

6220 Cleveland

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00046
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Jorge and Gloria Lara
REPRESENTATIVE: Jorge and Gloria Lara
LOCATION: 6220 Cleveland Ave. (District 2)
ZONING: R-5 (Residential)
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 allow to legalize the construction of two existing porches and an accessory structure in an R-5 (Residential) zone district.

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

- Existing and proposed porch shall remain open on three sides.

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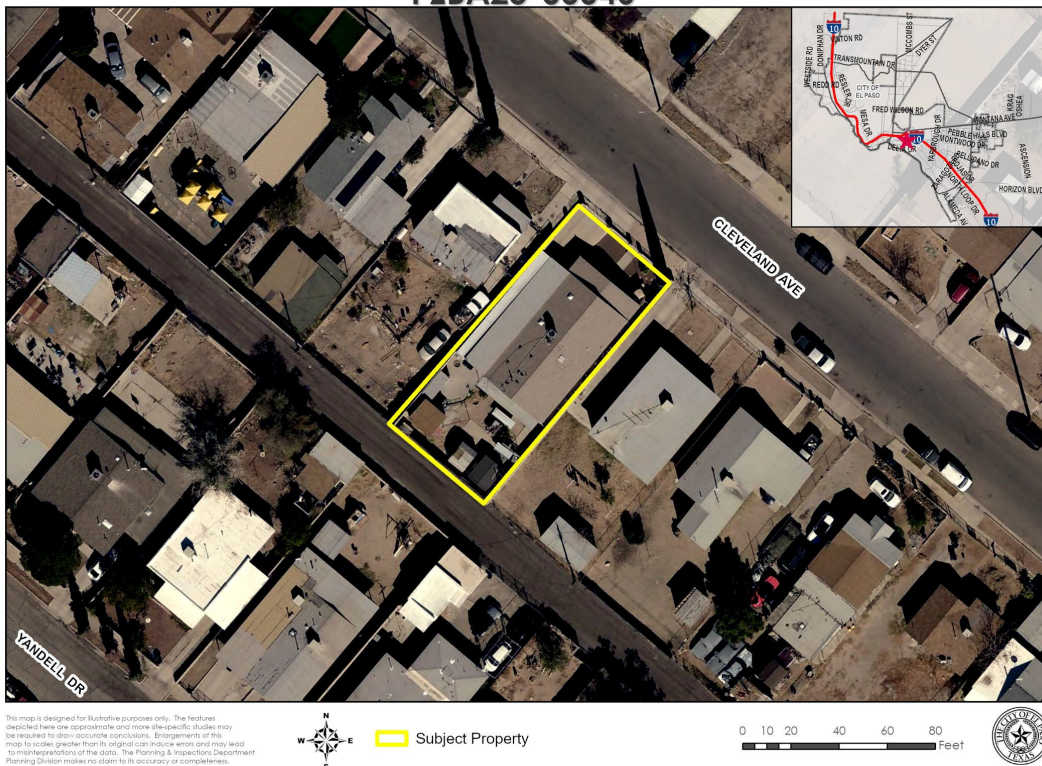


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of two existing porches and an accessory structure, which extends 18 feet into the required rear yard setback for 170.71 square feet of total encroachment and also extends 5 feet into the required side yard setback for 407.01 square feet of total encroachment.

BACKGROUND: The minimum side setback is 5 feet in the R-5 (Residential) zone district. The required rear setback for the subject property is 25 feet to meet the cumulative front and rear setback of 45 feet in the R-5 (Residential) zone district. Aerial imagery indicates that other homes on the same block have similar or larger encroachments. At 6264 Cleveland Avenue, an addition encroaches approximately 450 square feet into the side yard setback and 800 square feet into the rear yard setback, with no permits on record for these encroachments. Similarly, at 6231 E. Yandell Drive, an addition encroaches approximately 425 square feet into the side yard setback and 740 square feet into the rear yard setback, also without any permits on record.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 feet	20 feet
Rear	25 feet	7 feet
Cumulative Front & Rear	45 feet	27 feet
Side (Left)	5 feet	No Change
Side (Right)	5 feet	0 feet
Cumulative Side	N/A	N/A

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 two houses on the same block extends 25 feet into the rear setback, and also both extend 5 feet into the side 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. Other single-family dwellings in the area also encroach into their required rear and side yard setbacks to a greater extent than the existing encroachment on the subject property.
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 30, 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.

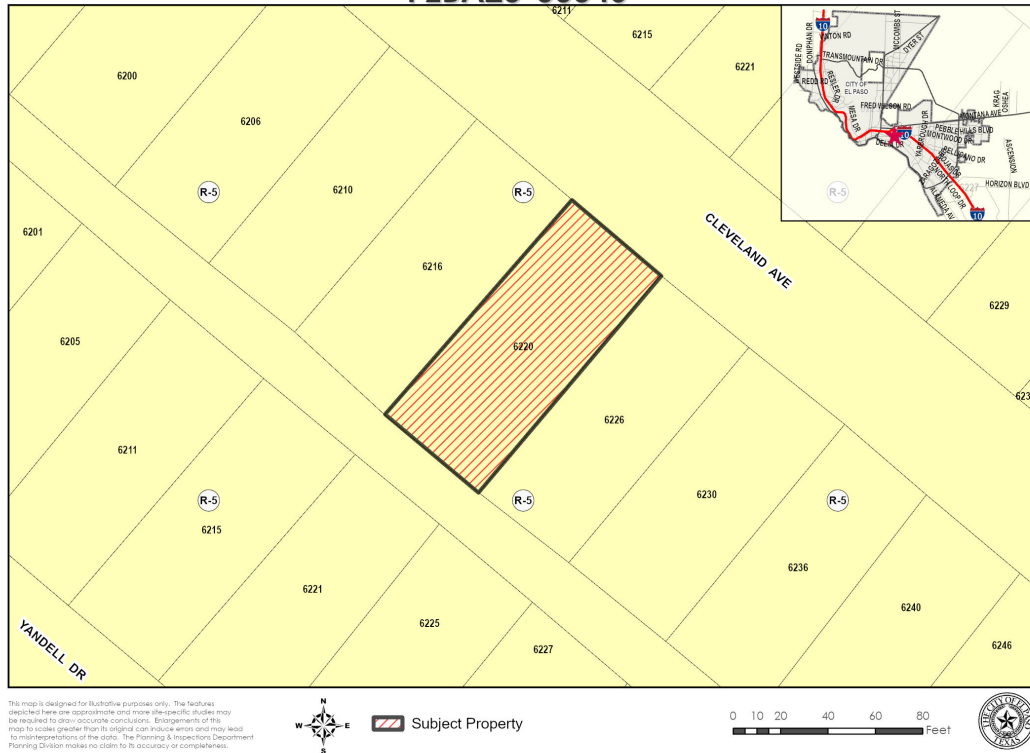
ZONING BOARD OF ADJUSTMENT OPTIONS:

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.

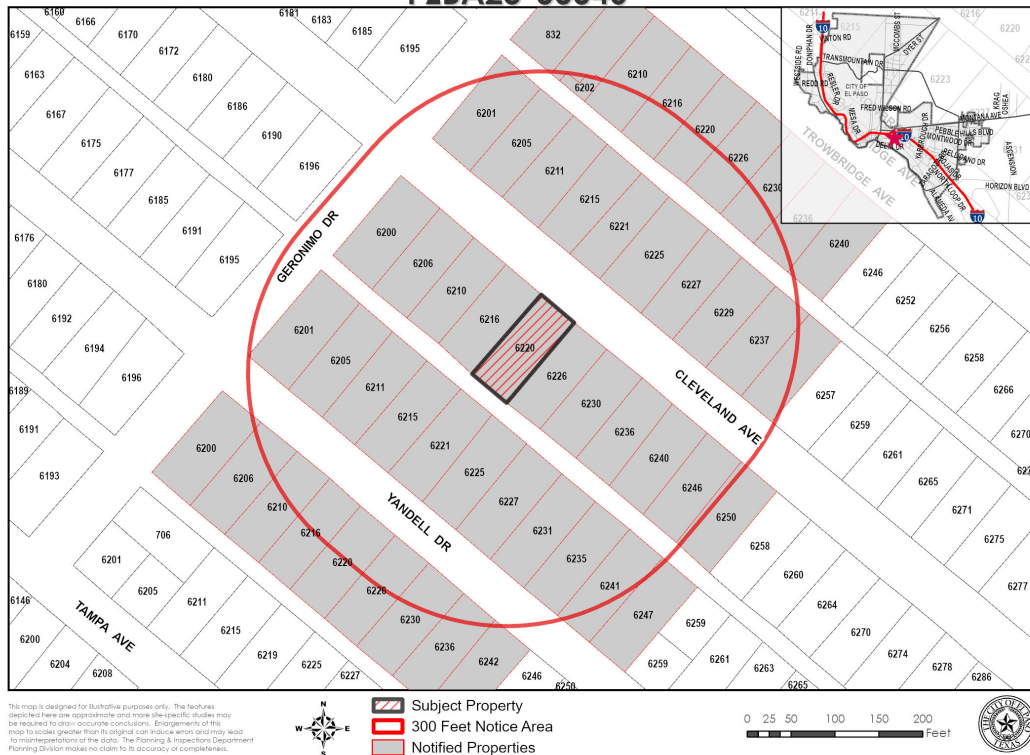
ZONING MAP

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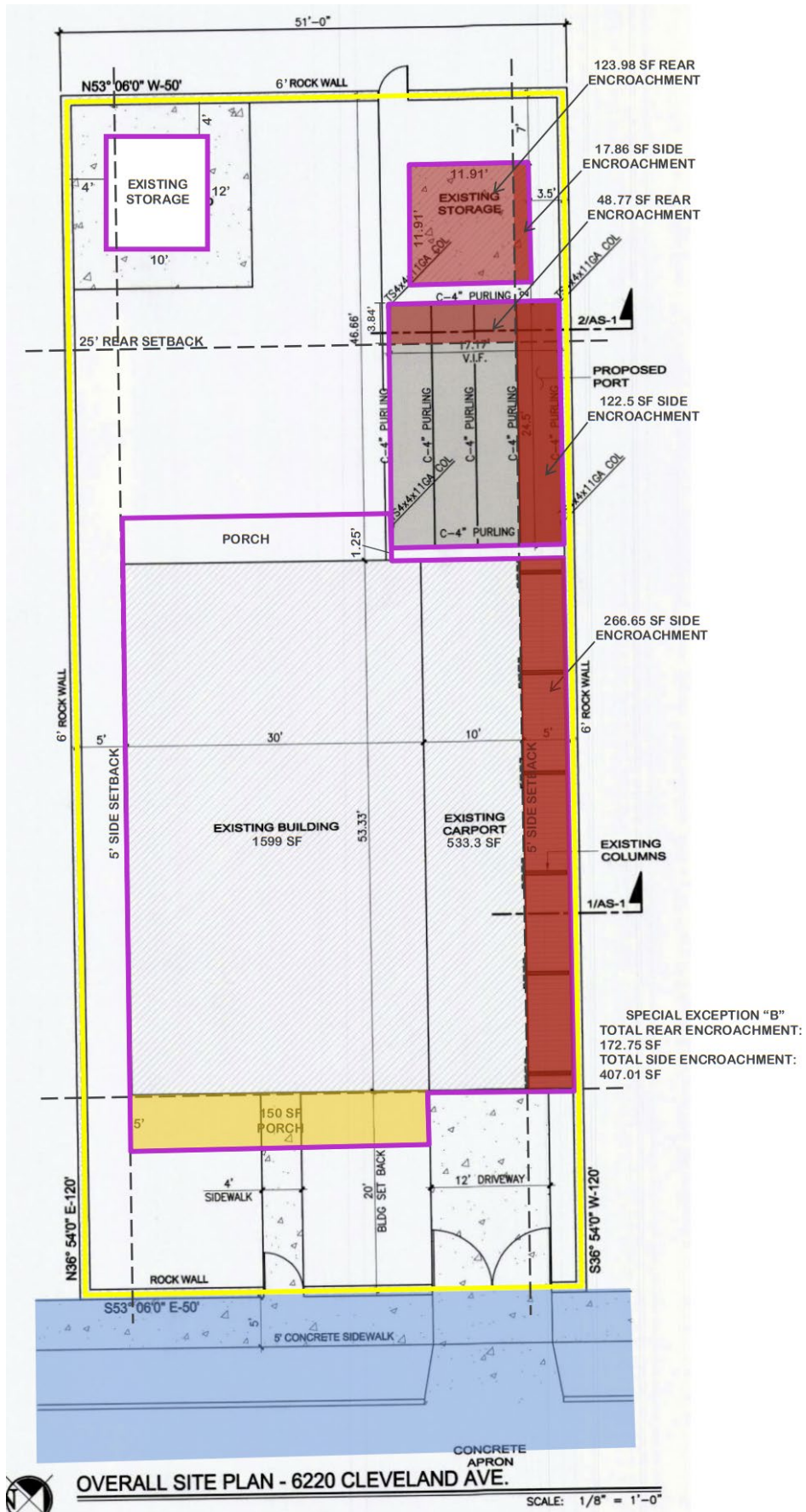


NEIGHBORHOOD NOTIFICATION MAP

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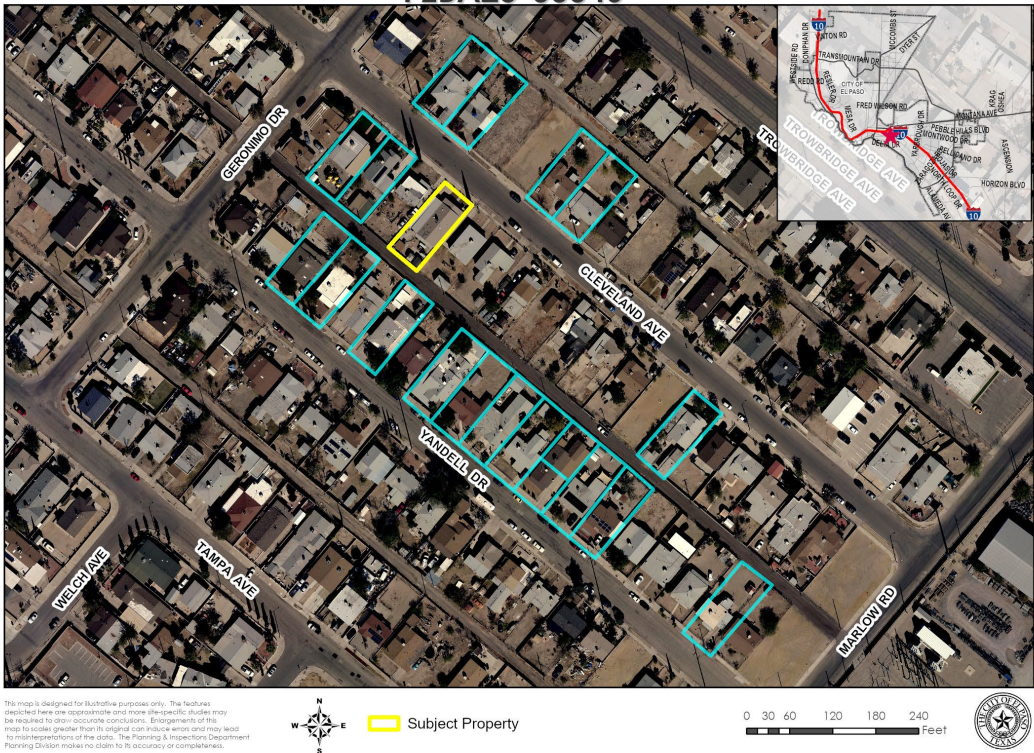


SITE PLAN



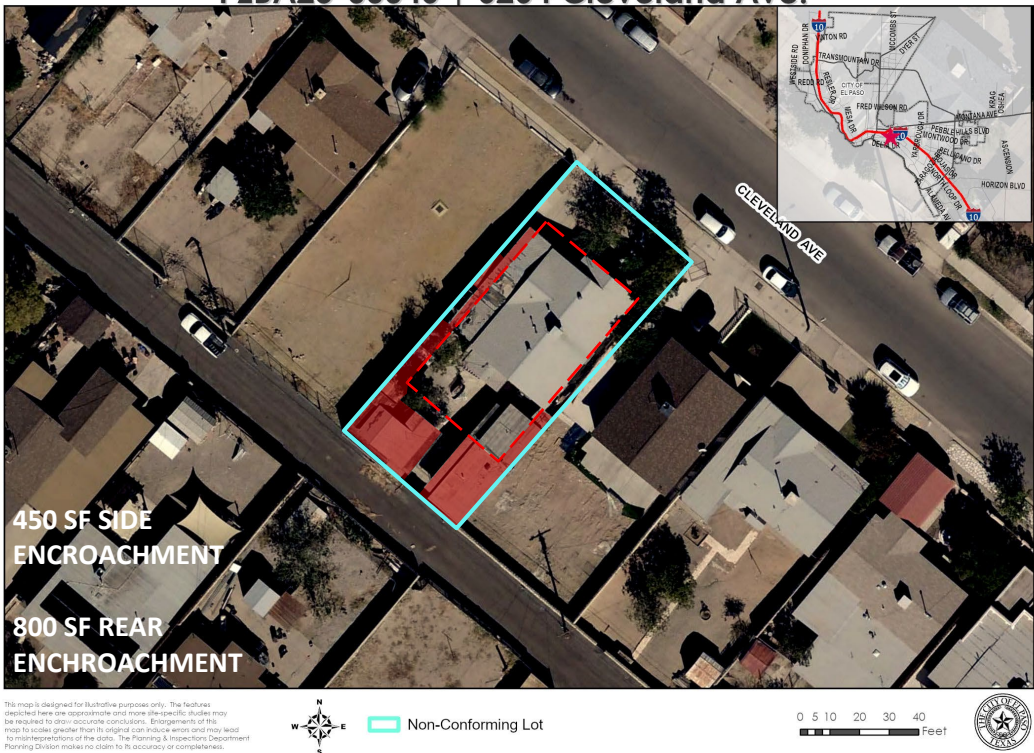
NONCONFORMING LOTS

PZBA25-00046



NONCONFORMING LOT 1

PZBA25-00046 | 6264 Cleveland Ave.



NONCONFORMING LOT 2

PZBA25-00046 | 6231 E. Yandell Dr.

