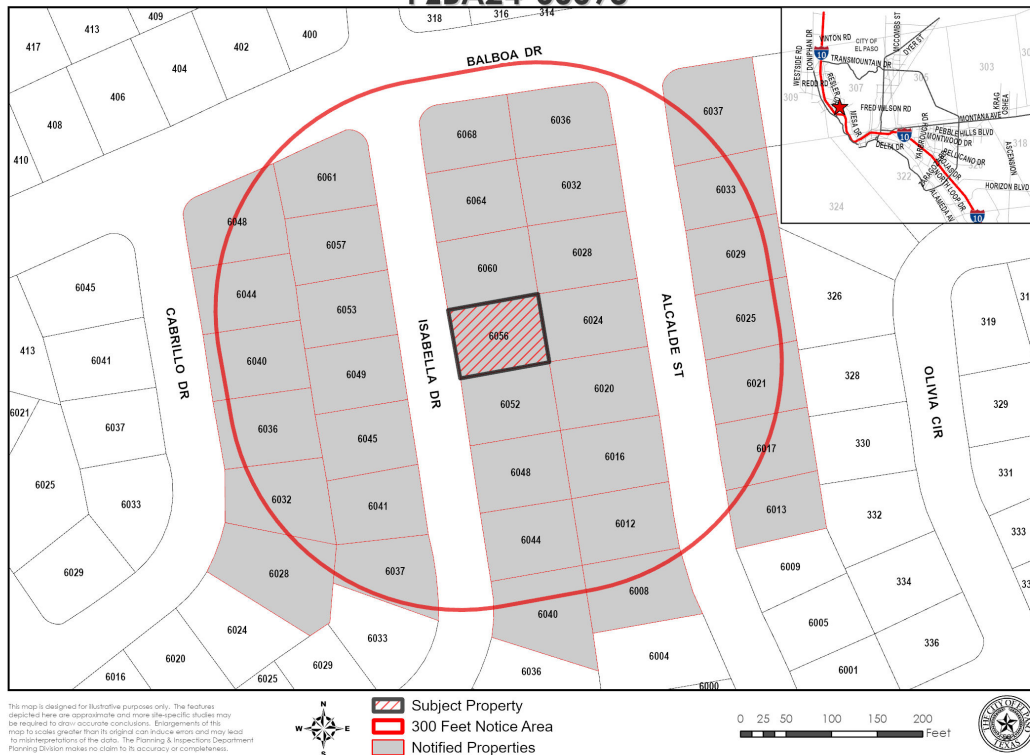
ZONING MAP

PZBA24-00093



NEIGHBORHOOD NOTIFICATION MAP

PZBA24-00093



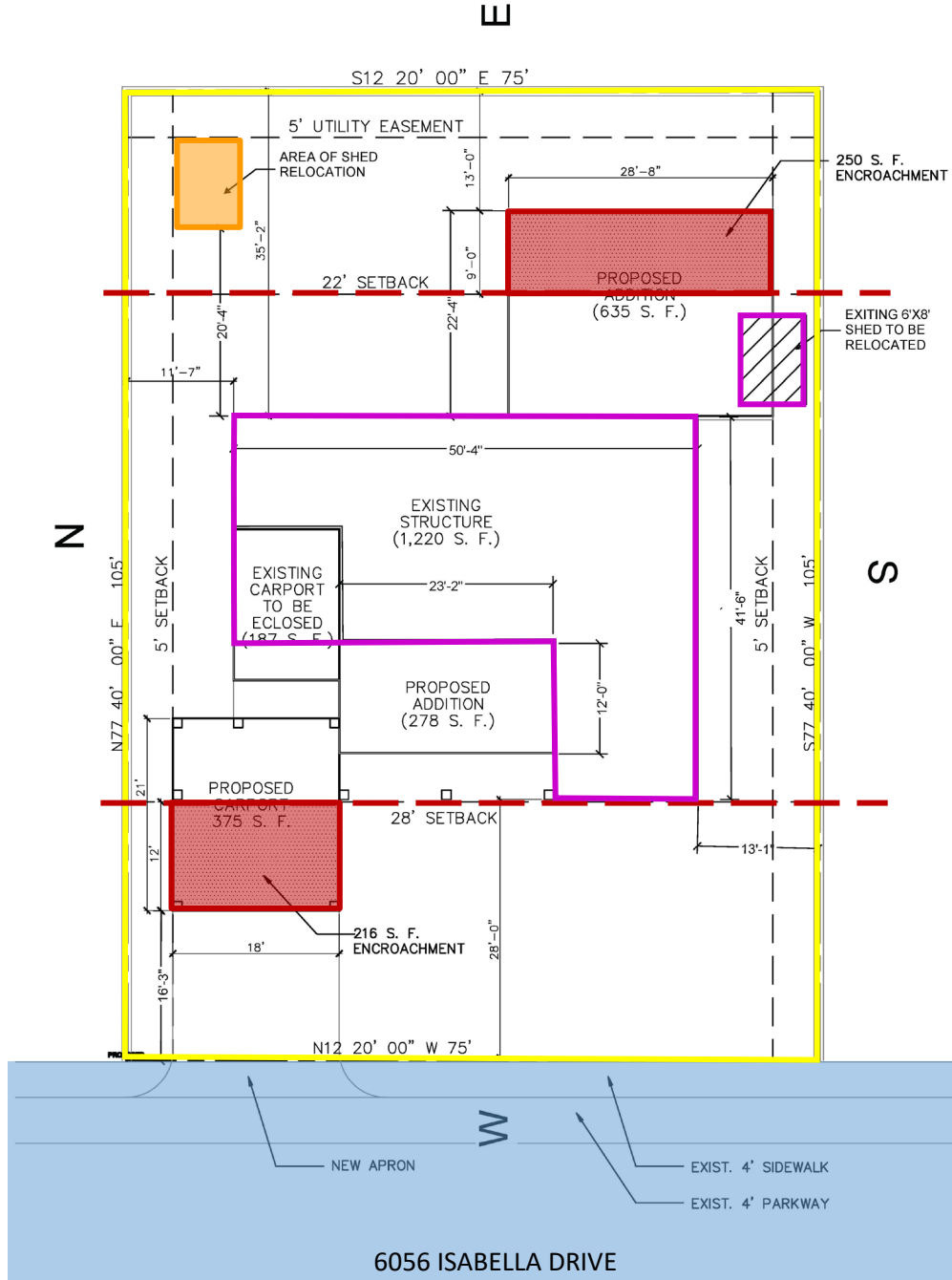
SITE PLAN

LEGAL DESCRIPTION

9 CORONADO HILLS #1 LOT 151
(7875 SQ FT)
R3 ZONING

GENERAL NOTES

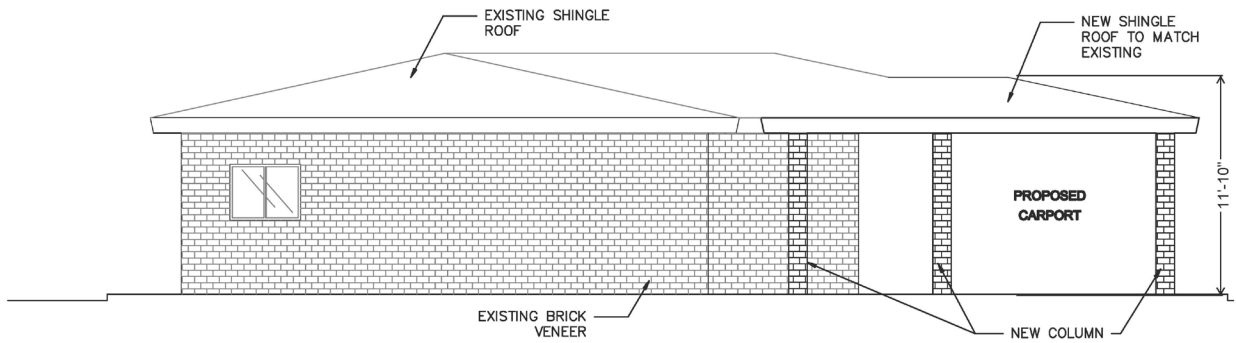
TWO EXISTING PREFABRICATED METAL SHEDS TO BE
RELOCATED OFF SETBACKS OR REMOVED



SITE PLAN

SCALE: 1/8" = 1'-0"

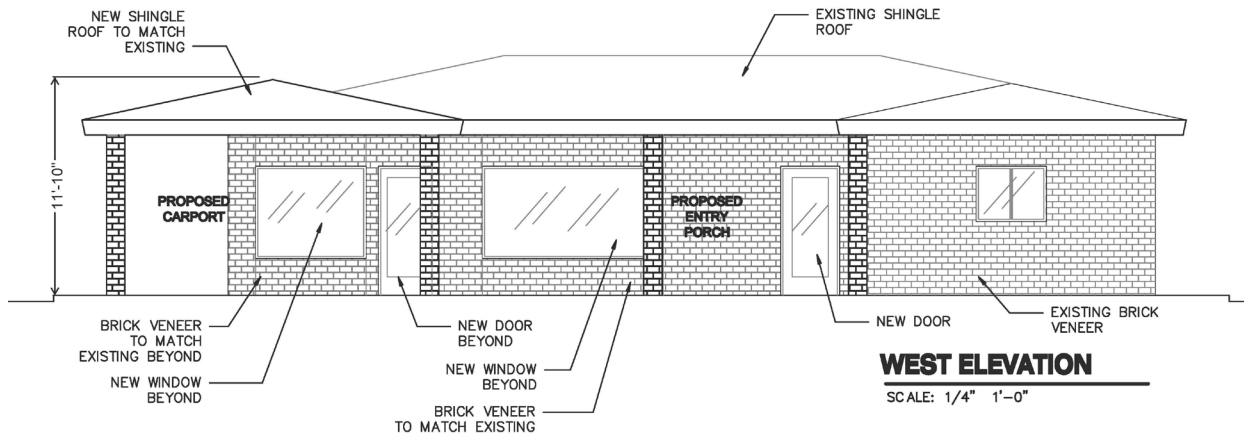
ELEVATION 1



NORTH ELEVATION

SCALE: 1/4" 1'-0"

ELEVATION 2



WEST ELEVATION

SCALE: 1/4" 1'-0"