

# 701 Ramsgate Rd.

Zoning Board of Adjustment — April 7, 2025



<b>CASE NUMBER:</b>	<b>PZBA24-00092</b>
<b>CASE MANAGER:</b>	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Catherine Oyston
<b>REPRESENTATIVE:</b>	Catherine Oyston
<b>LOCATION:</b>	701 Ramsgate Rd. (District 7)
<b>ZONING:</b>	R-2A (Residential)
<b>REQUEST:</b>	Special Exception B (Two or More Nonconforming Lots)
<b>PUBLIC INPUT:</b>	One (1) call and one (1) e-mail in support to the special exception request as of December 4, 2024

**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-2A (Residential) zone district.

**SUMMARY OF STAFF'S RECOMMENDATION:** Pending.

**PZBA24-00092**

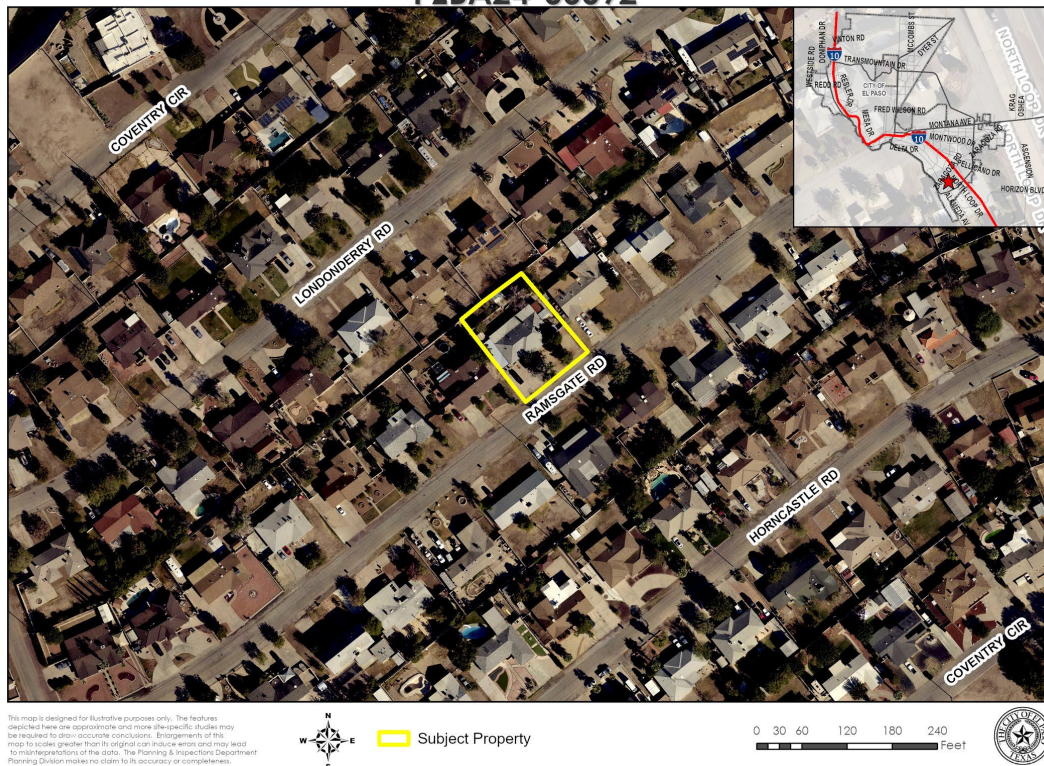


Figure A. Aerial of Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special exception to allow to legalize the construction of an existing carport, which extends 8 feet into the required side yard setback for 280.73 square feet of total encroachment.

**BACKGROUND:** The minimum side setback is 8 feet in the R-2A (Residential) zone district. Aerial photographs indicate there are two other properties on the same block that also contain carports located in the side yard that encroach into their perspective side yard setbacks located at 716 Londonderry Road and 732 Londonderry Road for a total encroachment of 245.04 square feet and 187.11 square feet, respectively.

Based on the El Paso Central Appraisal District Records, this property was constructed in 1968. The current owner has held ownership since 2004, and aerial photographs indicate that the encroachment was added in 2022.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	30 feet	No Change
Rear	30 feet	No Change
Cumulative Front & Rear	60 feet	No Change
Side (West)	8 feet	0 feet
Side (East)	8 feet	No Change
Cumulative Side	16 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 one house on the same block extends 8 feet into the side setback, and another house extends 6.3 feet.
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 two (2) houses on the same block located within the side yards which extend into their required 8-foot side yard setback located at 716 Londonderry Road and 732 Londonderry 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 November 27, 2024 to all property owners within 300 feet of subject property. The Planning Division has received one (1) call and one (1) email in support to the special exception request.

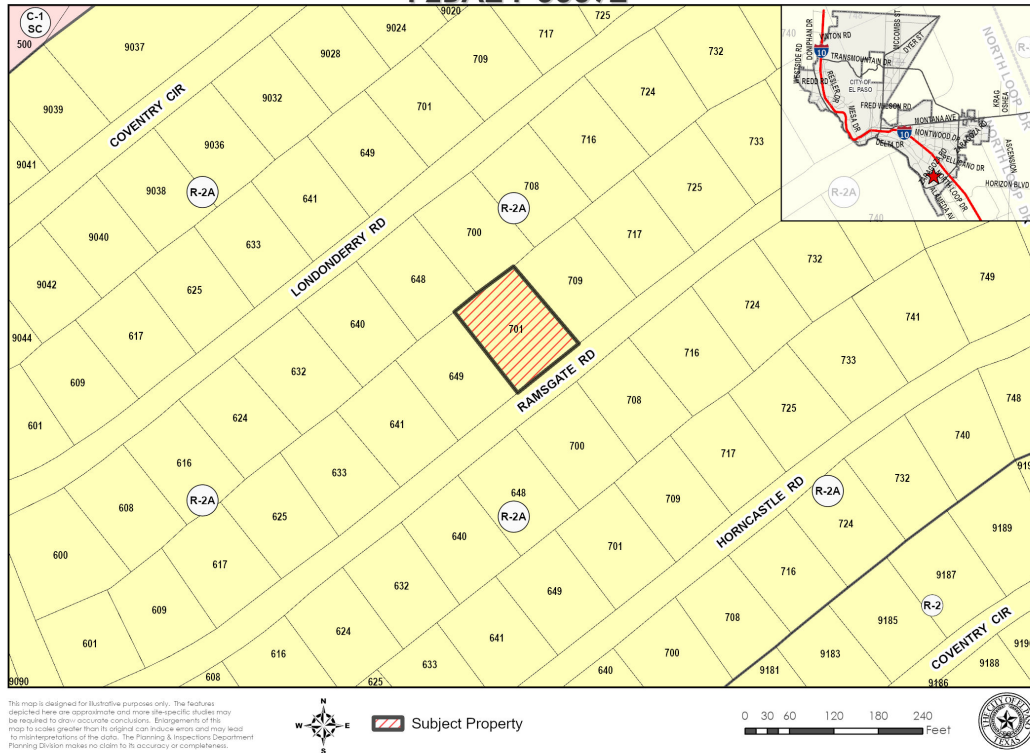
#### ZONING BOARD OF ADJUSTMENT OPTIONS:

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.

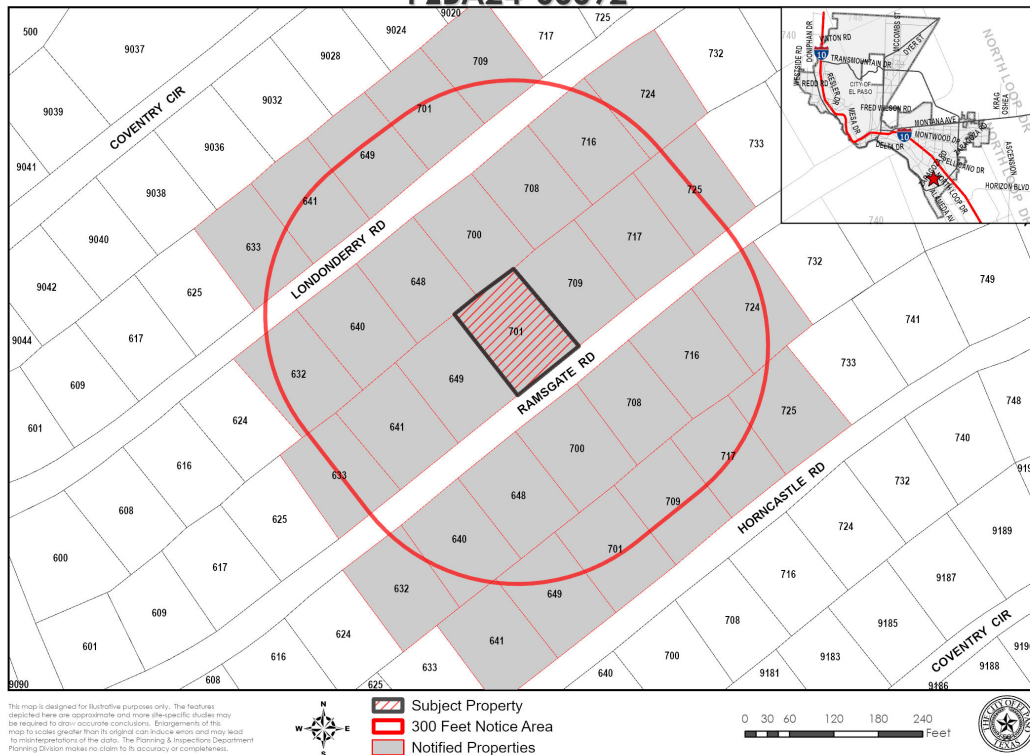
# ZONING MAP

PZBA24-00092

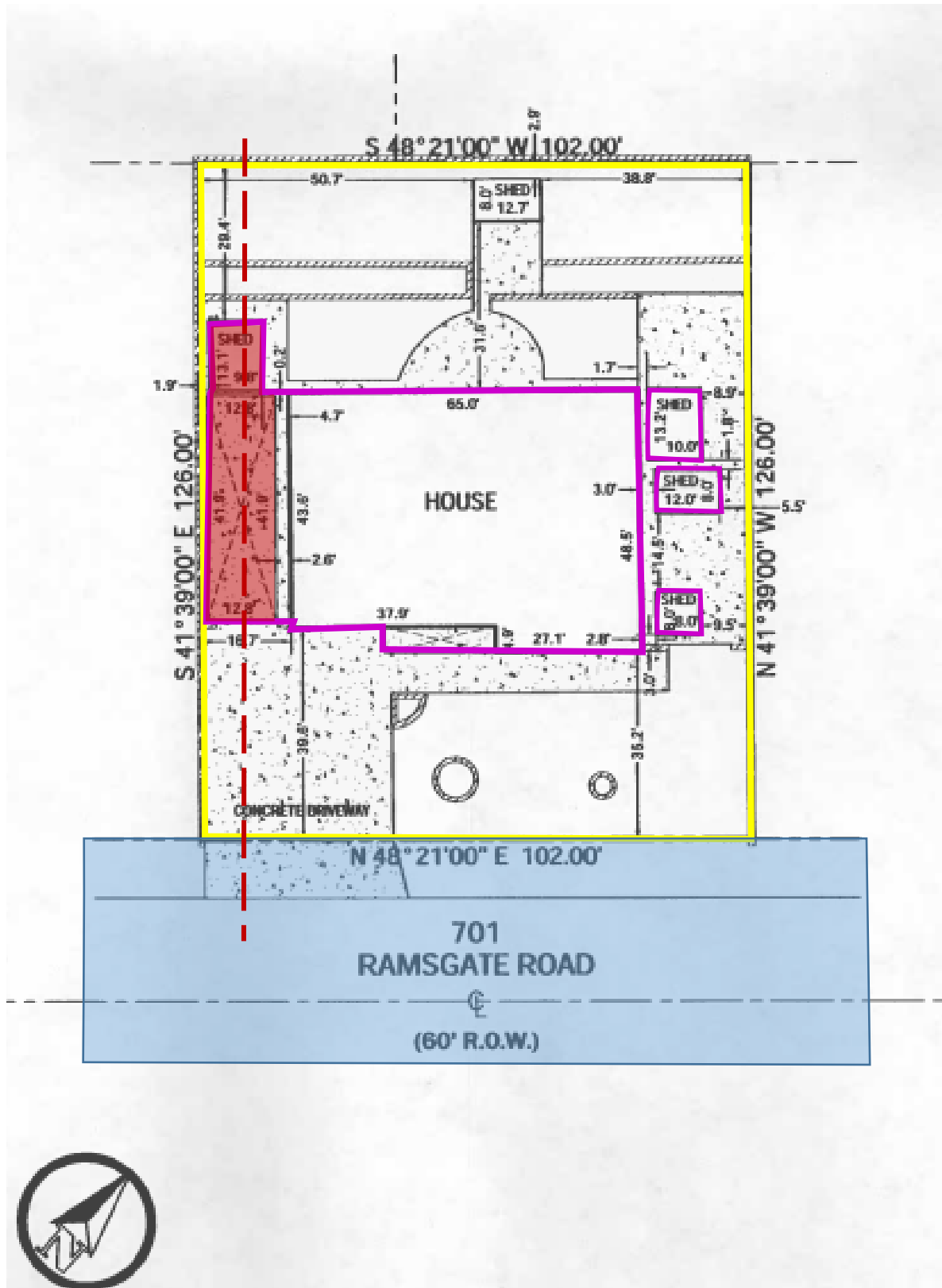


# NEIGHBORHOOD NOTIFICATION MAP

PZBA24-00092



# SITE PLAN





**NONCONFORMING LOTS**  
**PZBA24-00092**



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original scale include errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



- Subject Property
- Non-Conforming Lots

0 25 50 100 150 200 Feet



# NONCONFORMING LOT 1

PZBA24-00092



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Subject Property

0 5 10 20 30 40 Feet



# NONCONFORMING LOT 2

PZBA24-00092



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Subject Property

0 5 10 20 30 40 Feet





**Perez, Blanca M.**

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**From:** MerrillWilliams <maw2042@verizon.net>  
**Sent:** Tuesday, December 3, 2024 12:31 PM  
**To:** Perez, Blanca M.  
**Cc:** caoyston@yahoo.com  
**Subject:** Voicing My Support to Allow Legalization of Extension of an Existing Carport at 701 Ramsgate Road, El Paso, TX Case # PZBA24-00092

You don't often get email from maw2042@verizon.net. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to **SpamReport@elpasotexas.gov**.

Ms Blanca Perez:

Recently received a letter from your office concerning subject legalization of the extension of the existing carport adjacent to my property. My property is located at 649 Ramsgate Road. I have owned my property since May 1974. I have no issue with my neighbor, Catherine Oyston, request. Since a hearing was scheduled in the near future i called you today, 3 December 2024, to insure you knew my opinion. This email provides additional verification to you and notifies Ms Oyston of my approval.

I experienced difficulty trying to reach you. When I called your number listed on your letter (915-212-1561), I was told I could enter your extension or enter 4 for a list of available extensions however I was told to enter last name and then first but was not given a way to divide last and first name. The other option was to wait for an operator. After 5 minutes of silence I gave up on this option. After making some additional calls I was able to get a good number. Hopefully you can look into what I had missed.

Thank you for your assistance. Merrill Williams cell 757-218 2747.