

3469 East Glen

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00041
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Jason Readye
REPRESENTATIVE: Yancy Adan Quiñones
LOCATION: 3469 East Glen Dr. (District 3)
ZONING: R-4 (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 an existing carport in an R-4 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** 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 conditions are as follows:

1. The accessory storage structure located in the rear of the property shall be modified, relocated, or removed from the five-foot (5') utility easement area.
2. That the carport shall resemble the main home in scale and character.

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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 an existing carport, which extends 15 feet 3 inches into the required front yard setback and 2 feet 6 inches into the required side yard setback for 264.27 square feet of encroachment of the front yard setback and 43.29 square feet of encroachment of the side yard setback.

BACKGROUND: The minimum front setback is 10 feet in the R-4 (Residential) zone district. The required front yard setback for the subject property is 21 feet to meet the cumulative setback of 45 feet in the R-4 (Residential) zone district. The required side yard setback is 5 feet in the R-4 (Residential) zone district. Aerial photographs indicate that there are four (4) nearby properties located on the same block or abutting street that encroach into their respective front yard and side yard setbacks, with encroachments equal to or larger than those on the subject property. These properties are located at 3441 East Glen Drive (201.03 S.F. side yard encroachment), 3472 East Glen Drive (131.95 S.F. side yard encroachment), 3484 East Glen Drive (492.79 S.F. front yard encroachment, 49.40 S.F. side yard encroachment) and 3452 Wayside Drive (277.40 S.F. front yard encroachment, 89.45 S.F. side yard encroachment). The property located at 3484 East Glen Drive is registered as Legal Non-conforming for the front and side encroachments, while the remainder of the aforementioned properties do not have any issued permits on record.

Based on Central Appraisal District records, the single-family dwelling was built in 1977 and the encroaching carport was built in 2021 by the current owner. The request is due to a code enforcement citation that was issued in January of 2024. Additionally, the storage structure in the rear of the property is located within the five feet (5') utility easement area and will have to be removed, modified or relocated.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	21 feet	5 feet 9 inches
Rear	24 feet	No Change
Cumulative Front & Rear	45 feet	29 feet 9 inches
Side (North)	5 feet	No Change
Side (South)	5 feet	2 feet 6 inches
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 four (4) homes on the same block and abutting street have structures that extend twenty-one feet (21') and five feet (5') into their required front and side yard setbacks.
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. There are four (4) homes on the same block or abutting street located at 3441 East Glen Drive, 3472 East Glen Drive, 3484 East Glen Drive and 3452 Wayside Drive and are in the same nature as 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	Yes. Only applicable lots are being considered.

used in determining the nonconforming lot restrictions of this special exception.	
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PUBLIC COMMENT: Public notice was sent on October 31, 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.

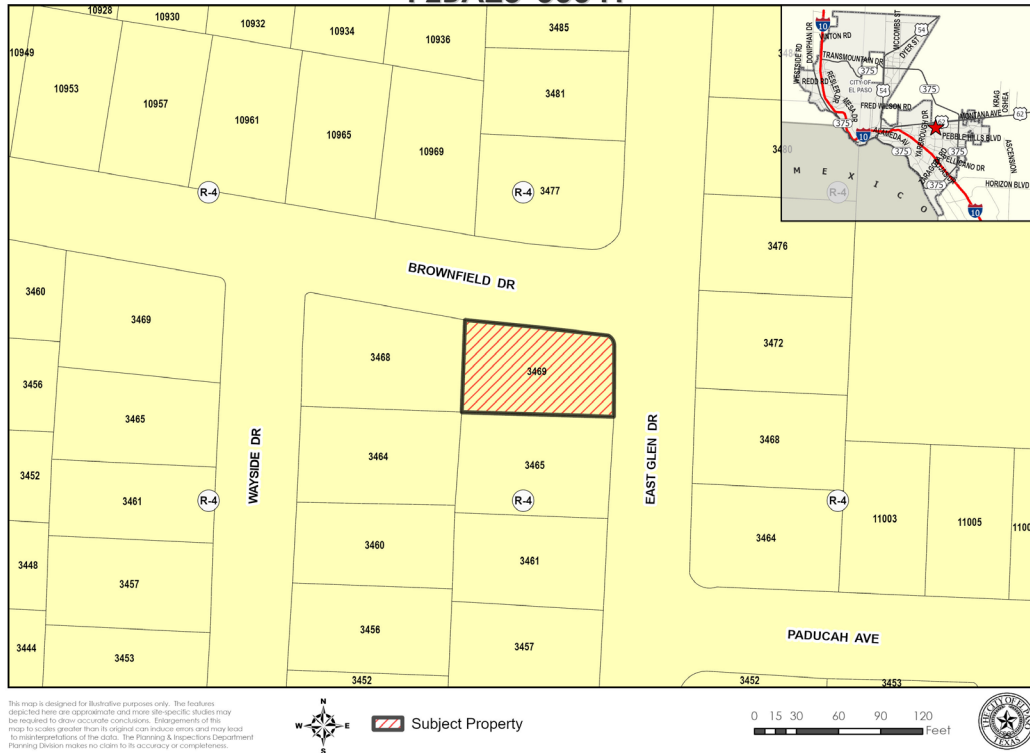
ZONING BOARD OF ADJUSTMENT OPTIONS:

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.

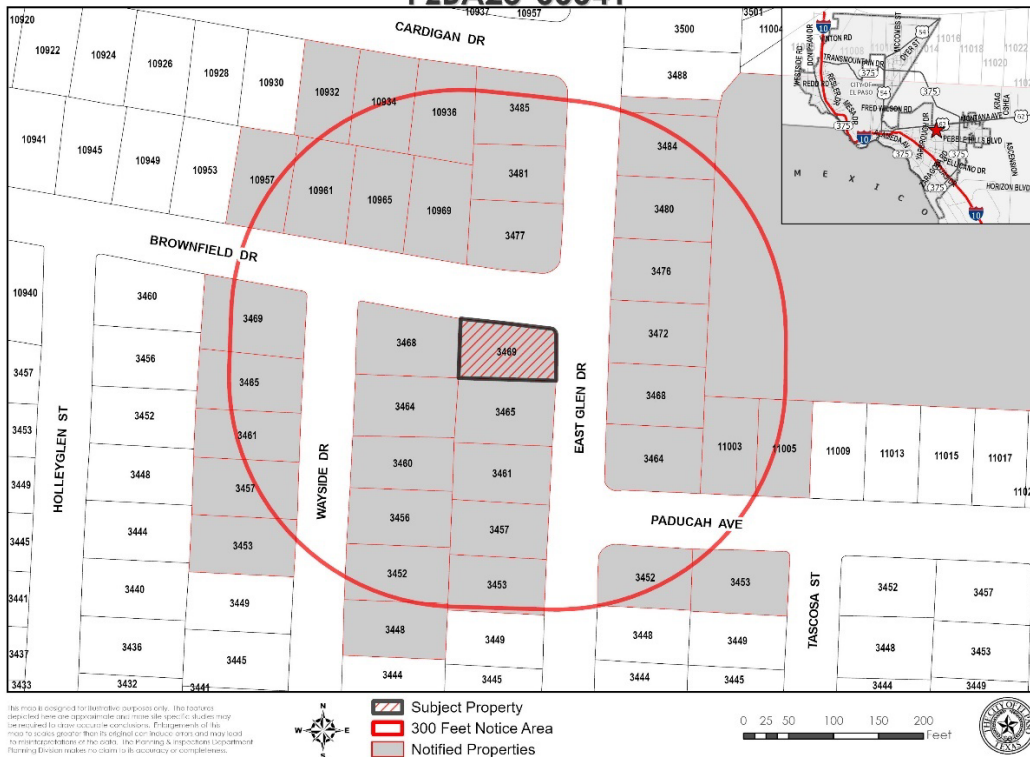
ZONING MAP

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NEIGHBORHOOD NOTIFICATION MAP

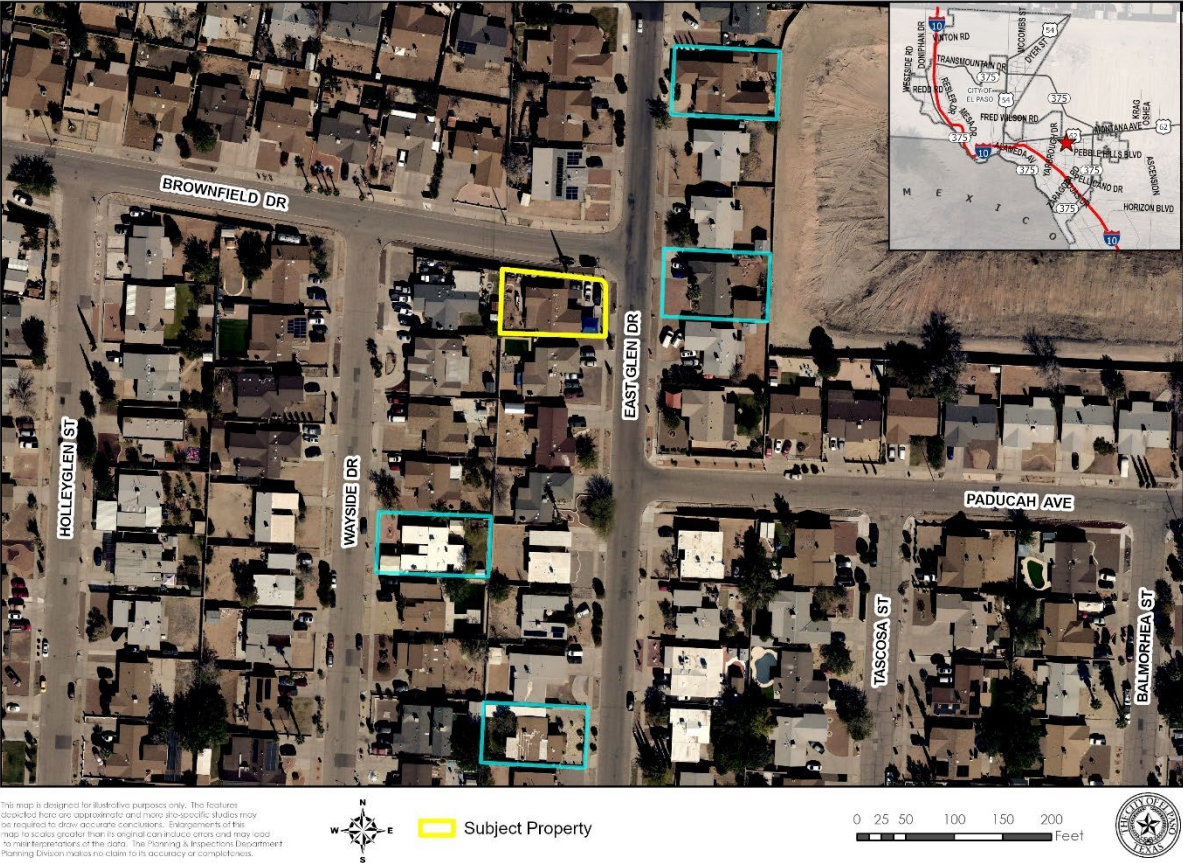
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NONCONFORMING LOTS

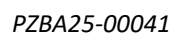
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NONCONFORMING LOT 3

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NONCONFORMING LOT 4

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