

AGENDA

ZONING BOARD OF ADJUSTMENT

COUNCIL CHAMBER

MARCH 2, 2022

8:30 A.M.

1. CASE FILE NO. 2022-01-V  
Open a public hearing to consider approval of the request of Catherine G. Crawford, owner, for a variance from Section 14-7-5 of the City of Odessa Zoning Ordinance to allow a structure (carport) to be located with a fifteen feet (15') front yard setback instead of a twenty-five feet (25') front yard setback in a Single Family-Three (SF-3) Zoning District, Lot 2 Block 2, Carver Heights (303 Carver Ave.)
2. Other business
3. Adjourn

TO: ZONING BOARD OF ADJUSTMENT  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: DOCKET NO. 2022-01-V  
APPLICANT: Catherine G. Crawford, owner  
REQUEST: Variance from Section 14-7-5 of the City of Odessa Zoning Ordinance  
PROPERTY INVOLVED: Lot 2 Block 2, Carver Heights (303 Carver Ave.)

The property involved in this request is located at 303 Carver Ave. This site is currently zoned Single Family-Three (SF-3) and is occupied by a single-family residence. The property is surrounded by residential development.

The applicant is Catherine G. Crawford, owner, and the purpose of the request is for a variance to allow a structure (carport) to be built ten feet (10') instead of the twenty-five feet (25') required front setback. In order to allow the structure fifteen feet (15') forward on the twenty-five feet (25') front yard setback, the applicant is requesting a variance from Section 14-7-5 of the City of Odessa Zoning Ordinance, which states:

14-7-5 FRONT YARD

In the following zoning districts the minimum required front yard shall be in accordance with the following schedule and no building or structure shall hereinafter be located, erected or altered so as to have a smaller front yard than hereinafter required, and no front yard existing at the time of passage of this ordinance shall be reduced below the minimum set forth in the following schedule except as hereinafter provided:

Single Family Residence – 3	25'	SF-3
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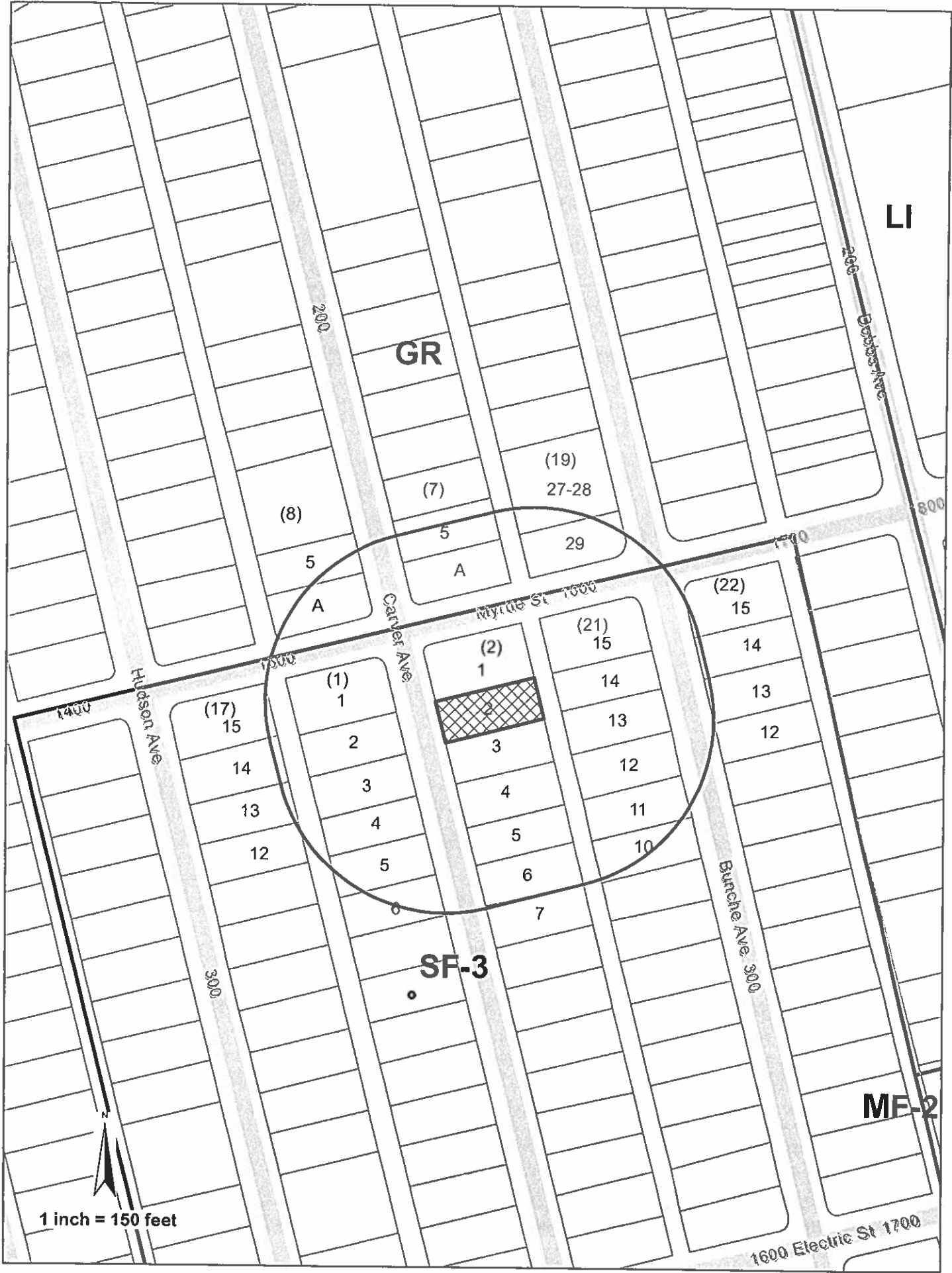
The following criteria as outlined in the Zoning Ordinance are to be used by the Board of Adjustment in evaluating variance requests. The burden of proof in meeting each of these criteria is upon the applicant.

- A. The variance request is not contrary to the public interest.
- B. Special conditions exist for the applicant that do not generally exist for others.
- C. A literal enforcement of the ordinance will result in unnecessary hardship.
- D. The spirit of the zoning ordinance is observed and substantial justice is done.

Staff analysis of this request is the applicant's request of fifteen feet (15') front yard setback is reasonable and will not create any issues, hazards or any hardship to this site or surrounding properties related to light, air or open space. With this in mind, the planning staff has no objections to this request as presented.

Information in order of inclusion:

- Area of notification map
- Copy of site plan



GR

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27-28

(8)

(7)

5  
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5

29

A

(2)

1

(21)

(22)

15

14

13

12

(17)

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14

13

12

(1)

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2

3

4

5

6

7

1

2

3

4

5

6

7

15

14

13

12

11

10

SF-3

MF-2

1 inch = 150 feet



200

200

800

1700

1400

1500

Myrtle St 1000

Hudson Ave

Carter Ave

Bunch Ave

Bunch Ave 300

1600 Electric St 1700

303 carver Ave

Carver Heights Subdivision  
Block 2  
Lot 2

