ZBA08-00077 3309 Limerick Road Leopoldo and Maria Gardea

Applicants request a Special Exception under Section 2.16.050 K (Carport over a Driveway) in an R-3 zone.

This would permit the construction of a 22' by 26' carport of which a 22' by 22' portion is proposed to encroach 22' into the required front yard setback.

The required cumulative front and rear yard setback total is 50 feet in an R-3 (Light Density Residential) zone.

BACKGROUND

The applicants are requesting the addition of a carport that is proposed to be located to within 3' of the front property line. There are no utility easements at the front property line. The applicants' plans indicate that the materials used for the carport will match the existing house and the roof will rise no higher than the roofline of the house.

The property was granted a Special Exception by the ZBA on April 28, 1971, for the 25'10" by 14' addition in the rear yard.

CALCULATIONS

Permitted carport area = 520 sq. ft. (First floor area under roof = 2,457 ÷ 5 = 520 sq. ft.)
Carport area proposed to encroach in required front yard setback = 484 sq. ft. (22' x 22')
Required front yard setback = 25'
Requested front yard setback = 3'

STAFF RECOMMENDATION

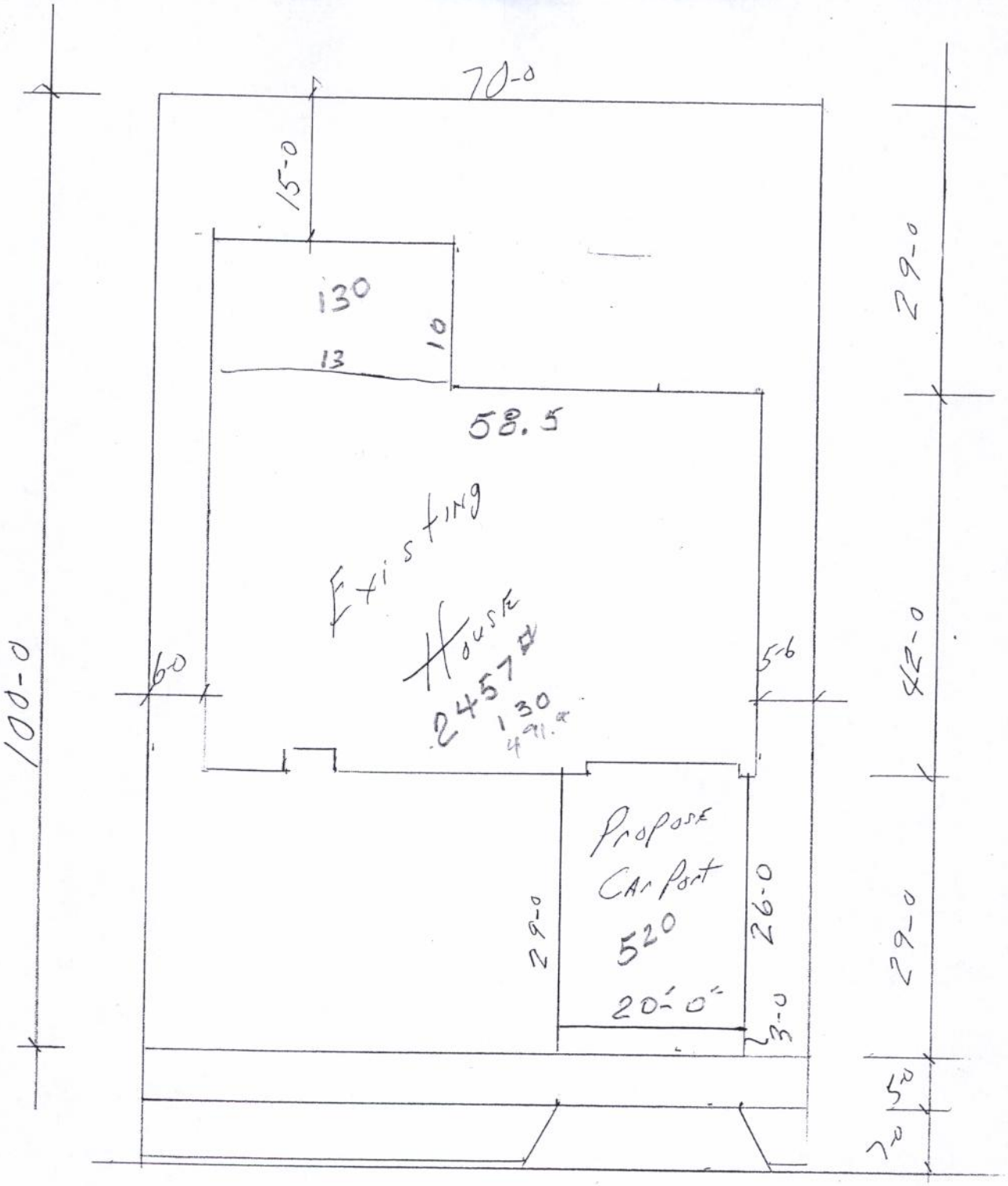
Staff recommends approval of the request for the carport, pending review of the structural plans by Building Permits & Inspections.

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 #1



Plot Plan Scale 1/8 = 1-0

3309 Lemerick

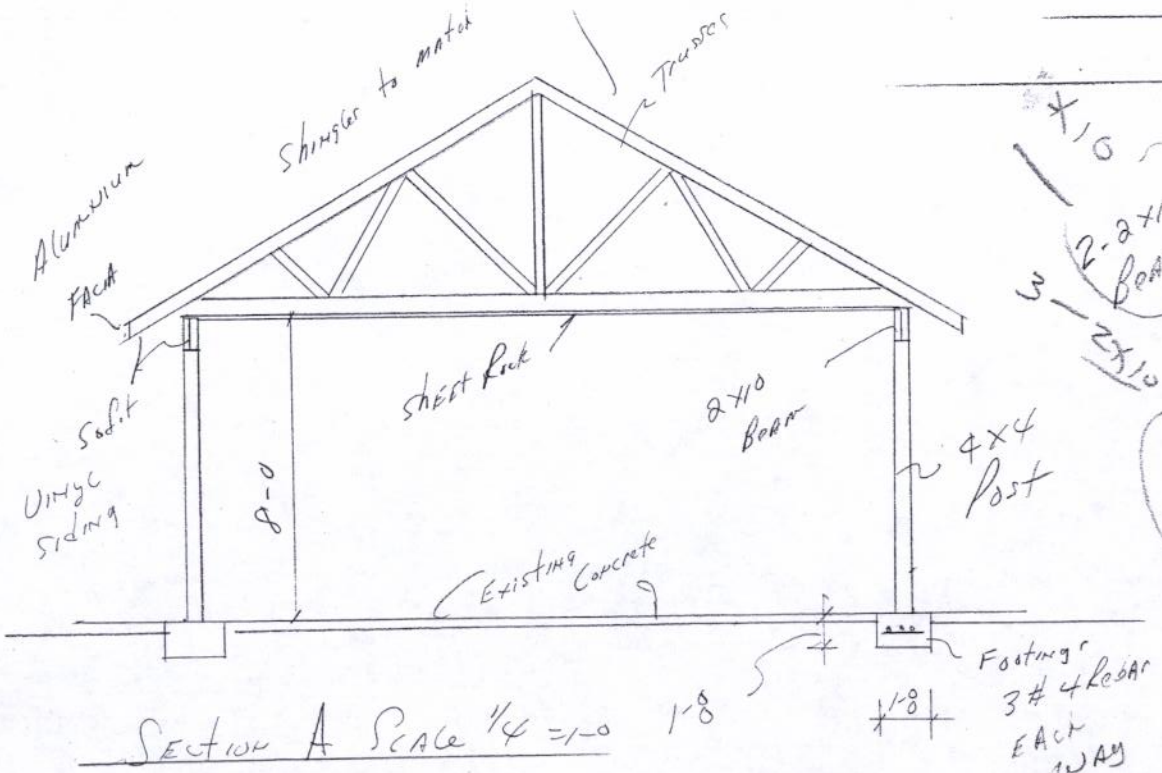
32 Scotsdale #3 Lot 18

Leopoldo Cardea

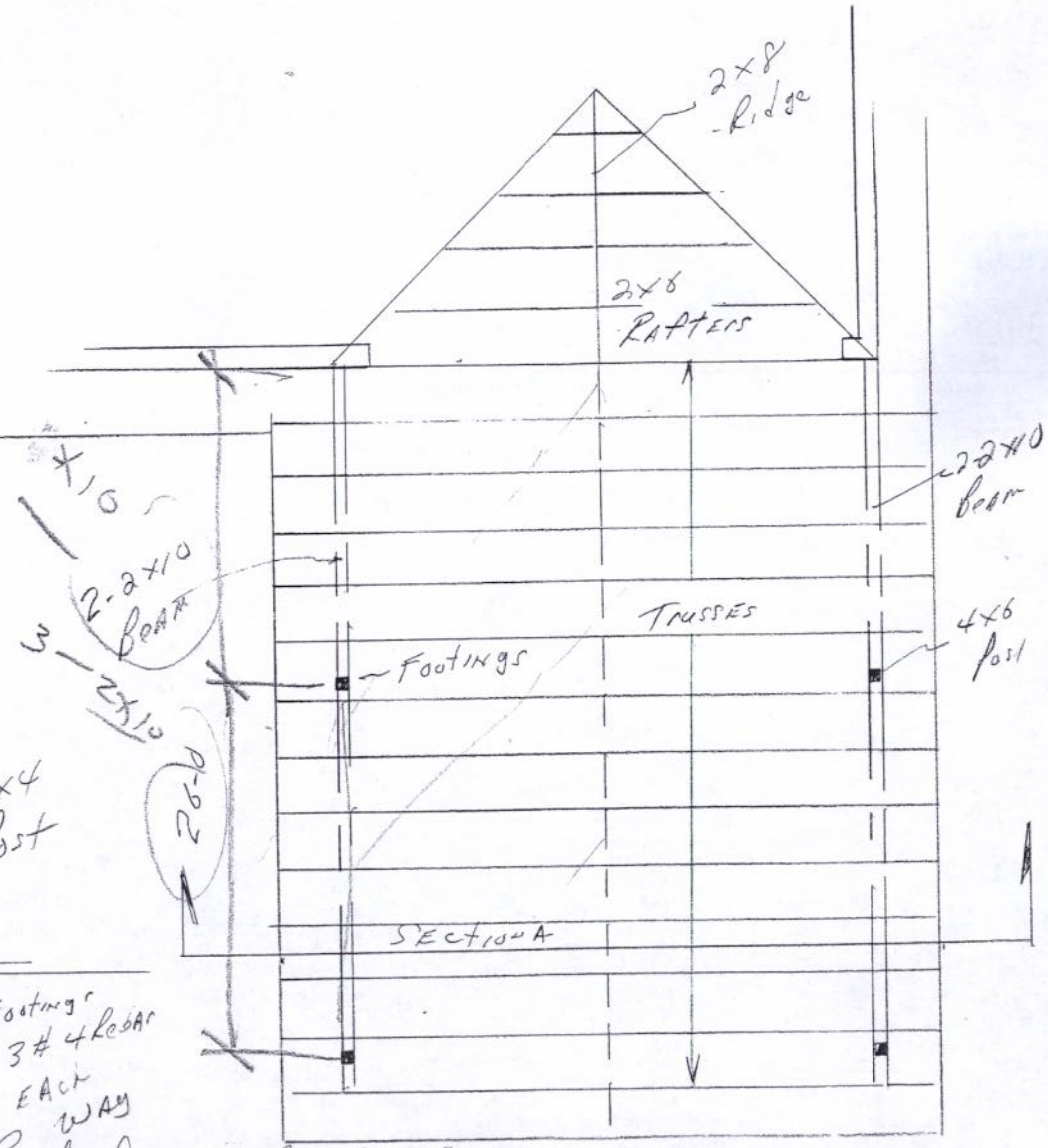
1/5 = 621

Rear View Scale 1/4 = 1-0

1. ? ~~Pitch~~
2. Truss Details
3. Overspan Beams Need 3-2x10

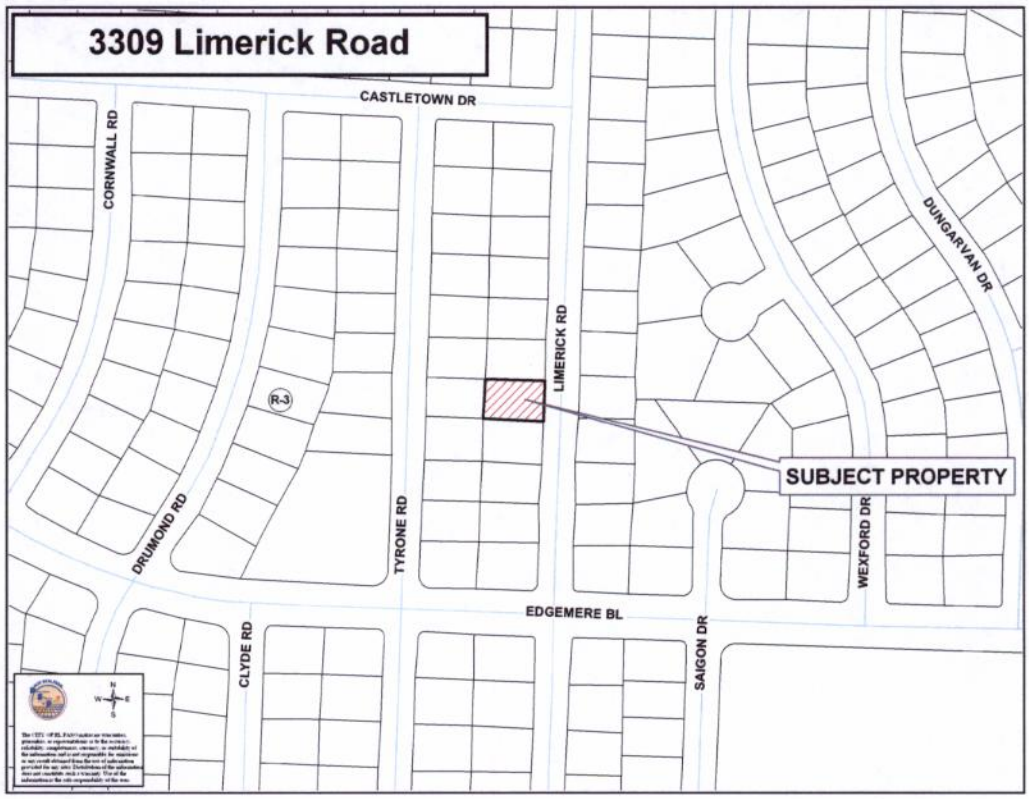
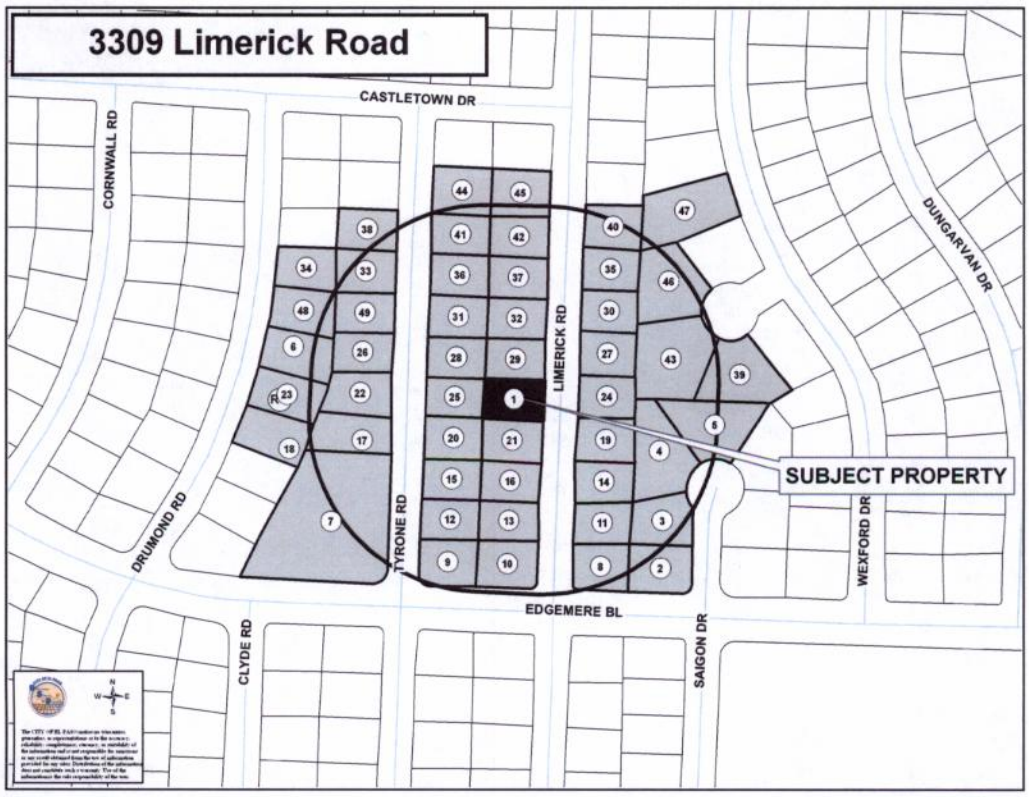


Section A Scale 1/4 = 1-0



Roof Framing Plan Scale 3/16 = 1-0 20-6

ZONING MAP



NOTIFICATION MAP