ZBA08-00093 **321 Bridal Way** **Sylvia Montoya**

Applicant requests Special Exceptions under Section 2.16.050 K (Carport over a Driveway) and Section 2.16.050 M (Front Yard Setback) in an R-2 zone.

This would permit a 28' by 5' portion of a new garage/storage area that is proposed to encroach 5 feet into the required front yard setback. This would also permit a 28' by 20' carport that is proposed to encroach 20 feet into the front yard setback.

The required cumulative front and rear yard setback total is 60 feet in an R-2 (Light Density Residential) zone.

BACKGROUND

The applicant is requesting to add a garage/storage area that will encroach 5' into the required front yard setback. She is also requesting to add a carport in front of the new garage/storage area that is proposed to be located to 0' of the front property line. The applicant's plans indicate that the materials and design will match the existing house. The height of the parapet at the front of the carport will match the parapet at the front of the house.

CALCULATIONS

Permitted carport area = 574 sq. ft. (First floor area under roof = 2,870 ÷ 5 = 574 sq. ft.)
Carport area proposed to encroach in required front yard setback = 560 sq. ft. (28' x 20')
Required front yard setback = 25'
Requested front yard setback = 0'

STAFF RECOMMENDATION

Staff recommends approval of the request for the Special Exceptions, pending receipt of the review of the carport structural plans by Building Permits & Inspections.

The Zoning Board of Adjustment is empowered under Section 2.16.050 K to:

"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

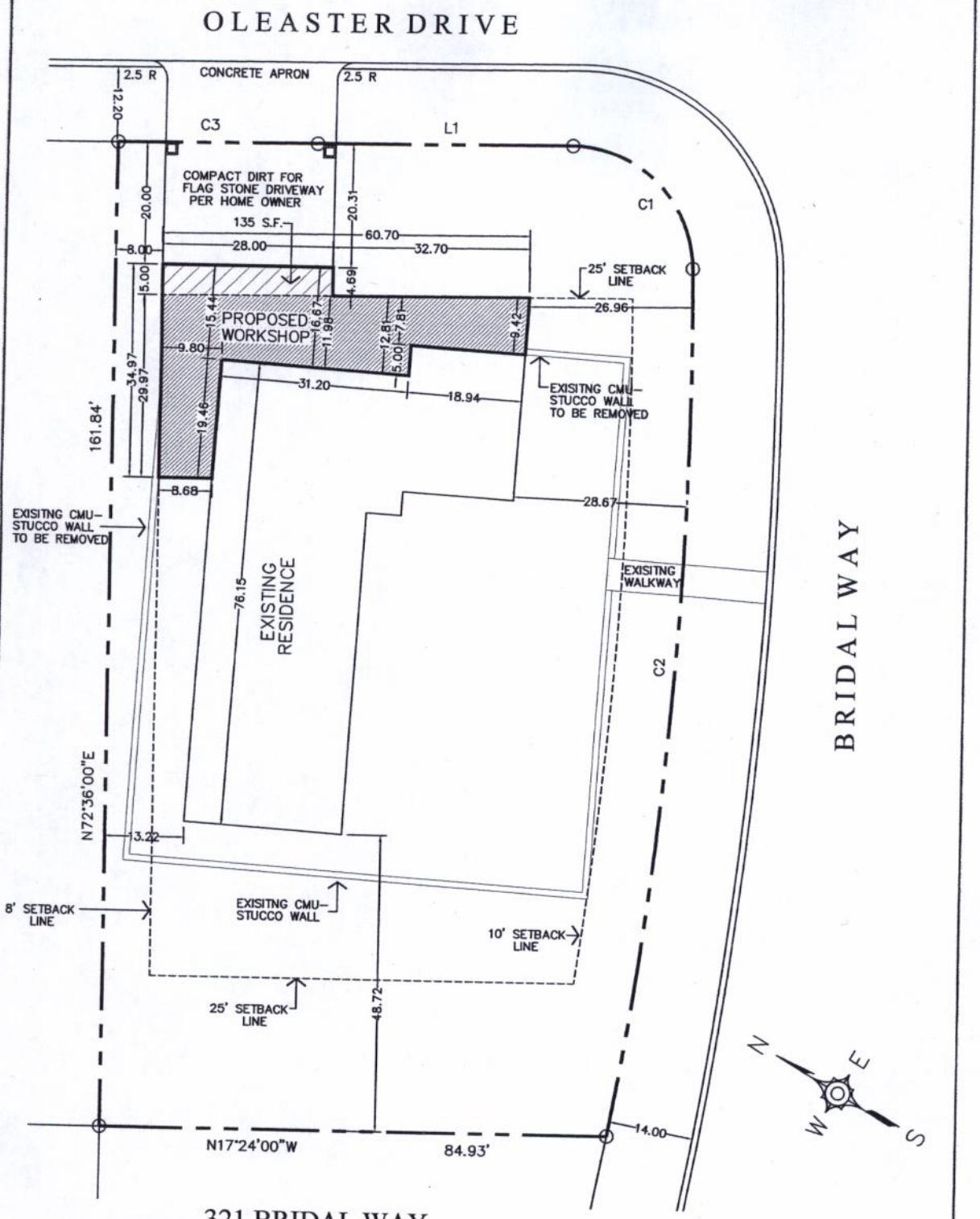
1. The residence has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, open on three sides, and attached to the main structure; and,
4. The area of the carport shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the carport rise above the highest point of the roof of the dwelling; and,
5. Elevation drawings of the proposed structure shall be submitted; and,
6. For a duplex, the total of all extensions granted shall not exceed one-third the average width of the site, and the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit; and,
7. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space; and,
8. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
9. The extension shall not permit the creation of an additional dwelling unit nor shall it constitute an extension of the living area of the dwelling."

ITEM #2

The Zoning Board of Adjustment is empowered under Section 2.16.050 M to:

"Permit an extension of a single-family residential structure into the required front yard, which shall be measured to the property line, provided, however, that:

1. The residential structure has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total length all extensions granted shall not project into the required front yard a depth in excess of ten feet; and,
3. The total width of all extensions granted shall not exceed one-third of the average width of the site; and,
4. The minimum side and side street yards shall not be reduced; and,
5. A minimum of a ten foot front setback from the property line shall be maintained; and,
6. If the proposed modification is for an enclosed garage, a minimum twenty foot driveway shall be required; and,
7. Unless otherwise provided in this section, all remaining areas of the required front yard shall be permanent open space; and,
8. The extension shall not permit the creation of an additional dwelling unit."



321 BRIDAL WAY

GREEN ACRES SUBDIVISION

LOTS 1 & 2

BLOCK 7

LINE	LENGTH	BEARING
L1	42.19'	S18°24'00"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	28.28'	31.42'	28.28'	S26°36'00"W	90°00'00"
C2	769.09'	143.74'	143.95'	143.74'	S76°57'43"W	10°43'26"
C3	2894.72'	33.33'	33.33'	33.33'	S18°04'13"E	00°39'35"

LEGAL DESCRIPTION:

LOTS 1 & 2, BLOCK 7, GREEN ACRES
CITY OF EL PASO, EL PASO COUNTY, TEXAS

DATE: SEPT. 2008

SCALE: 1"=20'

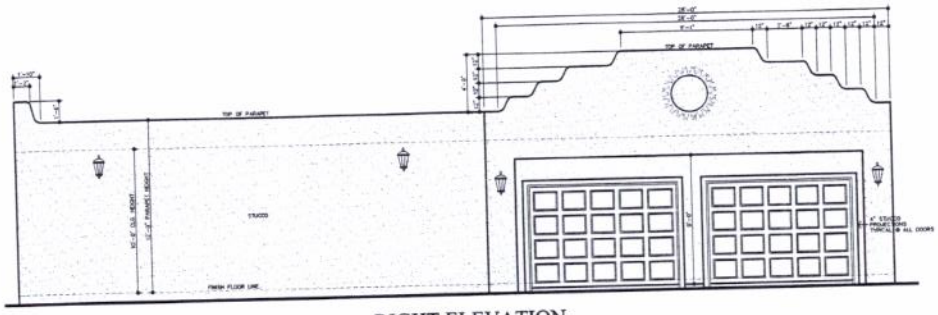
TO BE BUILT FOR:

FERNANDO & SYLVIA MONTOYA

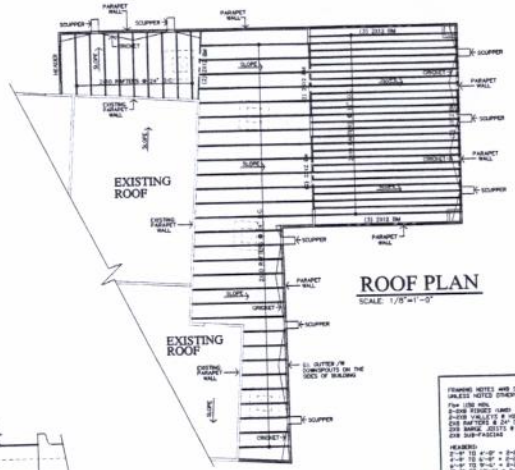
LEGACY ARCHITECTURE DESIGN

DRAWN BY: N. FATTORINI
PHONE (915) 253-1102

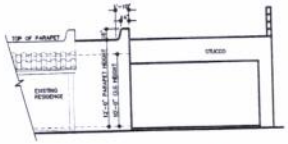
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



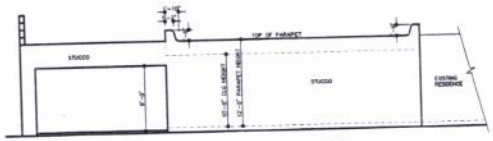
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



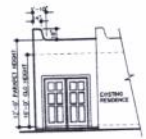
ROOF PLAN
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"

FRAMING NOTES AND SPECS:
UNLESS NOTED OTHERWISE/HAND

FLOR LOSS MDL
2-2X8 FIBRET JOIST
2-2X10 VIELLES @ 16"O.C. (AND
2X10 RIM JOIST, 2X4 SLL (AND
2X8 RAMPS JOISTS @ 24" O.C.
2X8 SUB-FASCIAS

HEADERS:
2'-0" TO 4'-0" = 2-2X4 HEADER
4'-1" TO 6'-0" = 2-2X6 HEADER
6'-1" TO 8'-0" = 2-2X8 HEADER
8'-1" TO 10'-0" = 2-2X10 HEADER
10'-1" TO 12'-0" = 2-2X12 HEADER

ALL BEAMS AND HEADERS TO HAVE
1/2" PLYWOOD BETWEEN MEMBERS

NAILING SCHEDULE:
USE 16d COMMON NAILS @ 12" O.C.
@ SUTER 16" OF 3M, AND 16d COM
NAILS @ 24" O.C. @ BALANCE OF 3M.
NAIL FROM BOTH SIDES AND GLUE
ALL WOOD SURFACE CONTACTS.

GENERAL NOTES:

1) THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IT TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. OWNER/CONTRACTOR SHALL VERIFY WITH LOCAL BLDG. DEPT. WHICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.

2) WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

3) INFILTRATION: ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINTS AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.
- JOINTS AROUND WINDOW AND DOOR FRAMES.
- JOINTS BETWEEN WALL CAVITY & WINDOW/DOOR FRAMES.
- JOINTS BETWEEN WALL AND FOUNDATION.
- JOINTS BETWEEN WALL AND ROOF.
- JOINTS BETWEEN WALL PANELS.
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS, FLOORS AND ROOF

4) SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAX. CLEAR SPAN OF 25", AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH MIN. OF 4" ABOVE ROOF PLANE. OPERABLE SKYLIGHTS REQUIRE RETAINING SCREEN. SKYLIGHTS TO BE CAPABLE OF WITHSTADING MINIMUM 25# SNOW LOAD. UNIT SKYLIGHTS SHALL COMPLY WITH THE REQUIREMENTS OF AAMA/WDMA 101/I.S.2/NAFS.

5) ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10' (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54" - 66" ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

6) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUB, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS, WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, TO BE TEMPERED GLAZING.

7) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IRC 2006, STATE AND LOCAL CODES.

8) WINDOWS SHALL COMPLY W/CURRENT LOCAL AND STATE CODES. NET CLEAR SPACE OF 5.7 SQ. FT. ,MINIMUM NET CLEAR HEIGHT 24", MINIMUM NET CLEAR WIDTH 20", FINISH SILL HEIGHT SHALL NOT EXCEED 44" A.F.

9) ALL DIMENSIONS ARE FROM THE EDGE OF CONCRETE, EDGE OF STUDS.

PLUMBING NOTES

1) MATERIAL AND CONSTRUCTION SHALL CONFORM WITH ALL LOCAL CODES, ORDINANCES, RULES, AND REGULATION CONCERNING THIS PROJECT.

2) CONTRACTOR TO MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES CONCERNING SERVICE AND CONNECTIONS AND SHALL PAY FOR ALL FEES, CHARGES, PERMIT, ECT.

3) WATER PIPING ABOVE GROUND SHALL BE TYPE "L" HARD DRAWN COPPER, WATER PIPING BELOW GROUND SHALL BE TYPE "K" SOFT DRAWN COPPER ALL JOINTS TO BE ACCESSIBLE. ALL EXTERIOR EXPOSED WATER PIPE TO BE INSULATED.

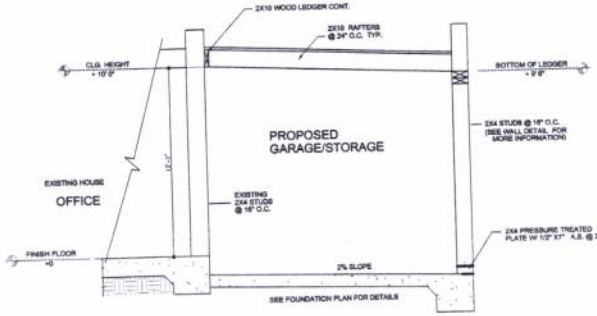
4) FOR SOIL, WASTE DRAIN AND VENT PIPING BELOW AND INSIDE BUILDING, USE SERVICE WEIGHT NO HUB C.I. FOR SOIL AND WASTE DRAIN PIPING OUTSIDE AND BELOW GRADE, USE VCP WITH PRECAST JOINTS. PVC AND ABS PIPE IS PERMESSABLE WHERE APPROVED BY CODE.

5) INSTALL DIELECTRIC FITTING BETWEEN FERROUS AND NON-FERROUS MATERIALS AND SHUT OFF VALVES AT EACH WATER SUPPLY AT EACH PLUMBING FIXTURES.

6) GAS PIPING TO BE SCHEDULE 40 BLACK IRON. PROVIDE SHUT-OFF VALVES AT EACH PIECE OF EQUIPMENT AND WHERE NOTED ON DRAWINGS.

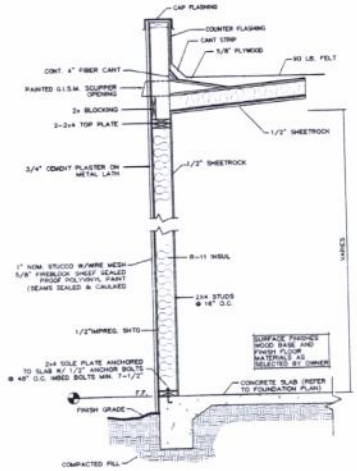
7) VERIFY LOCATION OF ALL EXISTING WATER AND SEWER MAINS.

8) STERILIZE AND FLUSH OUT PIPING PRIOR TO USE FOR DOMESTIC PURPOSES.



PROPOSED CONNECTION FROM EXISTING TO NEW CONST.
NOT TO SCALE

NOTE:
CONTRACTOR SHALL FEILD VERIFY EXACT LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES CONNECTION FOR NEW HOME. PROVIDE THE MOST ECONOMICAL CONNECTIONS.
CONTRACTOR TO CALL AND NOTIFY TEXAS "ONE CALL" SYSTEM
1-800-844-8377 OR 1-800-DIG-TESS
BEFORE ANY EXCAVATION OR DIGGING WORK.



TYPICAL PARAPET WALL SECTION
NOT TO SCALE

REVISONS:
11/21/08

SHEET TITLE:
ELEVATION & ROOF PLAN

ADDITION TO BE BUILT FOR:
FERNANDO & SYLVIA MONTOYA
321 BRIDAL WAY, PORTIONS OF LOT 1 & 2
BLOCK 7, GREEN ACRES SUBDIVISION

LEGACY ARCHITECTURE DESIGN
PHONE (903) 252-1102

PLAN NO:
WORK-SHOP
SHEET 1 OF 2

AREA PROTRACE
WORKSHOP: 955 S.F.
COVD DRWY: 560 S.F

DRAWN BY: M. FATTORINI
DATE: 09-12-08

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
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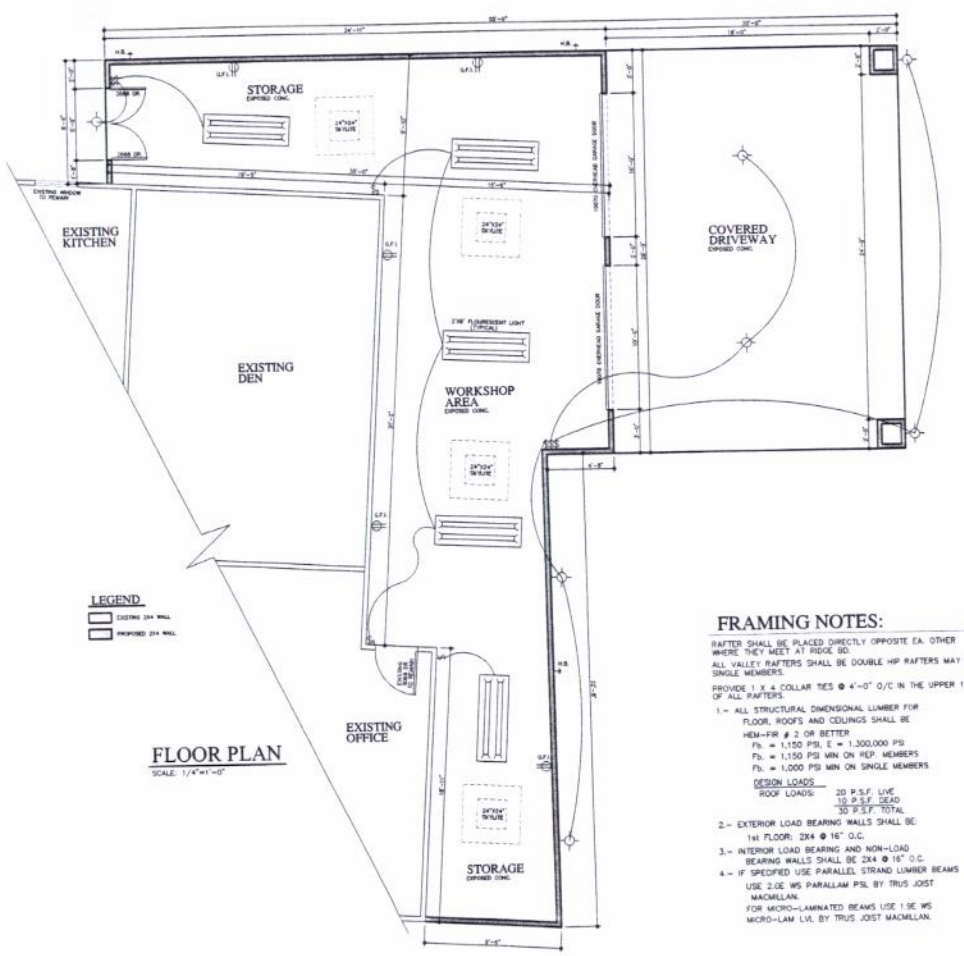
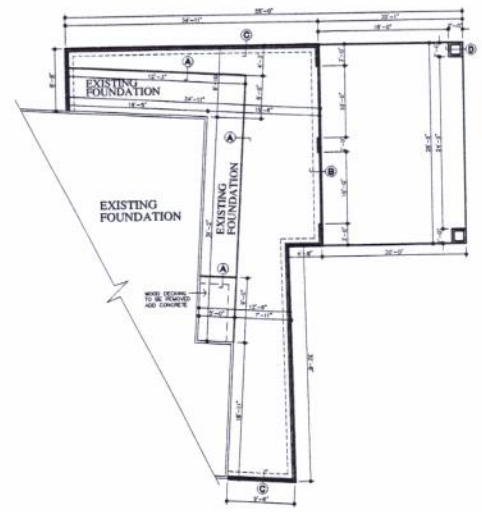


FLOOR PLAN

SCALE: 1/4"=1'-0"



FOUNDATION PLAN

SCALE: 1/8"=1'-0"

ELECTRICAL LEGEND	
	110V. DUPLEX RECEPTACLE
G.F.I.	GROUND FAULT RECEPTACLE
W.P. G.F.I.	WEATHER PROTECTED RECEPTAGLE
	24x48 FLOURECENT LIGHT
	24x24 FLOURECENT LIGHT
	EMERGENCY LIGHT FIXTURE
	EXHAUST FAN THRU ROOF (THRU WALL @ CLOTHES DRYER)
$	SINGLE POLE TOGGLE SWITCH
$D	DOUBLE POLE TOGGLE SWITCH
	WALL MOUNTED FIXTURE
	SURFACE MOUNTED FIXTURE
	RECESS LIGHT
	2x32 FLOURECENT LIGHT
SD	SMOKE DETECTOR
T	THERMOSTAT
EXIT	EXIT LIGHT
PHONE	TELEPHONE JACK
TV	CABLE JACK
	GAS
H.B.	HOSE BIB
	TRACKING LIGHT
A	COMBUSTION AIR

FRAMING NOTES:

RAFTER SHALL BE PLACED DIRECTLY OPPOSITE EA. OTHER WHERE THEY MEET AT RIDGE BD.

ALL VALLEY RAFTERS SHALL BE DOUBLE HIP RAFTERS MAY BE SINGLE MEMBERS.

PROVIDE 1 X 4 COLLAR TIES @ 4'-0" O/C IN THE UPPER 1/3 OF ALL RAFTERS.

1.- ALL STRUCTURAL DIMENSIONAL LUMBER FOR FLOOR, ROOFS AND CEILINGS SHALL BE HEM-FIR # 2 OR BETTER
Fb. = 1,150 PSI, E = 1,300,000 PSI
Fb. = 1,150 PSI MIN ON REP. MEMBERS
Fb. = 1,000 PSI MIN ON SINGLE MEMBERS

DESIGN LOADS
ROOF LOADS: 20 P.S.F. LIVE
10 P.S.F. DEAD
30 P.S.F. TOTAL

2.- EXTERIOR LOAD BEARING WALLS SHALL BE:
1st FLOOR: 2X4 @ 16" O.C.

3.- INTERIOR LOAD BEARING AND NON-LOAD BEARING WALLS SHALL BE 2X4 @ 16" O.C.

4.- IF SPECIFIED USE PARALLEL STRAND LUMBER BEAMS USE 2.0E WS PARALLAM PSL BY TRUS JOIST MACMILLAN.
FOR MICRO-LAMINATED BEAMS USE 1.9E WS MICRO-LAM LVL BY TRUS JOIST MACMILLAN.

5.- USE 7/16" OSB FOR ROOF DECKING WITH SHEET METAL CLIPS

6.- FOLLOW THE 2006 STANDARD BUILDING CODE TABLE 2306.1 FOR FASTENING SCHEDULE OF ALL MEMBERS

7.- PROVIDE ALL METAL FASTENERS, JOIST HANGERS, CLIPS, CODE REQUIRED NAILING SCHEDULES, ETC. AS REQUIRED FOR COMPLETE WORKMANLIKE JOB.

8.- PROVIDE 1/2" X 4' OSB FULL-HEIGHT CORNER BOARDS AT EACH EXTERIOR CORNER, AND AT 20 FEET O.C. AS STRUCTURAL LATERAL FORCE RESISTANCE ELEMENTS AT EACH LEVEL.
ALTERNATE: USE 1 X 6 DIAG. LET-IN BRACING (AT APPROX. 45 DEGREES) AT 20 FEET O.C. AT EACH LEVEL BRACE SHALL RUN CONT. FROM TOP PLATE TO SILL PLATE.

9.- ALL WOOD POSTS SHALL HAVE CONNECTIONS AT TOP AND BOTTOM WHICH SHALL BE BY SIMPSON STRONG-TIE.

10.- ALL CONNECTING HARDWARE, JOIST HANGERS, TIE STRAPS, ETC. SHALL BE SIMPSON STRONG TIE UNLESS OTHERWISE NOTED OR SHOWN.

FOUNDATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
2. CONCRETE SHALL HAVE 28 DAY COMPRESSIVE STRENGH OF 3,000 PSI.
3. REINFORCEMENT STEEL SHALL BE A.S.T.M. A-615 GRD. F$_y$=60,000 P.S.I.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES DURING AND AFTER CONSTRUCTION.
5. PRIOR TO ANY CHANGE OR MODIFICATION TO THIS DRAWING, DUE TO ACTUAL CONDITIONS, THE DRAFTSMAN SHALL BE NOTIFIED FOR REVIEW AND APPROVAL.
6. SPECIAL NOTE FOR BEAMS:
   A. ALLOW. SOIL BEARING PRESSURE: 3000 psf.
   B. PLASTICITY INDEX: 5

PLUMBING NOTES

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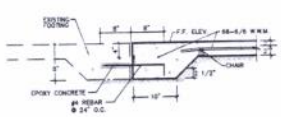
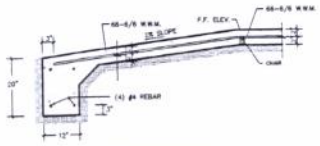


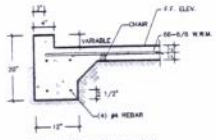
(A) TYPICAL GRADE BEAM AT EXISTING FOUNDATION

SCALE: 3/4" = 1'-0"



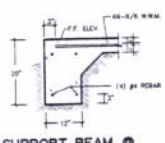
(B) TYPICAL GARAGE FOOTING

SCALE: 3/4" = 1'-0"



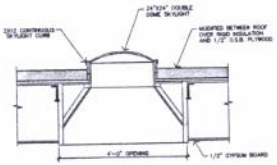
(C) EXTERIOR GARAGE WALL BEAM

SCALE: 3/4" = 1'-0"



(D) SUPPORT BEAM @ PORCH COLUMNS

SCALE: 3/4" = 1'-0"



SKYLIGHT DETAIL

NOT TO SCALE

REVISONS:
11/21/08

SHEET TITLE: FLOOR PLAN & FOUNDATION

ADDITION TO BE BUILT FOR:
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321 BRIDAL WAY, PORTIONS OF LOT 1 & 2
BLOCK 7, GREEN ACRES SUBDIVISION

LEGACY ARCHITECTURE DESIGN
PHONE (915) 252-1102

PLAN NO: WORK-SHOP
SHEET 1 OF 2

AREA FOOTAGE
WORKSHOP: 955 S.F.
COVD DRVWY: 560 S.F.

DRAWN BY: H. FATTORINI
DATE: 08-12-08

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
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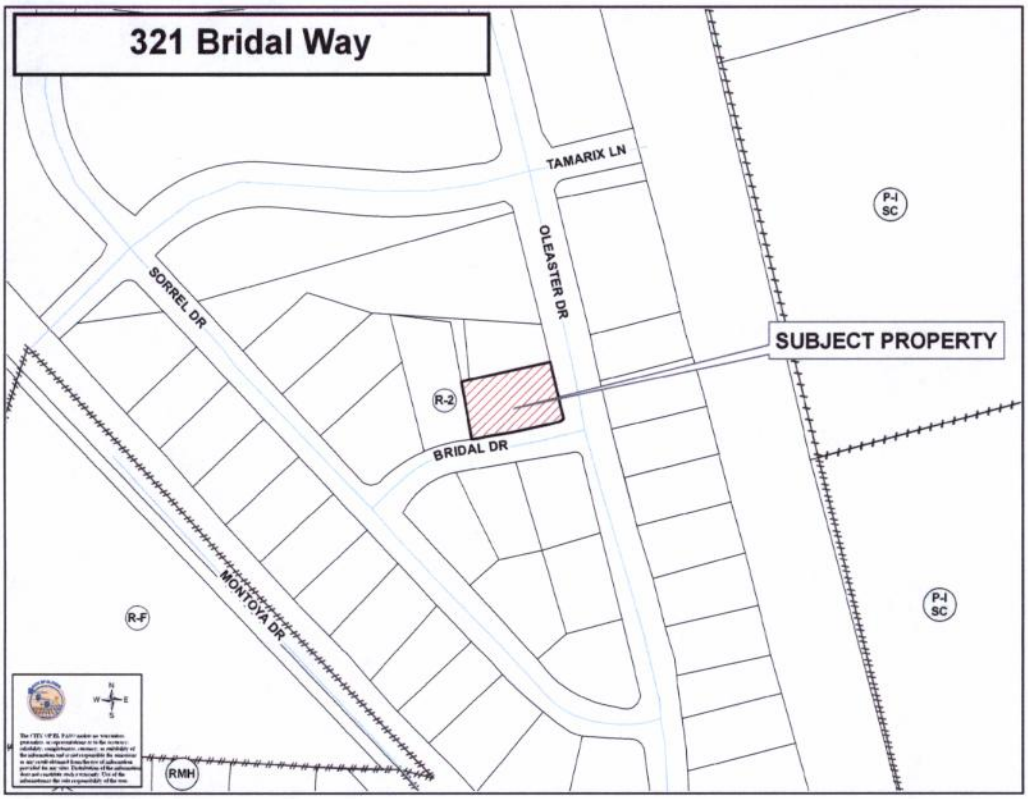
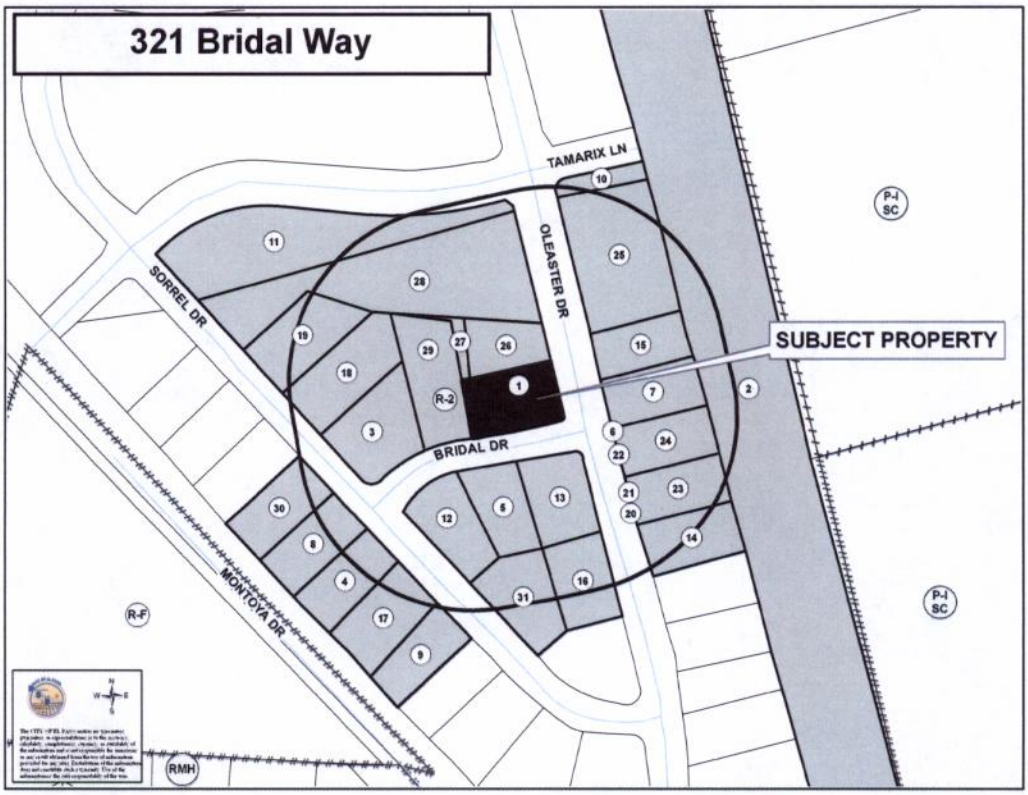
ZONING MAP



NOTIFICATION MAP