

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: March 22, 2016
Public Hearing: April 19, 2016

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov
Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. PZST15-00041, to allow for Infill Development with reduced cumulative front & rear yard setbacks and parking reduction on the property described as East 1/2 of Lot 11, All of Lots 12 and 13, Block 292, Pierce Finley Addition, 1024 E. River Avenue, City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1024 E. River Avenue. Property Owner: Elguea Properties, PZST15-00041 (**District 8**)

BACKGROUND / DISCUSSION:

On February 25, 2016, the CPC reviewed and recommended approval of the special permit request.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this special permit application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (7-0).

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Larry F. Nichols
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST15-00041, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED CUMULATIVE FRONT & REAR YARD SETBACKS AND PARKING REDUCTION ON THE PROPERTY DESCRIBED AS EAST 1/2 OF LOT 11, ALL OF LOTS 12 AND 13, BLOCK 292, PIERCE FINLEY ADDITION, 1024 E. RIVER AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Elguea Properties, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City Code for reduced cumulative front and rear yard setbacks and parking reduction.

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **R-5 (Residential)** Zone District:
East 1/2 of Lot 11, all of Lots 12 and 13, Block 292, Pierce Finley Addition, 1024 E. River Avenue, City of El Paso, El Paso County, Texas; as more particularly described by metes and bounds on the attached Exhibit "A", and,
2. That the City Council hereby grants a Special Permit for an infill development under Section 20.10.280 of the El Paso City Code to allow a reduction in the cumulative front and rear yard setbacks and parking reduction; and,
3. That this Special Permit is issued subject to the development standards in the **R-5 (Residential)** District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and,

ORDINANCE NO. _____

4. That, if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST15-00041 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owner shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

APPROVED this _____ day of _____, 2016.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning and Inspections Department

ORDINANCE NO. _____

EXHIBIT "A"

1024 East River Ave., El Paso, Texas

METES AND BOUNDS

Description of a parcel of land that is the East ½ of Lot 11, all of Lots 12 and 13, Block 292, Pierce Finley Addition, City of El Paso, El Paso County, Texas. Said parcel of land can be more particularly described by metes and bounds as follows:


Commencing at the center line intersection of Octavia St. and River Ave., Thence South 35°00' 00" West along the center line of East River Ave., a distance of 110.00 feet to a point; Thence, leaving said center line South 55°00' 00" East a distance of 36.00 feet to a point that lies on the Southeasterly ROW line of East River Ave., said point also being the point of beginning of these metes and bounds;

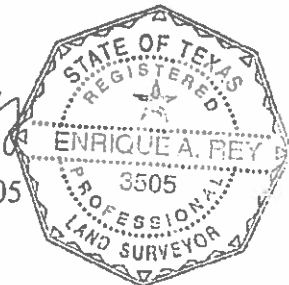
Thence South 55°00' 00" East a distance of 120.00 feet to a point that lies on the Northwesterly ROW line of an existing alley;

Thence South 35°00' 00" West along said alley ROW line, a distance of 62.5 feet to a point;

Thence North 55°00' 00" West, a distance of 120.00 feet to a point that lies on the Southeasterly ROW line of East River Ave.;

Thence North 35°00' 00" East along said East River Ave. ROW, a distance of 62.50 feet to the point of beginning of this description. Said parcel of land contains 7,500 square feet or 0.1722 acres of land more or less.

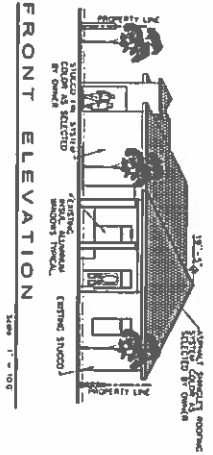
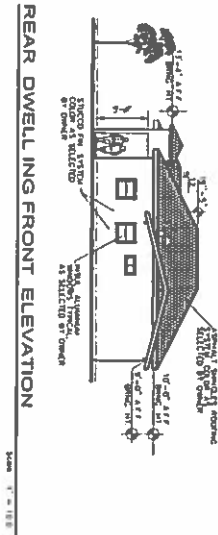
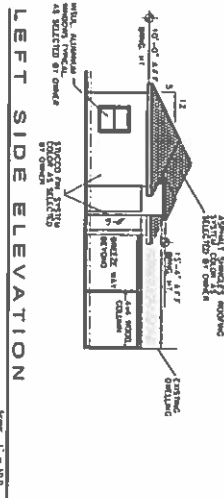
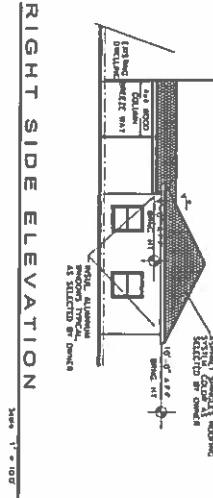

Enrique A. Rey
R.P.L.S. TX 3505



NOTE: Dimensions as per platted Pierce Finley addition. The metes and bounds were done without the benefit of a title commitment

El Paso, Texas- Friday, November 06, 2015

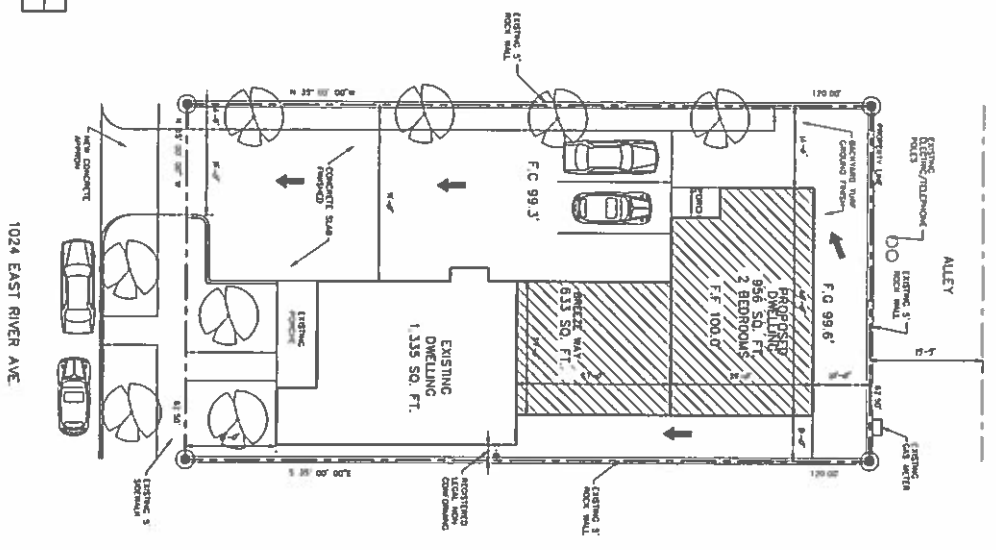
EXHIBIT "B"



NOTE:
REQUEST 50% PARKING REDUCTION

INFILL DEVELOPMENT	
FRONT/REAR	REQUIRED
Calculative	45
	25'

CODE SURVEY
 Zoning R-3
 Building Classification Residential
 Construction Type V-43 One Story, Non-Spanning
 Proposed Building Area = 1,335 SQ. FT.
 Proposed Building Height = 9'11" SQ. FT.



DETAILED SITE DEVELOPMENT PLAN
 SHEET TITLE
 PROJECT NAME
 1024 EAST RIVER AVE.
 EL PASO, TEXAS

<p>J. L. J DESIGNS TEL (915) 329-4346 FAX (915) 329-1515 9434 WISCONSIN BLVD. STE. 140 EL PASO, TEXAS 79925</p>	<p>PROJECT NAME 1024 EAST RIVER AVE. EL PASO, TEXAS</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>01-14-16</td> <td></td> </tr> <tr> <td>2</td> <td>02-01-16</td> <td></td> </tr> <tr> <td>3</td> <td>01-02-16</td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	1	01-14-16		2	02-01-16		3	01-02-16		4			5		
NO.	DATE	DESCRIPTION																		
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MEMORANDUM

DATE: March 7, 2016
TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager
FROM: Andrew Salloum, Planner
SUBJECT: PZST15-00041

The City Plan Commission (CPC), on February 25, 2016, voted 7-0 to recommend **approval** of the special permit application to allow for infill development with cumulative front and rear yard setbacks reduction and a parking reduction.

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the special permit will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has not received any communication in support or opposition to the special permit request.

Property Owner: Elguea Properties
Representative: Chris Elguea

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST15-00041
Application Type: Special Permit and Detailed Site Development Plan
CPC Hearing Date: February 25, 2016
Staff Planner: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Location: 1024 E. River Avenue
Legal Description: East ½ of Lot 11, all of Lots 12 and 13, Block 292, Pierce Finley Addition, City of El Paso, El Paso County, Texas

Acreage: 0.17 acres
Rep District: 8
Zoning: R-5 (Residential)
Existing Use: Single-family dwelling
C/SC/SP/ZBA/LNC: Legal Non-conforming registration for side setback in R-5 (Residential)
Request: Infill Development - to allow for cumulative front and rear yard setbacks reduction and a parking reduction
Proposed Use: Duplex

Property Owner: Elguea Properties
Representative: Chris Elguea

SURROUNDING ZONING AND LAND USE

North: R-5/sp (Residential/special permit) / Child care facility
South: R-5 (Residential) / Single-family dwellings
East: R-5 (Residential) / Single-family dwellings
West: R-5 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Houston Park (2,023 feet)

NEAREST SCHOOL: El Paso High School (685 feet)

NEIGHBORHOOD ASSOCIATIONS

Central El Paso Community Organization
El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 14, 2016. The Planning Division has not received any communications in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit for infill development and detailed site development plan review to reduce the cumulative front and rear yard setbacks for a duplex unit. The detailed site development plan shows a new 956 sq. ft. addition, to include a 633 sq. ft. breezeway, to an existing 1,335 sq. ft. single-family dwelling which will be converted into a duplex. The applicant is requesting the following reductions: from the required 45 ft. cumulative front and rear yard setback to 26 ft. (see the table on page 3). The detailed site development plan complies with all other density and dimensional standards and the approved legal non-conforming registration for a side setback. The proposed development requires four parking spaces and the applicant is providing two parking spaces. The applicant is requesting a 50%

percent parking reduction as permitted by infill development. Access to the subject property is proposed from River Avenue.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding residential zoning. Additionally, the proposed development is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation in the Plan Central Planning Area. Further, the property meets the requirements of Sections 20.04.320, Special Permit Approvals, 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

ANALYSIS

20.10.280 Infill Development

The provisions of this section apply to any property designated with an overlay designation to encourage redevelopment and infill development, the specific purposes of which are to: provide a more flexible approach to design and development of infill projects, encourage infill development by simplifying procedures for plan approval, permit the conversion or adaptive reuse of buildings and properties, encourage planning and design flexibility and innovations, create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses, and assure community compatibility and an efficient use of land and public services. In order to provide incentives for private investment in these targeted areas, the following standards shall apply:

- A. **Location Criteria.** An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

This development meets the two location criteria: (1) it is within a State Enterprise Zone (2) it is located in a legally recorded subdivision of at least 30 years, having been platted in 1897, (Attachment 5).

- B. **Use Regulations.** Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

There is no specific plan area adopted by City Council. A duplex is permitted in the R-5(Residential) district.

- C. **Setback Provisions.** The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

The applicant is requesting the following reduction in dimensional standards:

DIMENSION	REQUIRED	PROPOSED
Cumulative Front and Rear yard setback	45 ft.	26 ft.

The applicant is requesting the following reductions: from the required 45 ft. cumulative front and rear yard setback to 28 ft.

- D. **Parking.** The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

PARKING	
REQUIRED	PROPOSED
4 spaces	2 spaces

The proposed development requires 4 parking spaces and provides 2, the applicant is requesting a 50% parking reduction request.

- E. **Design.** Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

The proposed development is compatible with existing development.

- H. **Lots.** There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

The applicant is only requesting cumulative setback reductions; the request complies with all other density and dimensional standards and the approved Legal Non-Conforming registration for a side setback.

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
 - 1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development

- is proposed; complies with any special approvals required in connection with such development or area;
2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
 3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
 4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
 5. The design of the proposed development mitigates substantial environmental problems;
 6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
 7. The proposed development is compatible with adjacent structures and uses;
 8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

The application meets the requirements for special permit.

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Detailed Site Development Plan review is required as part of the special permit application.

20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
 4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.

5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the R-5 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

No objections to the special permit and detailed site development plan.

Note:

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department – Building and Development Permitting

No objections to proposed special permit.

Note:

At the time of submittal for building permits the project will need to comply with all applicable provisions of the IRC and local municipal code.

Planning and Inspections Department - Land Development

1. No objections to proposed special permit and detailed site plan proposal.
2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Fire Department

Recommended approval.

Sun Metro

Sun Metro does not oppose this request. Sun Metro has a bus stop (400 ft.) Southwest the subject site.

El Paso Water Utilities

1. EPWU-PSB does not object to this request.

EPWU-PSB Comments

Water

PZST15-00041

2. There is an existing 6-inch diameter water main along the alley south of River Street between Ange Street and Octavia Street, the water main is located approximately 4-feet south of the northern property line of the alley. Water service can be provide from this main.

3. EPWU records indicate there is one (1) vacant water meter within the subject property. A 3/4-inch meter addressed to 1024 E. River Avenue.

Sanitary Sewer

4. There is an existing 8-inch diameter sanitary sewer main along the center line of the Alley south of River Street between Ange Street and Octavia Street, which dead-ends approximately 375-feet east of Ange Street. This sewer main is available for service.

5. EPWU records indicate existing sewer service for the subject property.

General

6. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

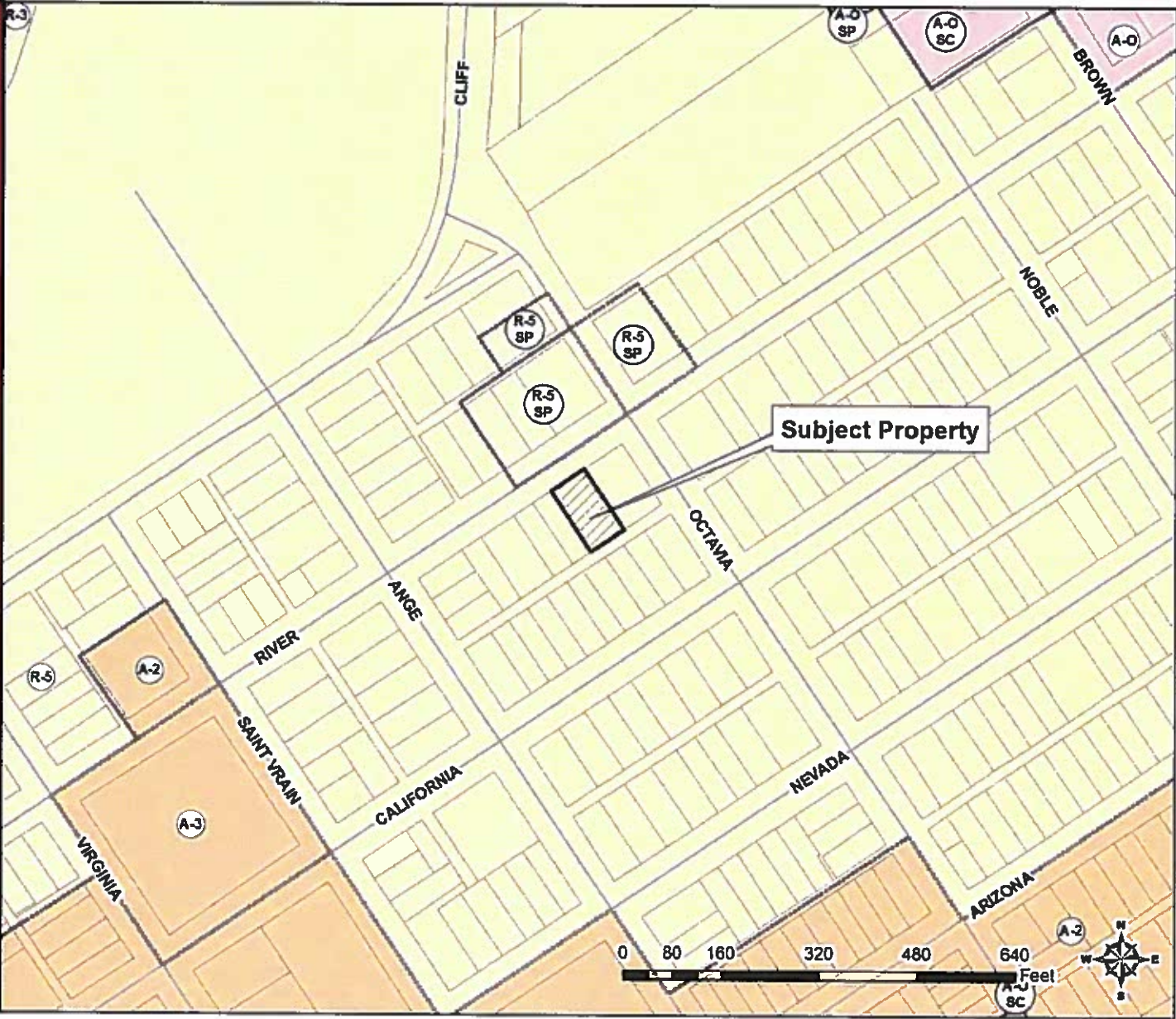
El Paso Water Utilities - Stormwater Division

No objections.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Subdivision Plat

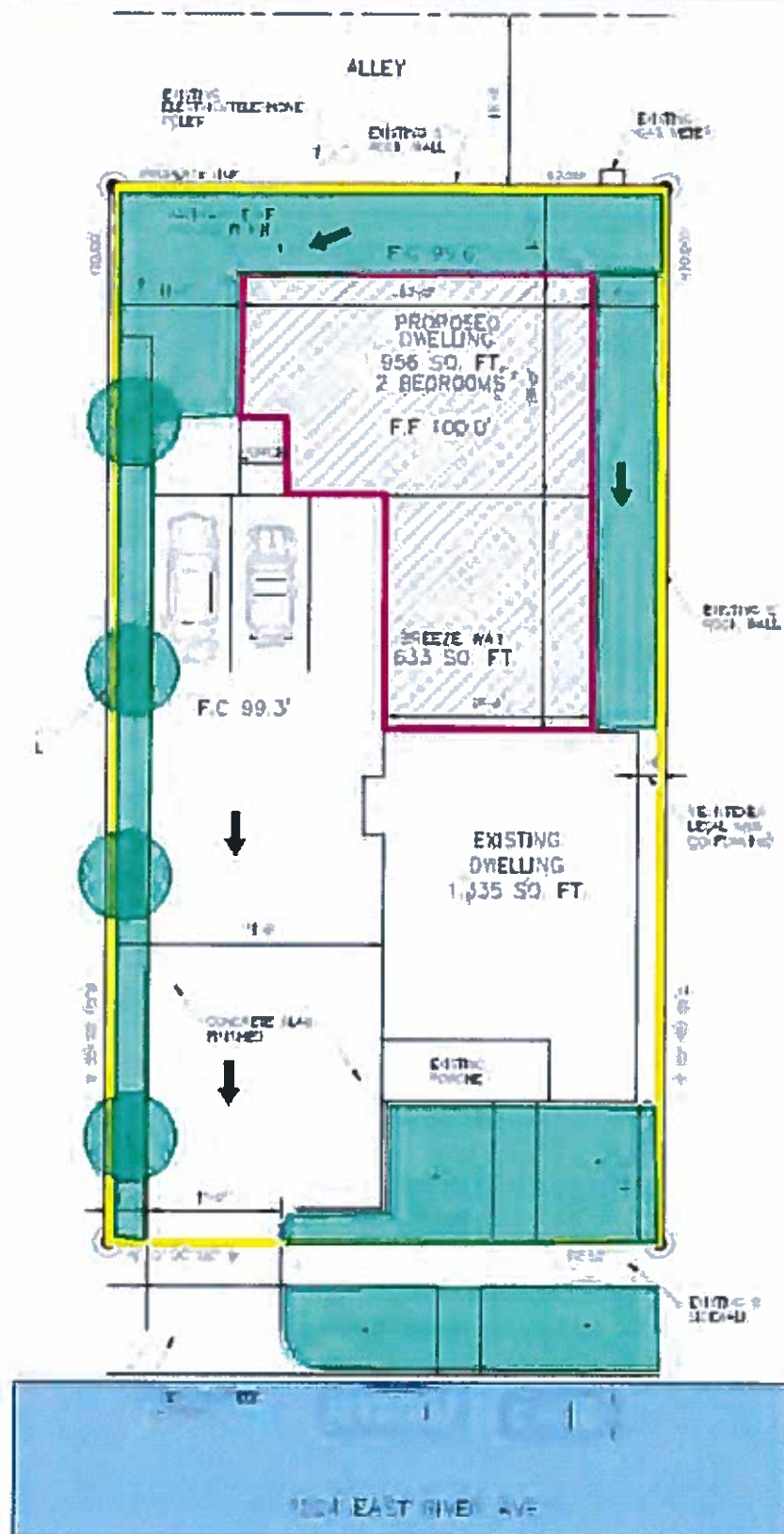
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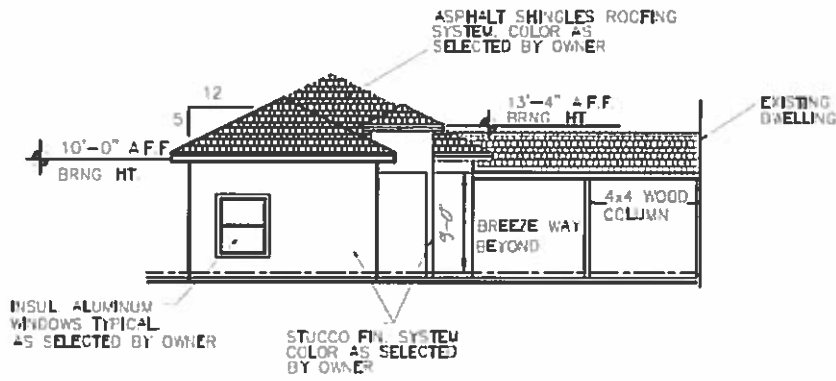
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

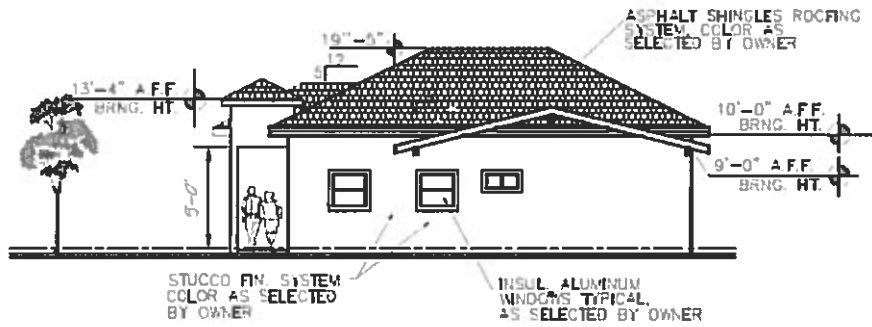


ATTACHMENT 4: ELEVATIONS



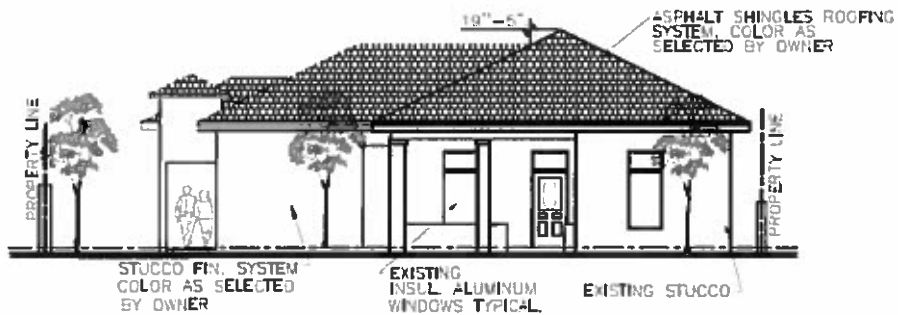
LEFT SIDE ELEVATION

Scale: 1" = 10.0'



REAR DWELLING FRONT ELEVATION

Scale: 1" = 10.0'



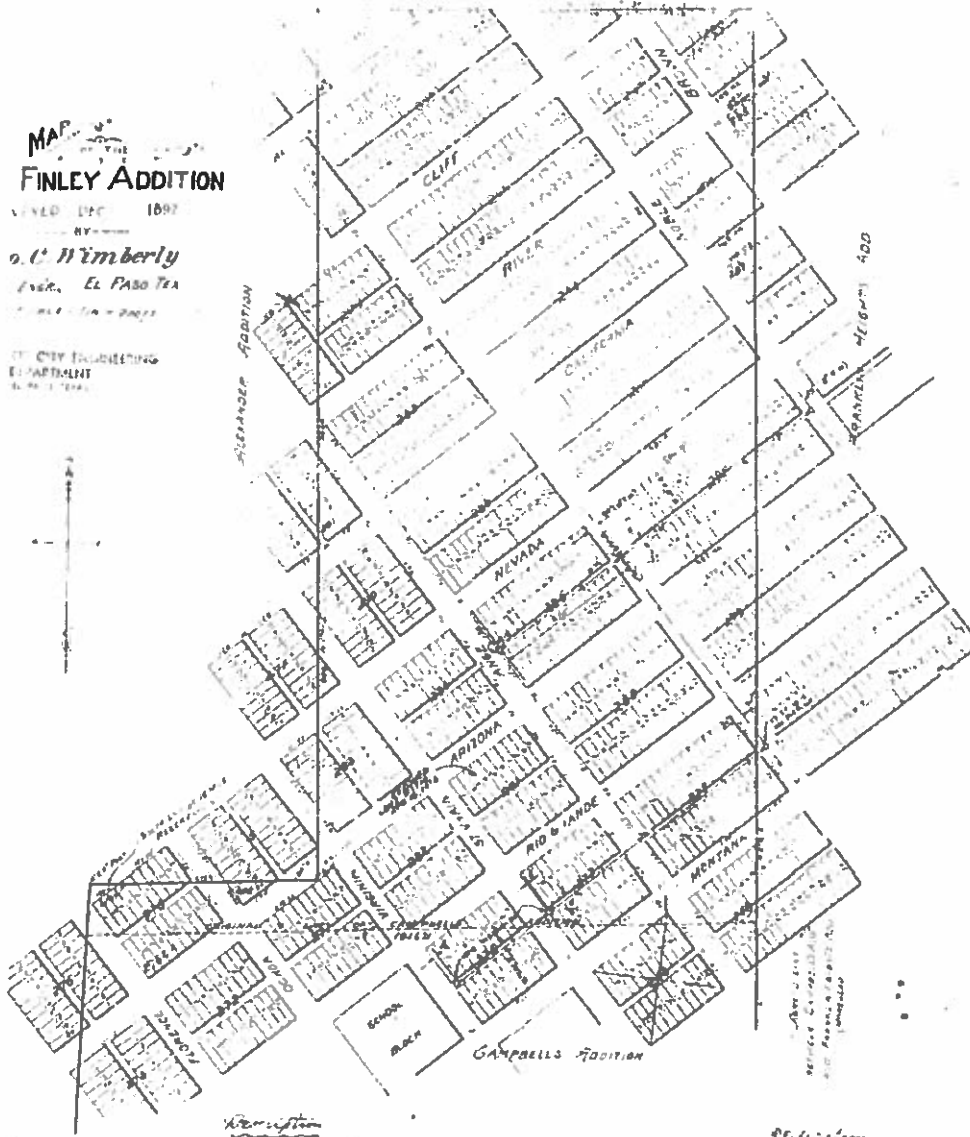
FRONT ELEVATION

Scale: 1" = 10.0'

ATTACHMENT 5: SUBDIVISION PLAT

MAP OF THE
FINLEY ADDITION
 FILED DEC 1897
 BY
C. C. Kimberly
 CIVIL ENGINEER
 EL PASO TEXAS

CITY ENGINEERING
 DEPARTMENT
 EL PASO TEXAS



Description

The section is that section of the Block Seventy running along North
 Campbell Addition and including that part of the Colorado Addition
 which is the town block north of the line of the 10 mile reservation
 to the Indians, to the El Paso Railroad. In blocks 200, 201, 202, 203, 204,
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CITY ENGINEERING
 DEPARTMENT
 EL PASO TEXAS

Attest:

Subscribed and sworn to before me this 1st day of December 1897
 in the County of El Paso, State of Texas.
 My Comm. expires the 1st day of December 1898.
 Notary Public for Texas
 J. H. [Signature]
 P-795



Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (7-0)
- **Public Input:** The Planning Division has not received any communications in support or opposition to the special permit request.

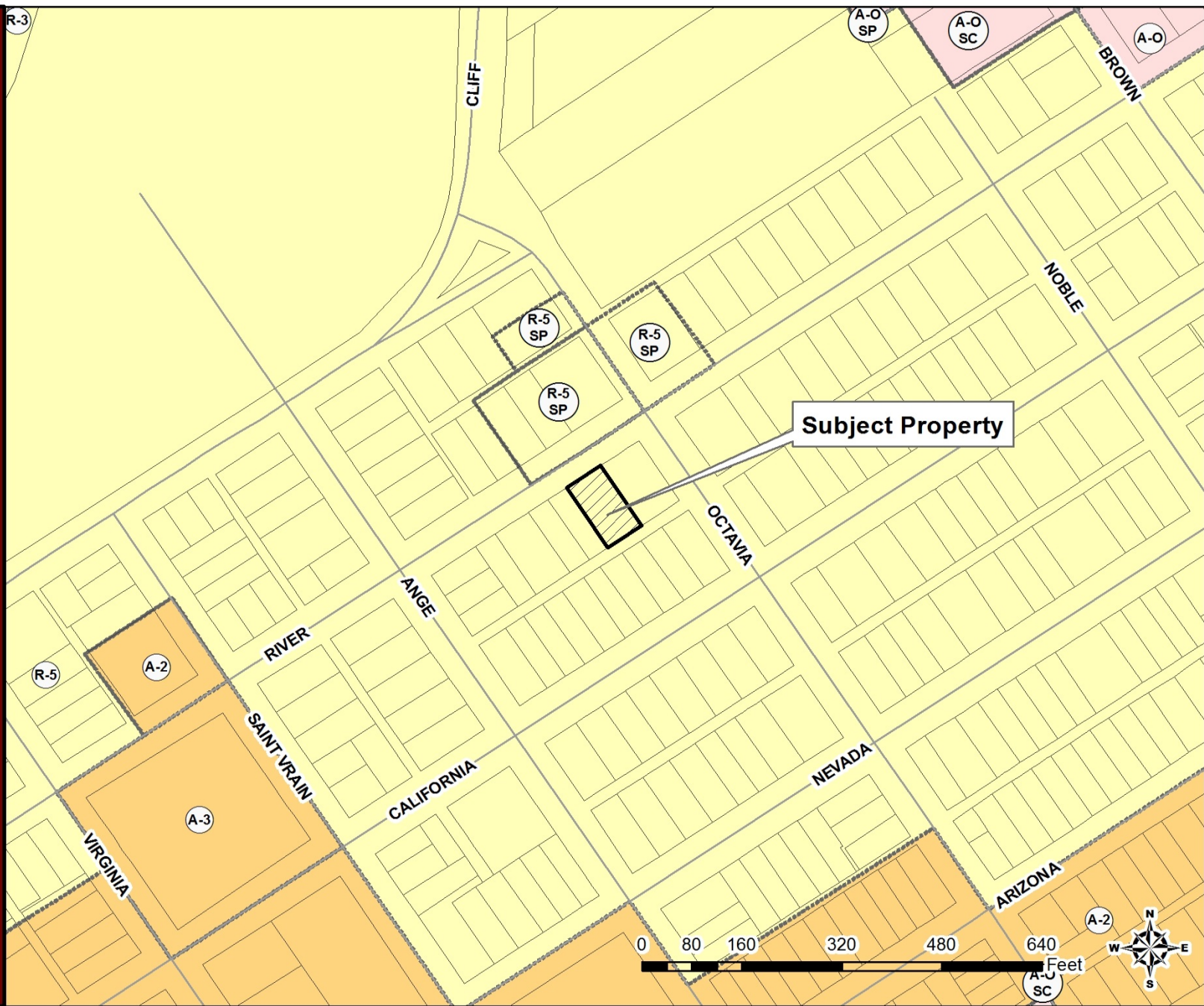
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

PZST15-00041

2



PZST15-00041



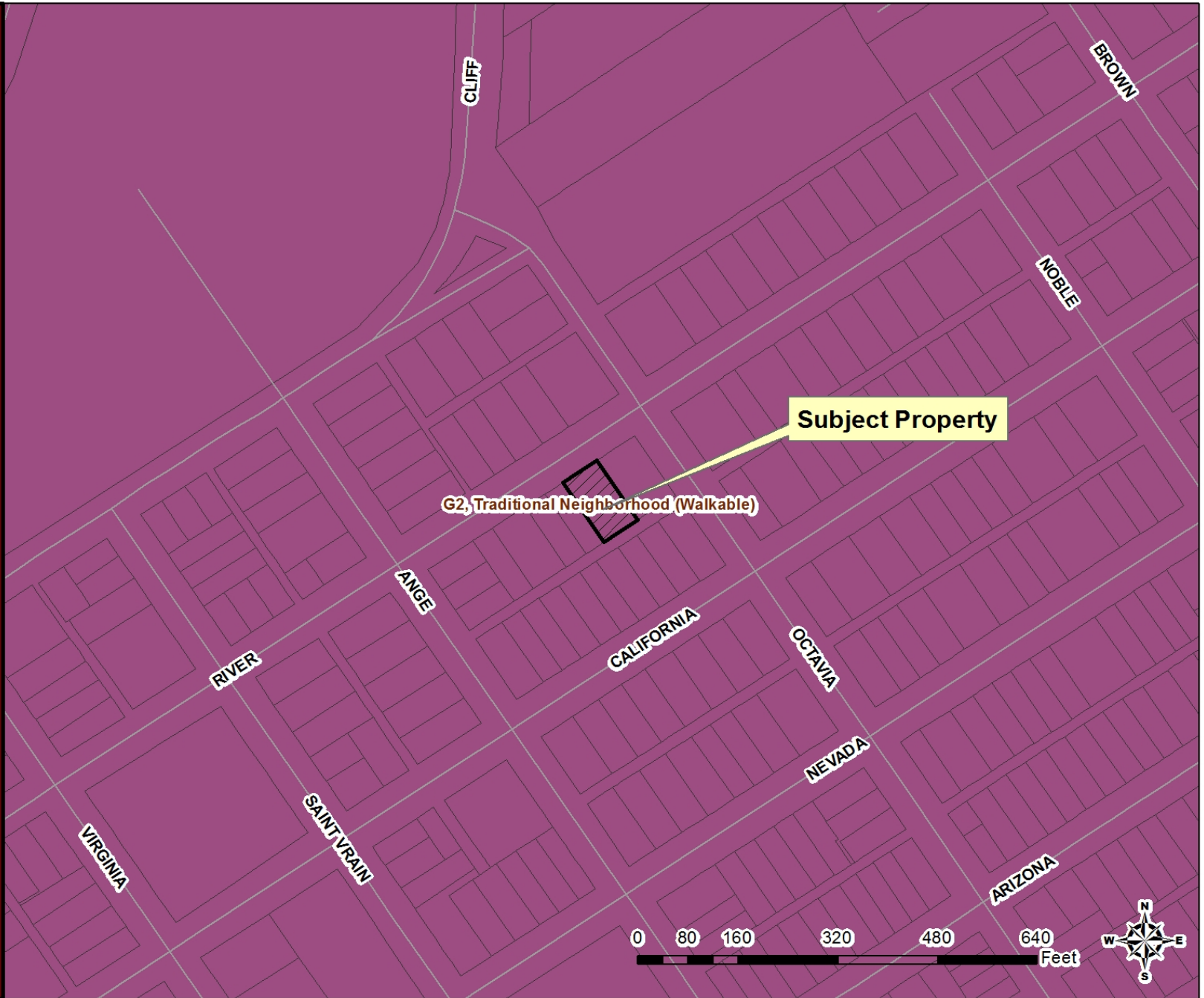
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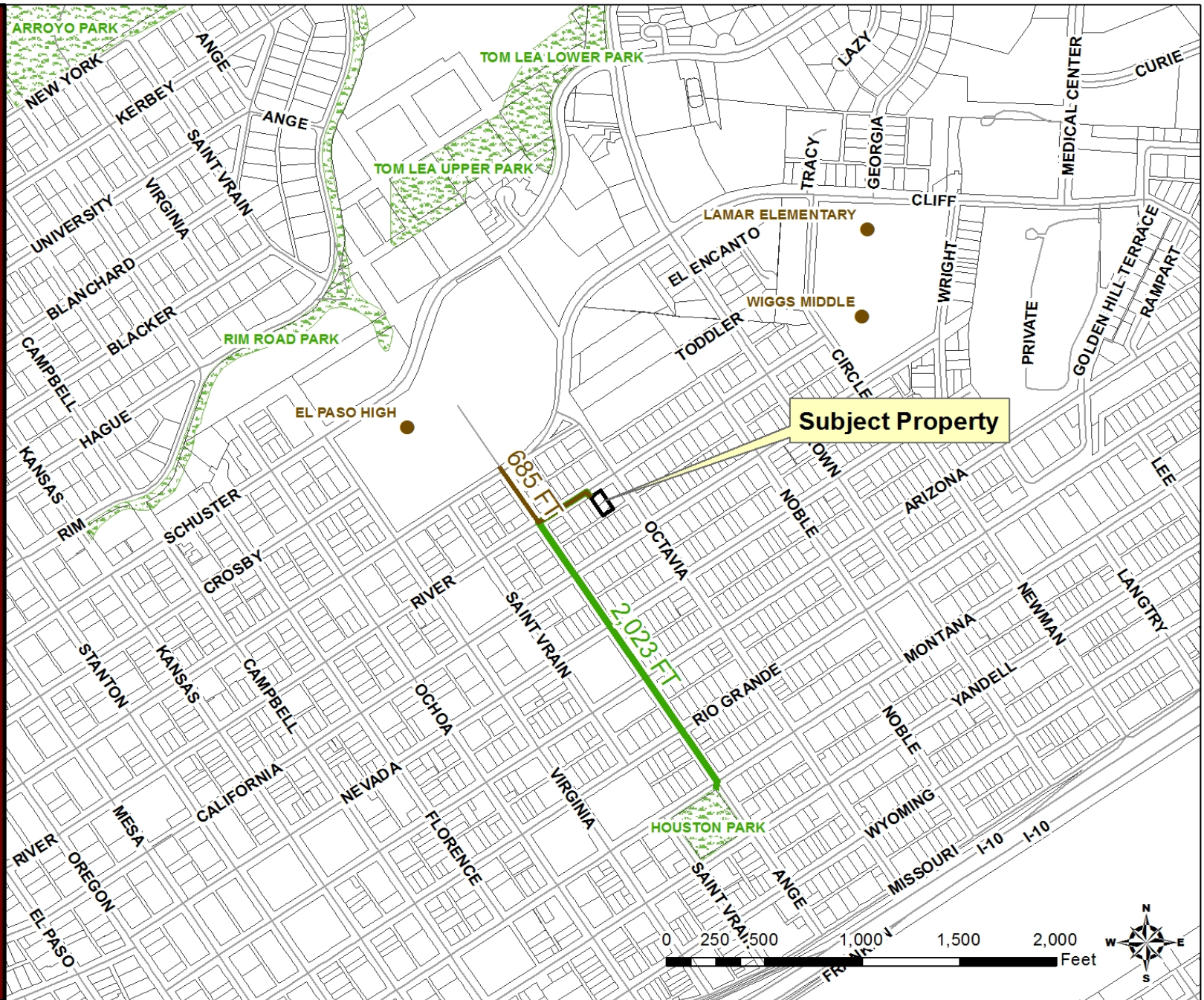
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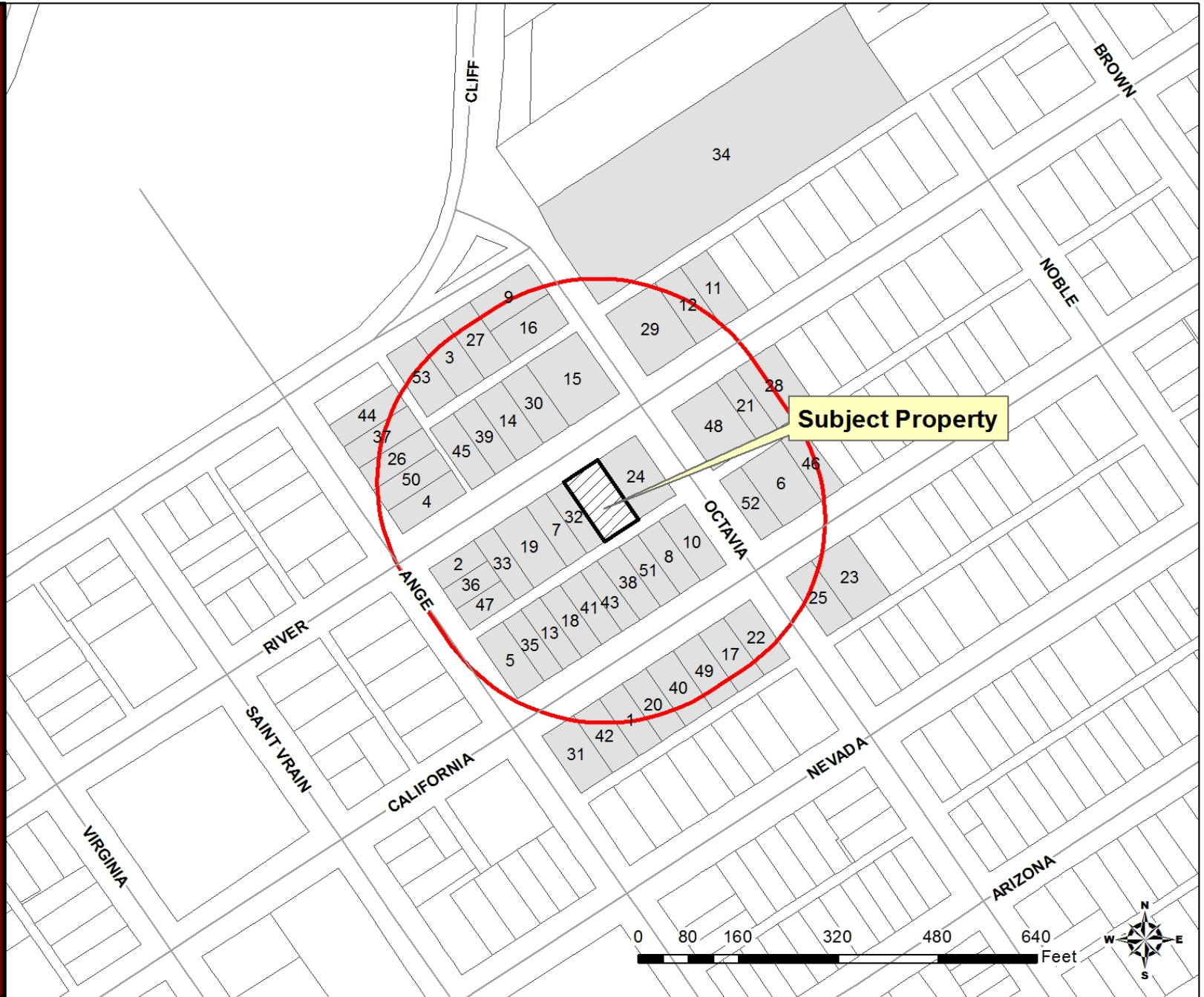
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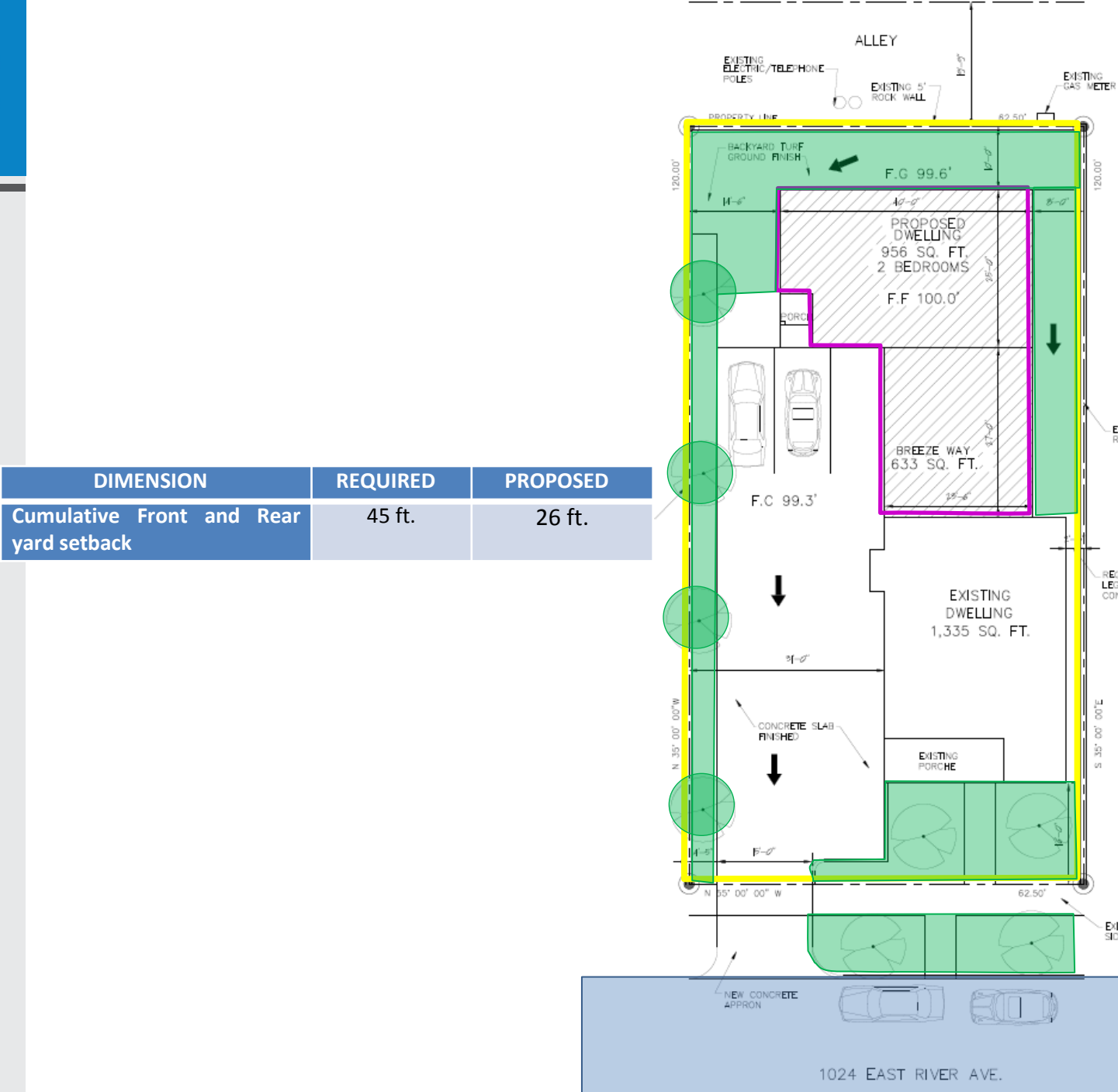
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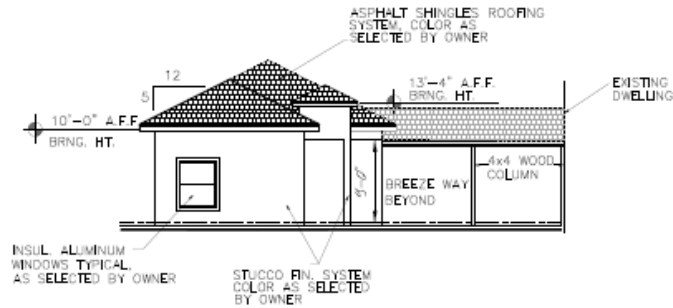
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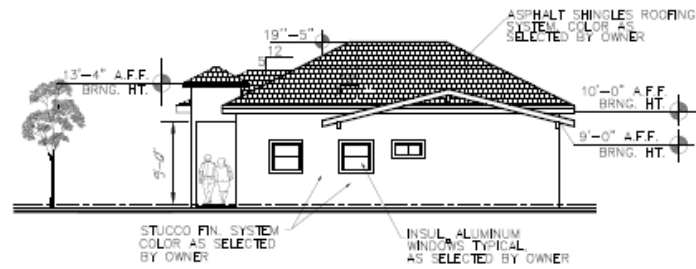


DIMENSION	REQUIRED	PROPOSED
Cumulative Front and Rear yard setback	45 ft.	26 ft.



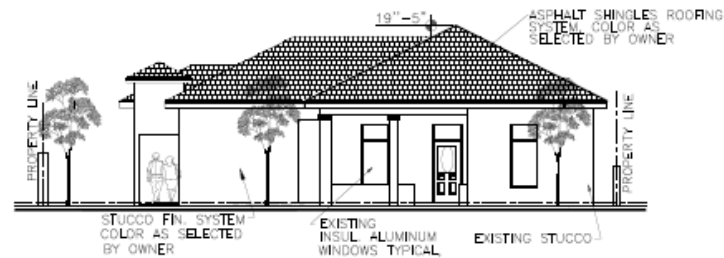
LEFT SIDE ELEVATION

Scale: 1" = 10.0'



REAR DWELLING FRONT ELEVATION

Scale: 1" = 10.0'



FRONT ELEVATION

Scale: 1" = 10.0'



Subject
Property



Subject
Property



Subject
Property



Alley



North



East



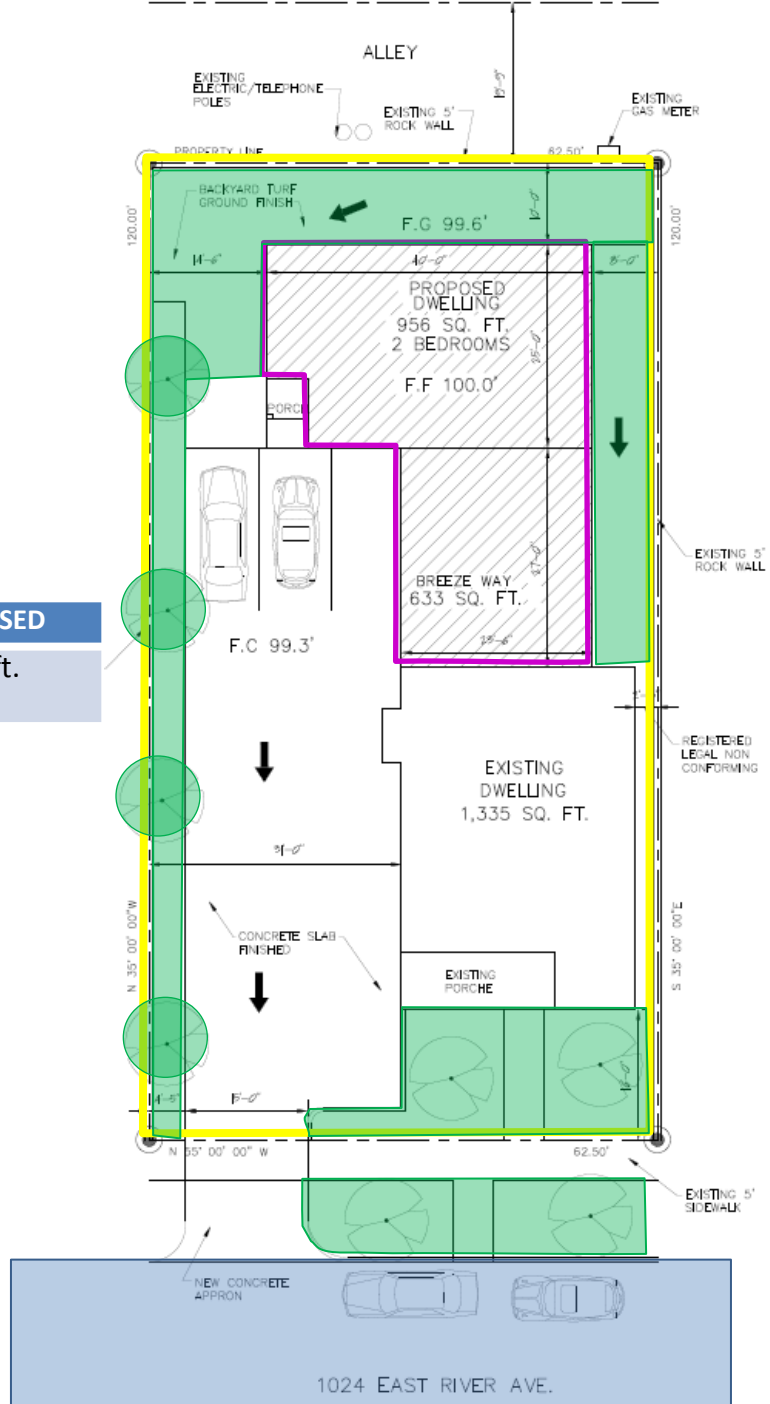
South

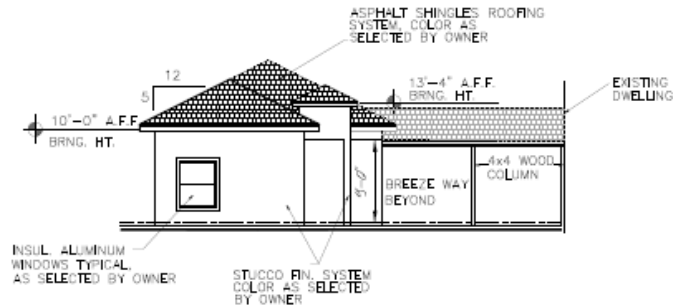


West



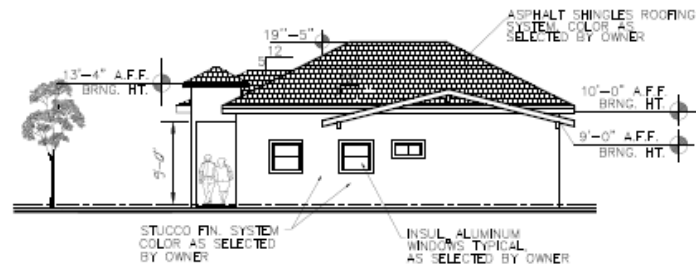
DIMENSION	REQUIRED	PROPOSED
Cumulative Front and Rear yard setback	45 ft.	26 ft.





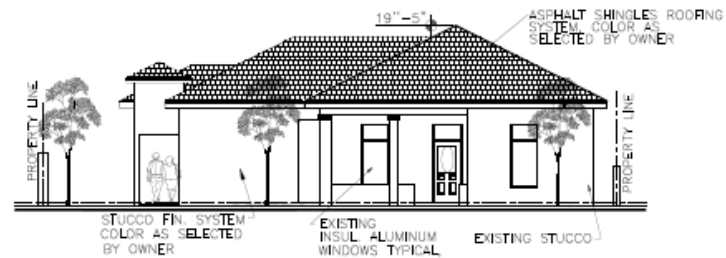
LEFT SIDE ELEVATION

Scale: 1" = 10.0'



REAR DWELLING FRONT ELEVATION

Scale: 1" = 10.0'

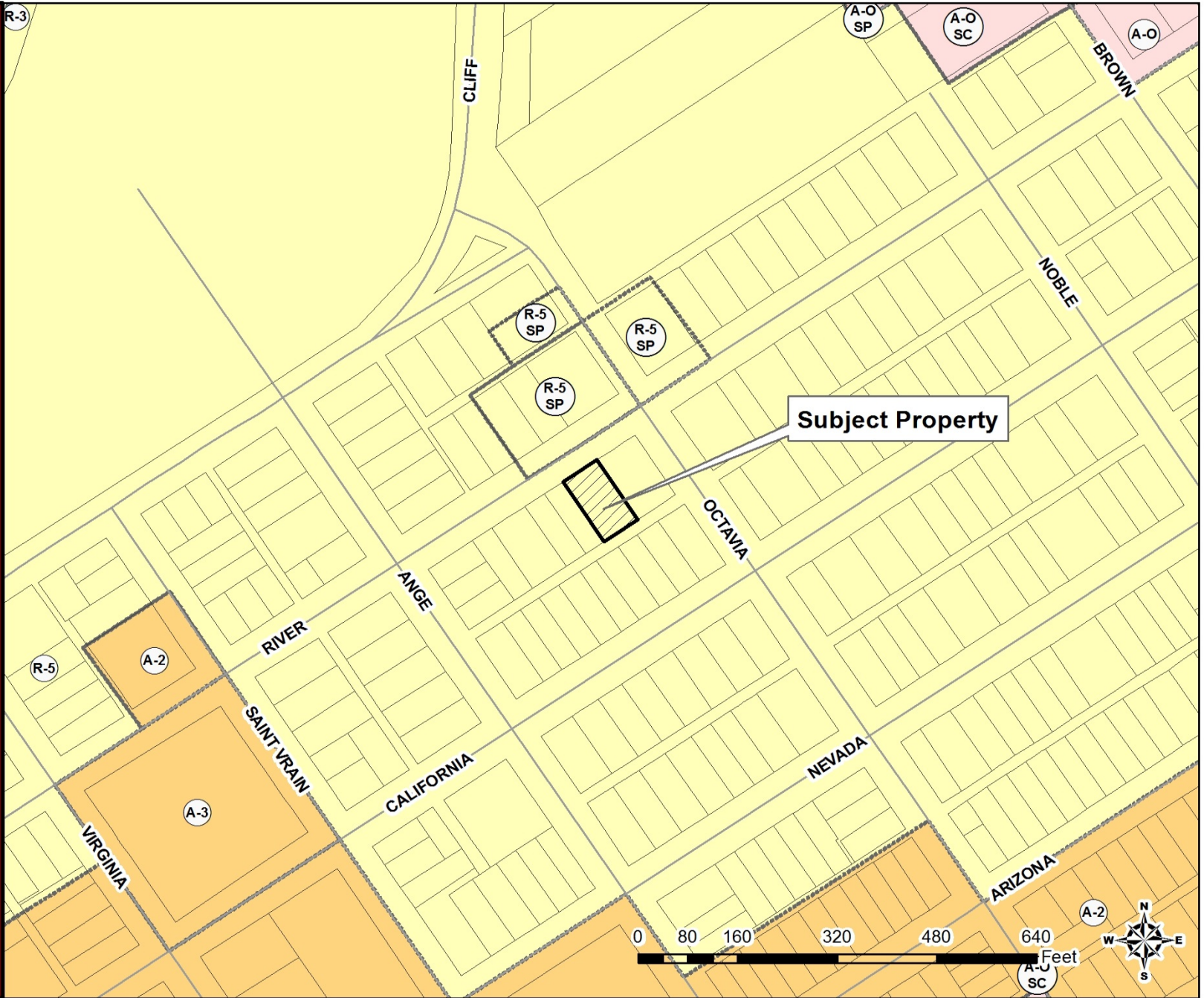


FRONT ELEVATION

Scale: 1" = 10.0'

PZST15-00041

21



PZST15-00041

22

