

# 937 Rim

Zoning Board of Adjustment — November 10, 2025



**CASE NUMBER:** PZBA25-00051  
**CASE MANAGER:** Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov  
**PROPERTY OWNER:** George Salom Jr.  
**REPRESENTATIVE:** Martina Lorey  
**LOCATION:** 937 Rim Rd. (District 8)  
**ZONING:** R-3/NCO (Residential/Neighborhood Conservancy Overlay)  
**REQUEST:** Special Exception B (Two or More Nonconforming Lots)  
**PUBLIC INPUT:** None received as of November 4, 2025

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to permit the construction a proposed attached garage to a single-family dwelling structure in an R-3 (Residential) zone district.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the special exception request as the requested encroachment is less than the encroachments into that setback already present on at least three other neighboring properties.

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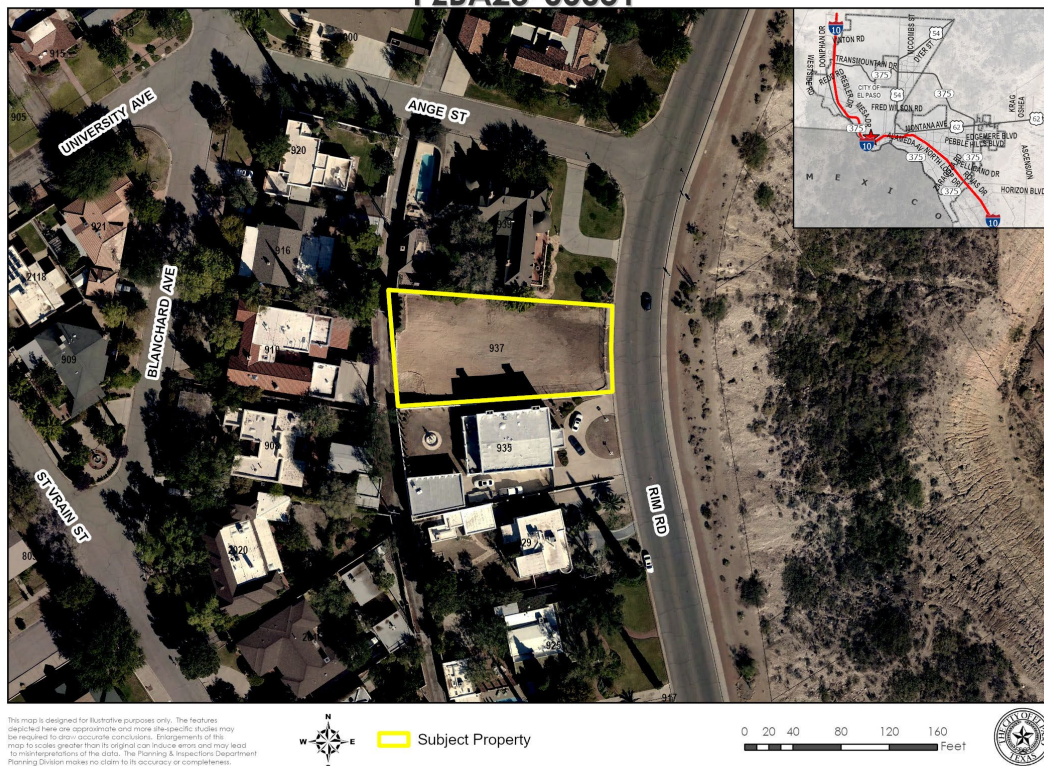


Figure A. Aerial of Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special exception to permit the construction a proposed attached garage to a new single-family dwelling structure which would extend 12 feet 4 inches into the required rear yard setback for 330 square feet of total encroachment.

**BACKGROUND:** The minimum rear setback is 20 feet in the R-3 (Residential) zone district. The required rear setback for the subject property is 20 feet to meet the cumulative front and rear setback of 50 feet in the R-3 (Residential) zone district. Aerial photographs indicate there are three other properties within the same block on the same side of the street that have similar encroachments. These properties are located at 935 Rim Road (759.24 S.F. rear yard encroachment), 925 Rim Road (752.05 S.F. rear yard encroachment) and 901 Rim Road (469.35 S.F. rear yard encroachment). The property located at 925 Rim Road has an issued building permit while the other properties do not have issued permits on record.

The current owner has owned the property since 1978 based on El Paso Central Appraisal District. The previous single-family dwelling structure was demolished in 2024.

| SETBACKS                | REQUIRED SETBACK | REQUESTED SETBACK |
|-------------------------|------------------|-------------------|
| Front                   | 30 feet          | No Change         |
| Rear                    | 20 feet          | 7 feet 8 inches   |
| Cumulative Front & Rear | 50 feet          | 22 feet 4 inches  |
| Side (North)            | 5 feet           | No Change         |
| Side (South)            | 5 feet           | No Change         |

**COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA**

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

*Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot, provided the following criteria is met:*

| Criteria                                                                                                                                                                                                                                                                                                                                                                                    | Does the Request Comply?                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. The lot is in a legally recorded and developed subdivision of at least ten years;                                                                                                                                                                                                                                                                                                        | Yes. The lot is within a legally recorded subdivision of at least ten years.                                                                                                 |
| 2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street;                                                                                                                                                                                                     | Yes. Through aerial photos and site visits, it was established that three houses on the same block contain structures that extend into the rear setback.                     |
| 3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots;                                                                                                                                                                                                          | Yes. Three (3) other houses on the same block present structures extending into their required 20-foot rear setback located at 935 Rim Road, 925 Rim Road, and 901 Rim Road. |
| 4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception. | Yes. Only applicable lots are being considered.                                                                                                                              |

**PUBLIC COMMENT:** Public notice was sent on October 29, 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.

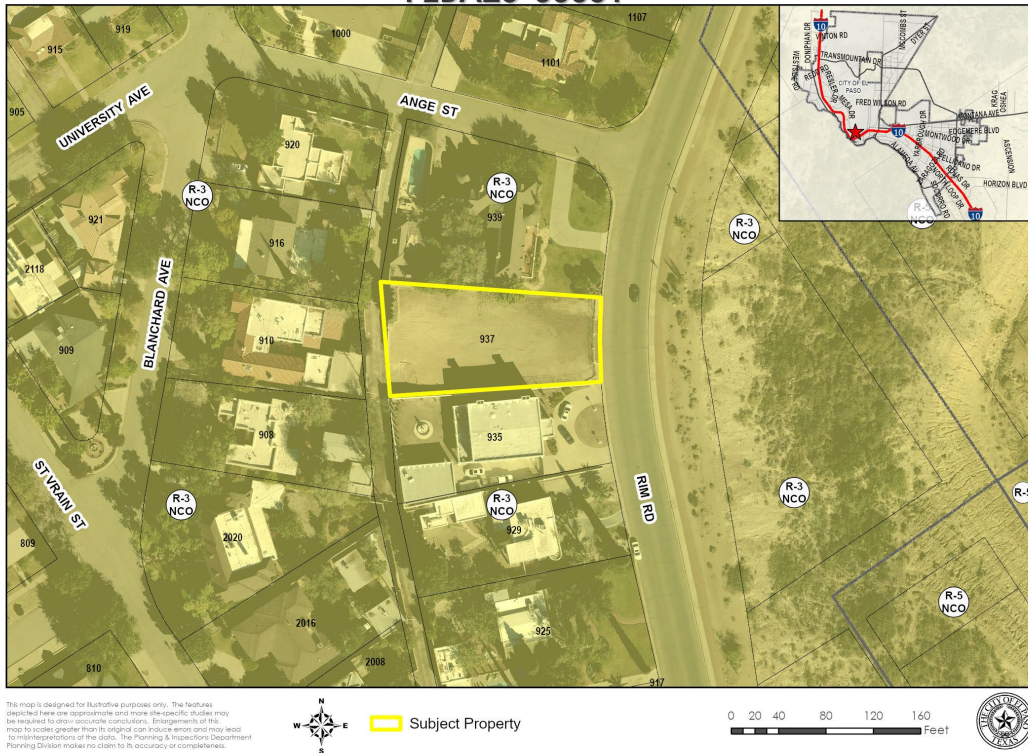
### **ZONING BOARD OF ADJUSTMENT OPTIONS:**

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. **(Staff Recommendation)**
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.
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.

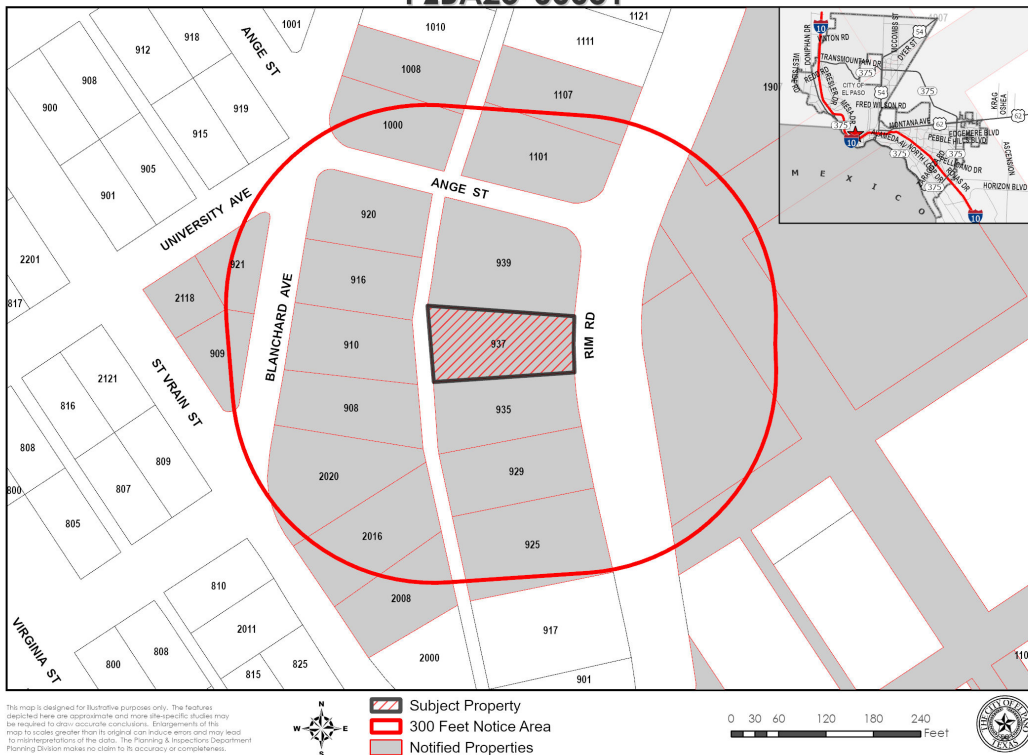
# ZONING MAP

PZBA25-00051

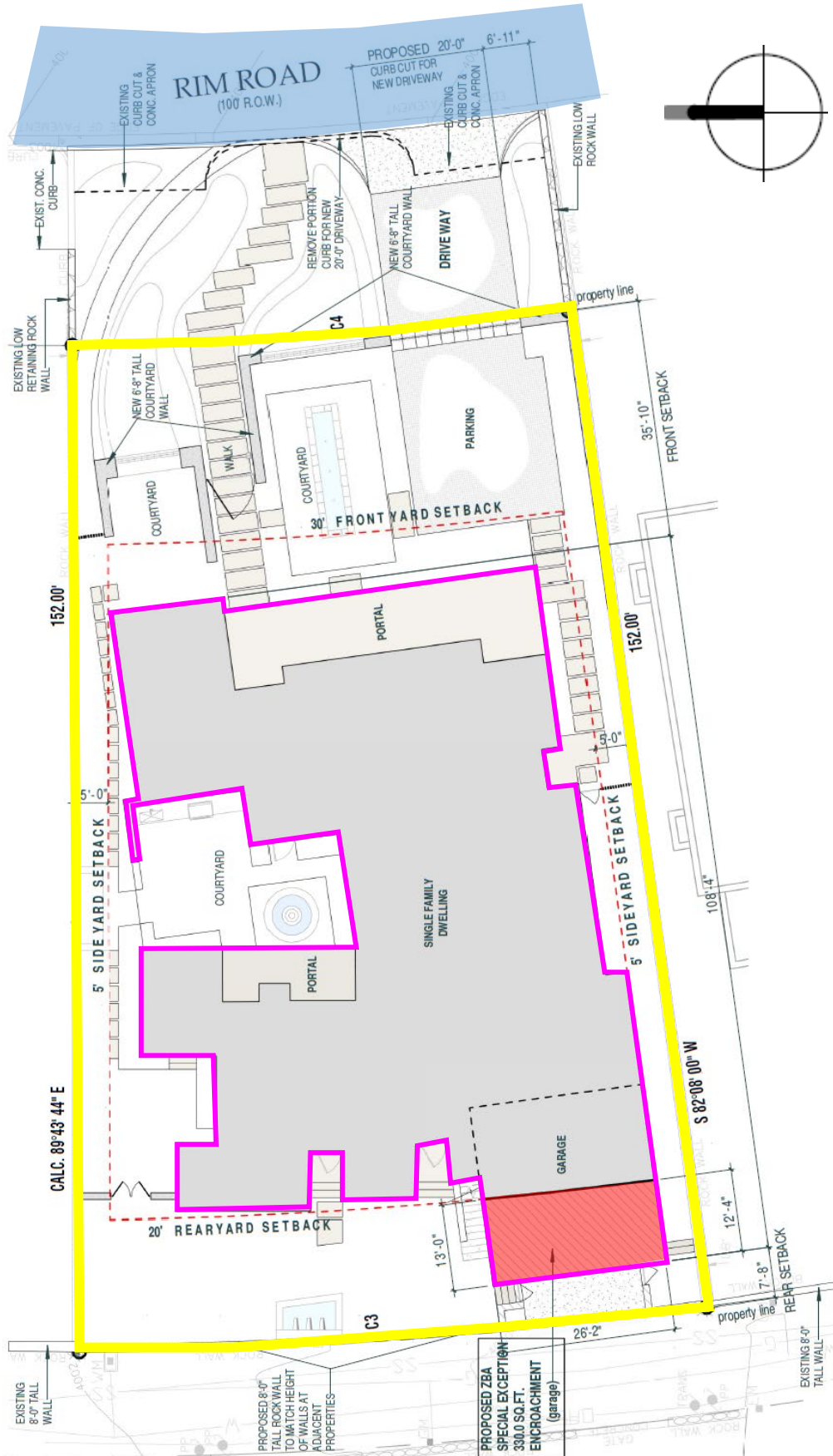


# NEIGHBORHOOD NOTIFICATION MAP

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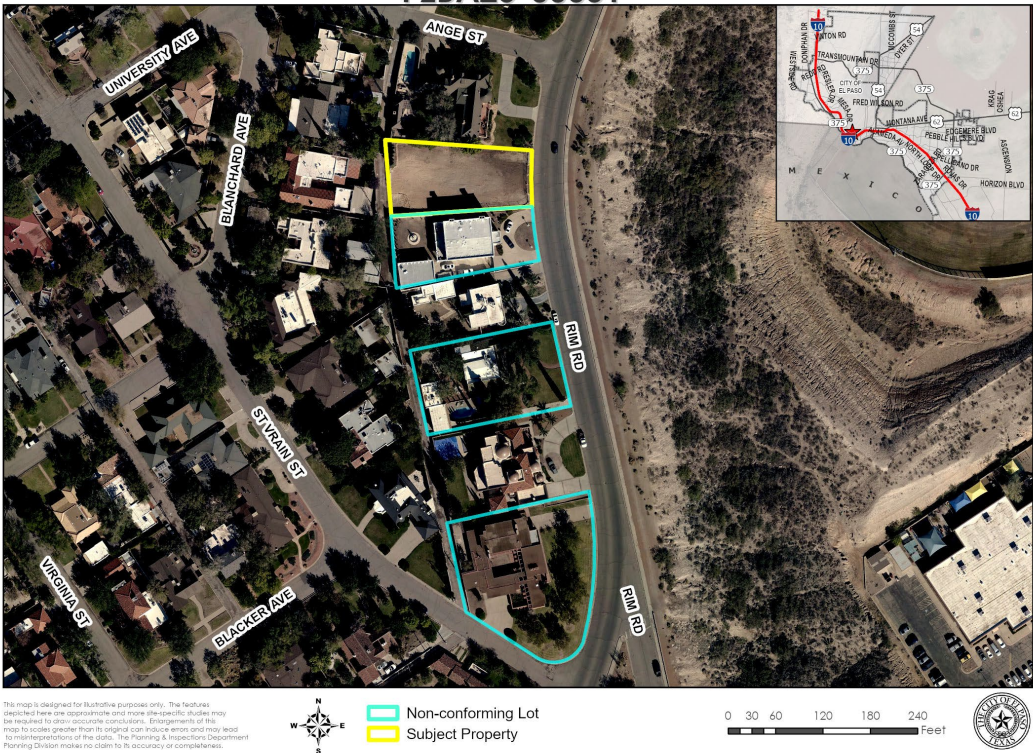


# SITE PLAN



# NONCONFORMING LOTS

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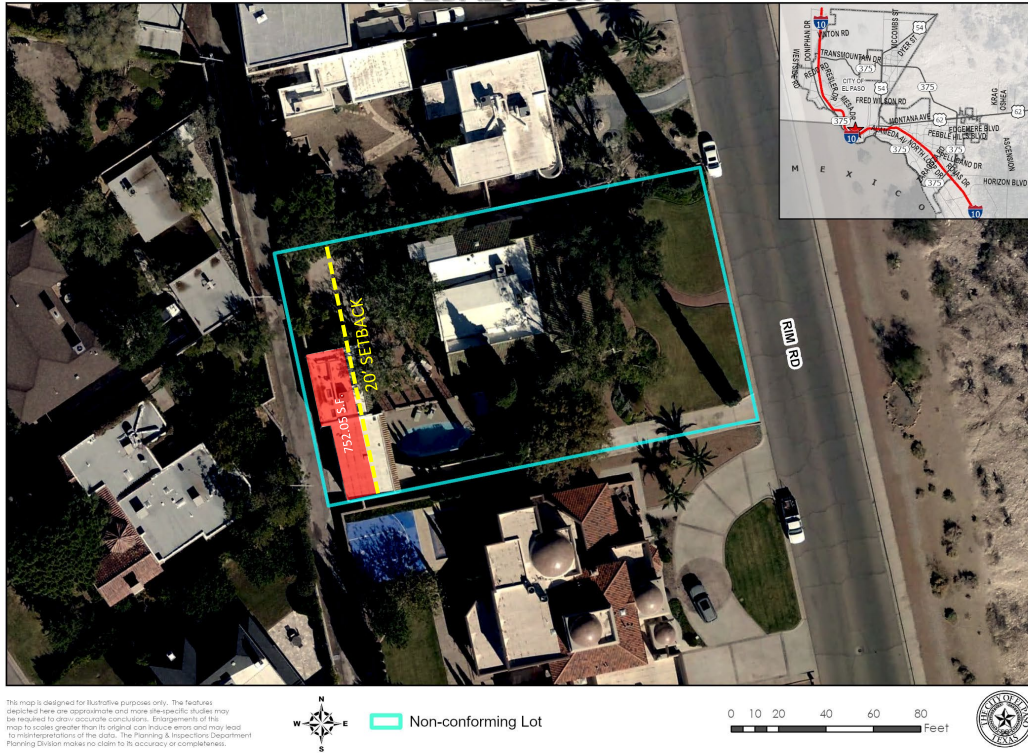
## NONCONFORMING LOT 1 (935 Rim Road)

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## NONCONFORMING LOT 2 (925 Rim Road)

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## NONCONFORMING LOT 3 (901 Rim Road)

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