PZBA12-00041 5798 Dalhart Drive Jose E. and Gloria O. Martinez
Applicants request a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-3 (Residential) zone.

This would permit a new 26' by 11'5" (296 square feet) carport located to within 14 feet of the front property line in an R-3 (Residential) zone district.

The required front and rear yard cumulative setback total is 50 feet in the R-3 zone district.

BACKGROUND

At the December 10th meeting, the Board postponed the hearing for this case to the next regularly scheduled meeting in January 2013. The applicants are requesting a carport that will encroach in the required front yard setback. The carport will match the existing house in materials and design and will rise no higher than the house. There is no utility easement at the front property line. Building Permits & Inspection has provided written approval of the structural drawings.

CALCULATIONS

Permitted carport area = 296 sq. ft. (1,482 sq. ft. first floor area under roof ÷ 5)
Requested area of carport = 296 sq. ft. (26' x 11.4")
Required front and rear yard setback total = 50'
Requested front yard setback = 14'

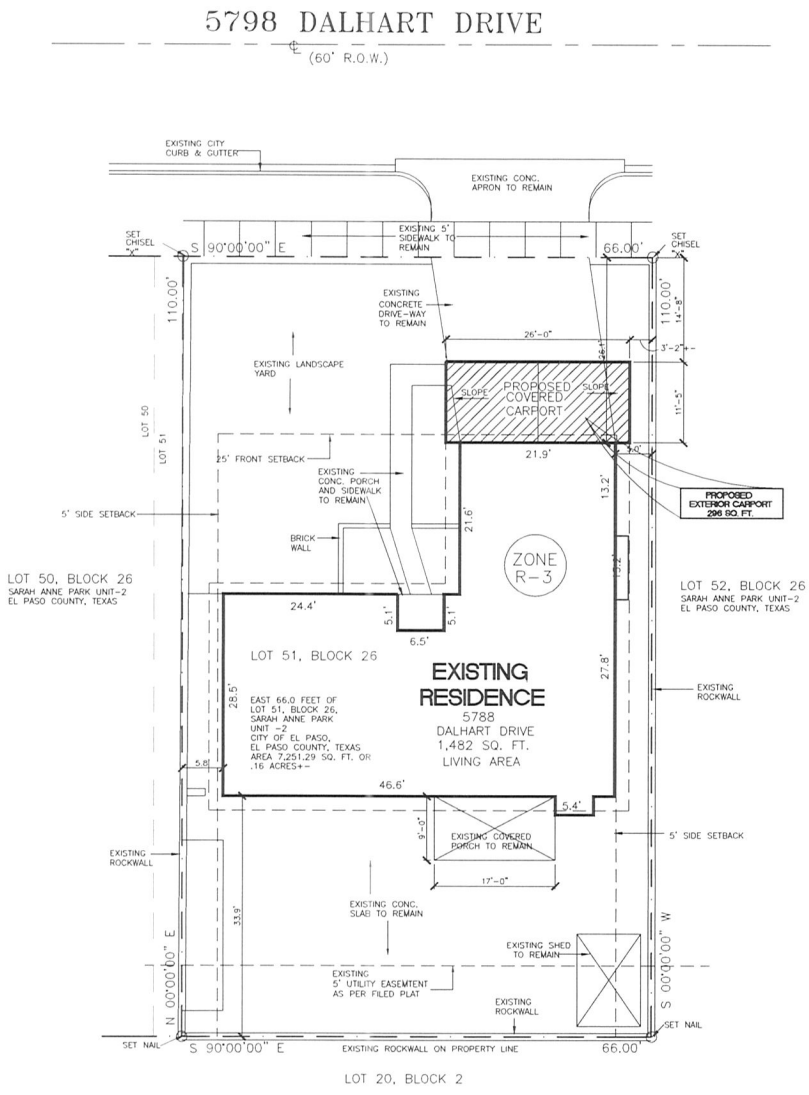
STAFF RECOMMENDATION

Staff recommendation is for approval of the request as it meets the requirements of the Special Exception J.

The Zoning Board of Adjustment is empowered under Section 2.16.050 J 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 with a valid certificate of occupancy for one continuous year; 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 for rental purposes nor shall it constitute an extension of the living area of the dwelling.



1 SITE PLAN

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

PLAN REVIEW 915.541.4788 MUST BE COMPLETELY FILLED OUT CONTRACTOR INFORMATION 915.541.4566

SITE PROJECT SUMMARY:

RESIDENTIAL

DEVELOPMENT SERVICES DEPARTMENT

PERMITS & INSPECTION DIVISION

IRC CODE: INTERNATIONAL RESIDENTIAL BUILDING CODE 2009

CASE#_____(DSD ONLY)

PID# PROPERTY IDENTIFICATION NUMBER/A NUMBER

PIDN: 187841 GEO: S16299902609900
(CENTRAL APPRAISAL NUMBER)

PROJECT LOCATION (ADDRESS):

5798 DALHART DR EL PASO, TX 79924-1302

LEGAL DESCRIPTION:

26 SARAH ANNE PARK #2 51 EXC W 4 FT (7260 SQ FT)
CITY OF EL PASO, EL PASO COUNTY, TEXAS

ARCHITECT/DESIGNER

MASTER PLAN DESIGNS
2314 MYRTLE AVENUE
EL PASO, TEXAS 79936
PHONE: 328-5578
EMAIL ADDRESS: mapldesign@aol.com

OWNER:

MARTINEZ JOSE E & GLORIA O
5798 DALHART DR
EL PASO, TX 79924-1302

BUILDING (SCOPE OF WORK) DESCRIPTION:

RESIDENTIAL HOME

NEW _____ADDITION_____REMODEL X
TENANT IMPROVEMENT _____

VALUATION OF PROJECT:

ZONING:

R-3 SINGLE FAMILY DWELLING

TOTAL# OF STRUCTURES PROPOSED:

1 SINGLE STORY ADDITION

FLOOD ZONE VERIFIED :

YES_____NO_____
(DEVELOPMENT DIVISION, 541-4970)

EXPEDITED PLAN REVIEW:

I AM REQUESTING AN EXPEDITED PLAN REVIEW. I UNDERSTAND ADDITIONAL FEES WILL APPLY.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT DATE

NOTICE: A. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED AND INSPECTIONS CALLED FOR AND OBTAINED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

B. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL AND/OR PLUMBING.

AFFIDAVIT: I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER FEDERAL, STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. I ALSO UNDERSTAND THAT I AM REQUIRED BY CITY ORDINANCE TO NOTIFY A TEXAS "ONE CALL" SYSTEM BEFORE STARTING ANY EXCAVATION OR DIGGING WORK.

SIGNATURE OR OWNER (IF OWNER IS CONTRACTOR) DATE

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT DATE

TDLR (ARCHITECTURAL BARRIERS) 1-800-803-9202

CENTRAL APPRAISAL DISTRICT 1-915-780-2000

REQUIRED: TEXAS ONE CALL SYSTEM 1-800-344-8377 OR 1-800-DIG-TESS

http://www.elpasotexas.gov/development_services/

GROSS LAND AREA:

EXISTING LAND DEVELOPMENT AREA:
(7260 SQ FT) OR .166 ACRES

BUILDING AREA (AREA OF CALCULATION):

AREA SQUARE FOOTAGE (CARPORT):	296	SQ. FT.
RESIDENTIAL SQUARE FOOTAGE:		
(EXISTING) LIVING SPACE:	1,482	SQ. FT.
(EXISTING GRARAGE):	493	SQ. FT.
EXISTING ENTRY/PORCH:	30	SQ. FT.
EXISTING REAR COVERED PORCH:	160	SQ. FT.
EXISTING ACCESSORY (SHED):	117	SQ. FT.

BASEMENT : YES _____NO_X___

CODE REQUIREMENTS:

CONSTRUCTION TYPE- TYPE V B CONSTRUCTION
N/A

OCCUPANCY CLASSIFICATION:

RESIDENTIAL GROUP-R

ELECTRONIC SUBMITTAL

YES_X_____NO_____

SUB-CONTRACTORS LIST FOR THIS PROPERTY

ELECTRICAL _____PHONE_____
MECHANICAL _____PHONE_____
PLUMBING _____PHONE_____

"ALL HIGHLIGHTED AREAS MUST BE "COMPLETELY FILLED"

1. CIVIL DRAWINGS (PLOT PLAN W/ ELEVATIONS):	YES_____	NO_____
2. ARCHITECTURAL DRAWINGS:	YES_____	NO_____
3. ENVELOPE ENERGY CODE COMPLIANCE:	YES_____	NO_____
4. MECHANICAL DRAWINGS:	YES_____	NO_____
5. PLUMBING DRAWINGS:	YES_____	NO_____
6. ELECTRICAL DRAWINGS:	YES_____	NO_____
7. LANDSCAPE DRAWINGS:	YES_____	NO_____
8. IRRIGATION DRAWINGS:	YES_____	NO_____
9. DOOR SCHEDULE OR SIZES NOTED:	YES_____	NO_____
10. WINDOW SCHEDULE OR SIZES NOTED:	YES_____	NO_____

IRC CODE:

DATASHEET APPLICATION

STOP!

CALL BEFORE YOU DIG

TEXAS ONE CALL SYSTEM

1-800-245-4545

(@ least 48 hours prior to digging)

NEW CARPORT FOR:

Jose & Gloria Martinez

5798 Dalhart Drive El Paso, Texas

SHEET TITLE
SITE PLAN
AND CITY PERMIT APPLICATION

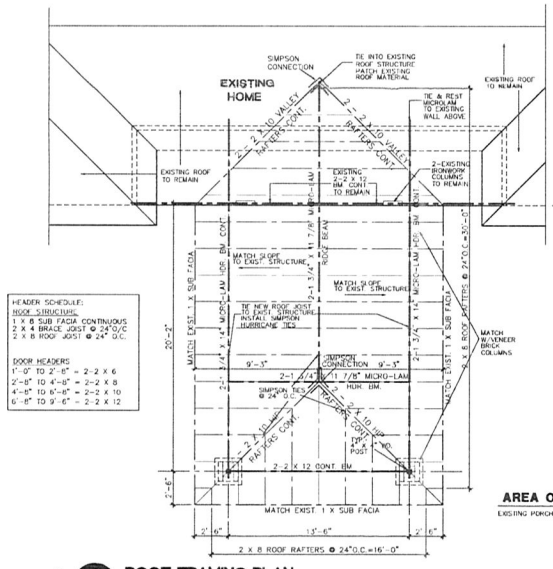
MASTER PLAN DESIGNS

architectural design ■ planning ■ interior design ■ landscape design

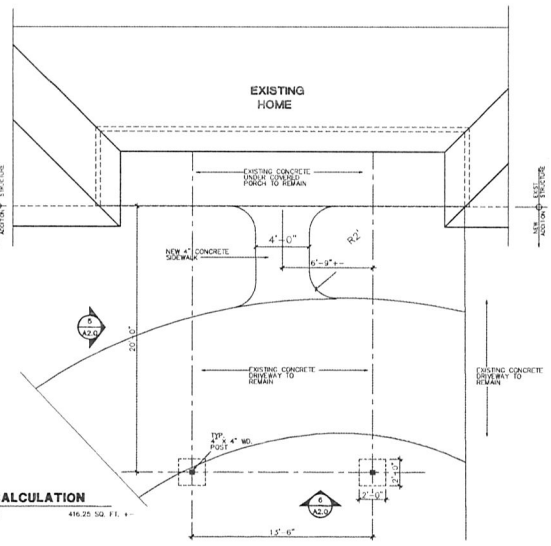
2314 MYRTLE AVE. ■ EL PASO, TEXAS 79936 ■ (915) 544-6907

Drawn: ERIC MADRIGAL	Scale: 3/32"= 1'-0"
Checked: ERIC MADRIGAL	Project no. A1.0012012Martinez
Date: 11/20/12	Cad File:

Sheet
A1.0
of sheets

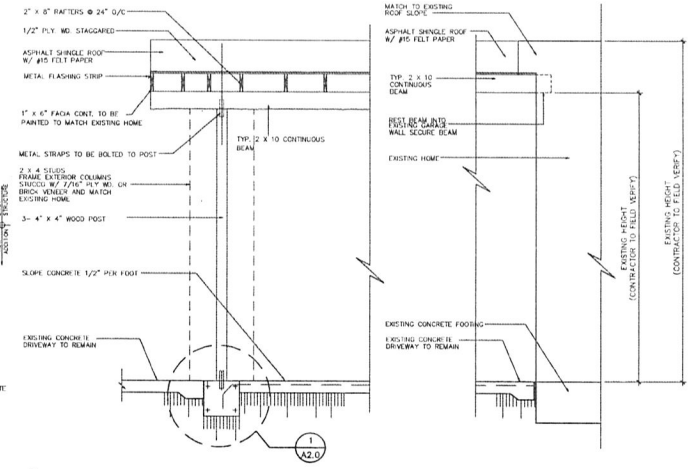


4 **ROOF FRAMING PLAN**
CARPORT ADDITION
SCALE: 1/4" = 1'-0"

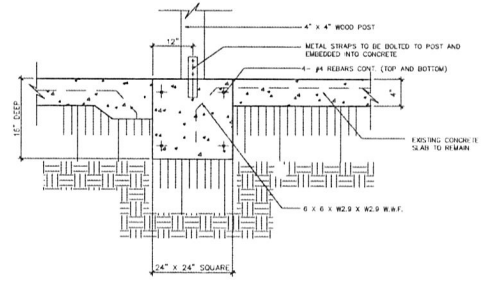


AREA OF CALCULATION
EXISTING PORCH AREA: 416.25 SQ. FT. +-

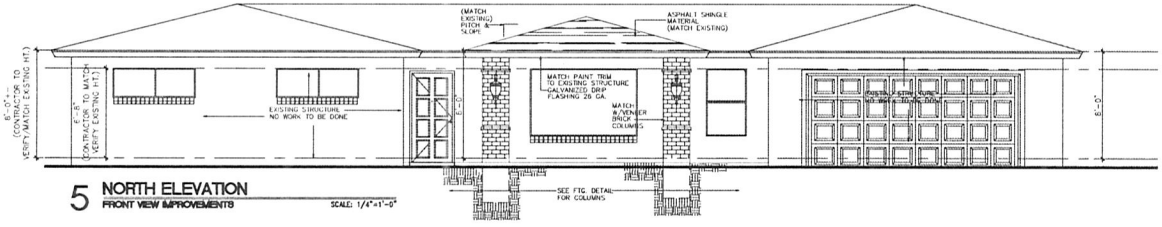
3 **FOOTING PLAN**
CAR PORT ADDITION
SCALE: 1/4" = 1'-0"



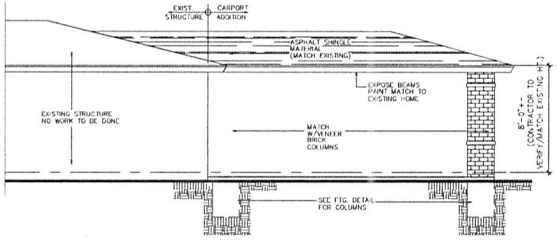
2 **MODIFIED EXISTING CONCRETE FTG.**
N.T.S.



1 **MODIFIED EXISTING CONCRETE FTG.**
N.T.S.



5 **NORTH ELEVATION**
FRONT VIEW IMPROVEMENTS
SCALE: 1/4"=1'-0"



6 **EAST ELEVATION**
SIDE VIEW IMPROVEMENTS
SCALE: 1/4"=1'-0"

NEW CARPORT FOR:

Oscar Amaya

8825 Cosmos Drive El Paso, Texas

SHEET TITLE
FLOOR PLAN
WALL SECTION/EXTERIOR ELEVATION

MASTER PLAN DESIGNS
architectural design ■ planning ■ interior design ■ landscape design
2318 MYRTLE AVE. ■ EL PASO, TEXAS 79902 ■ (915) 544-9407

Drawn: ERIC MADRIGAL	Scale: 3/32"= 1'-0"
Checked: ERIC MADRIGAL	Project no: A2.0012012Amaya
Date: 12/17/12	Cad File:

Sheet
A2.0
of sheets

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

CITY DEVELOPMENT DEPARTMENT
Building Permits & Inspections Division

MEMORANDUM

TO: Zoning Board of Adjustment Staff

FROM: Juan Estala, Chief Building Plans Examiner, Building Permits and inspections Division

SUBJECT: Review CARPORT CASE FOR December 10, 2012 ZBA MEETING

DATE: December 3, 2012

I have reviewed the plans for ZBA case PZBA12-00041 located at 5798 Dalhart Drive. The applicant is requesting a Special Exception J under Title 2.16.050 for a carport over the driveway.

The carport's structural design has been reviewed and has been found to be acceptable.

This letter is written pursuant to Title 2.16.050 J 2. "…zoning board of adjustment has received the written approval of the structural design from the building official."

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

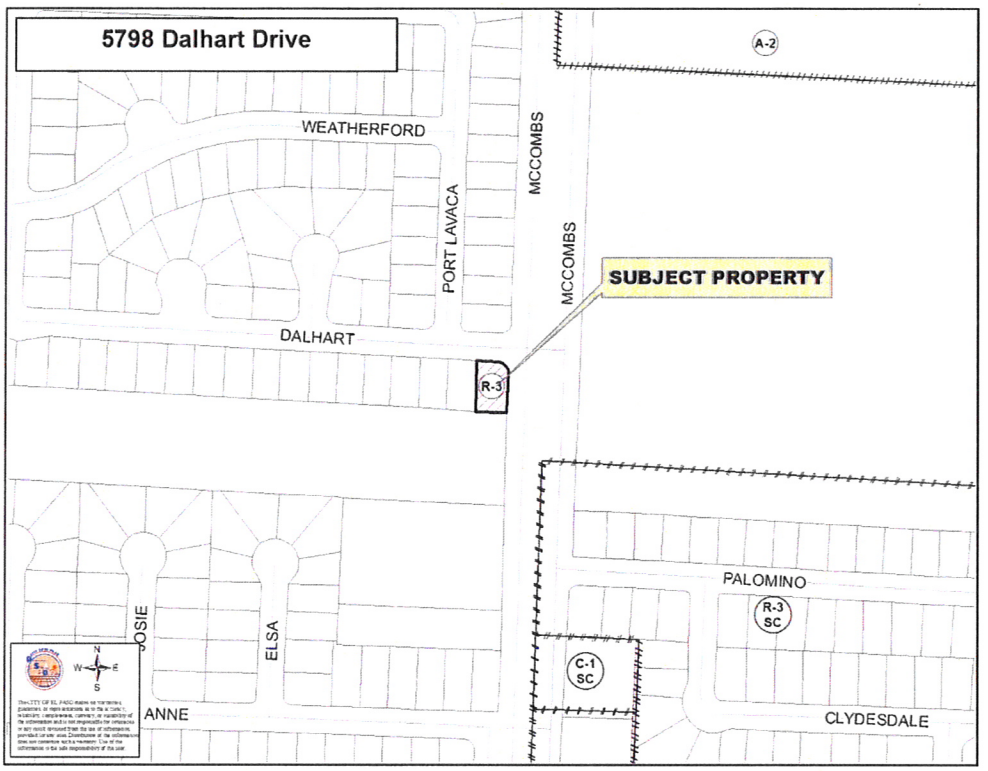
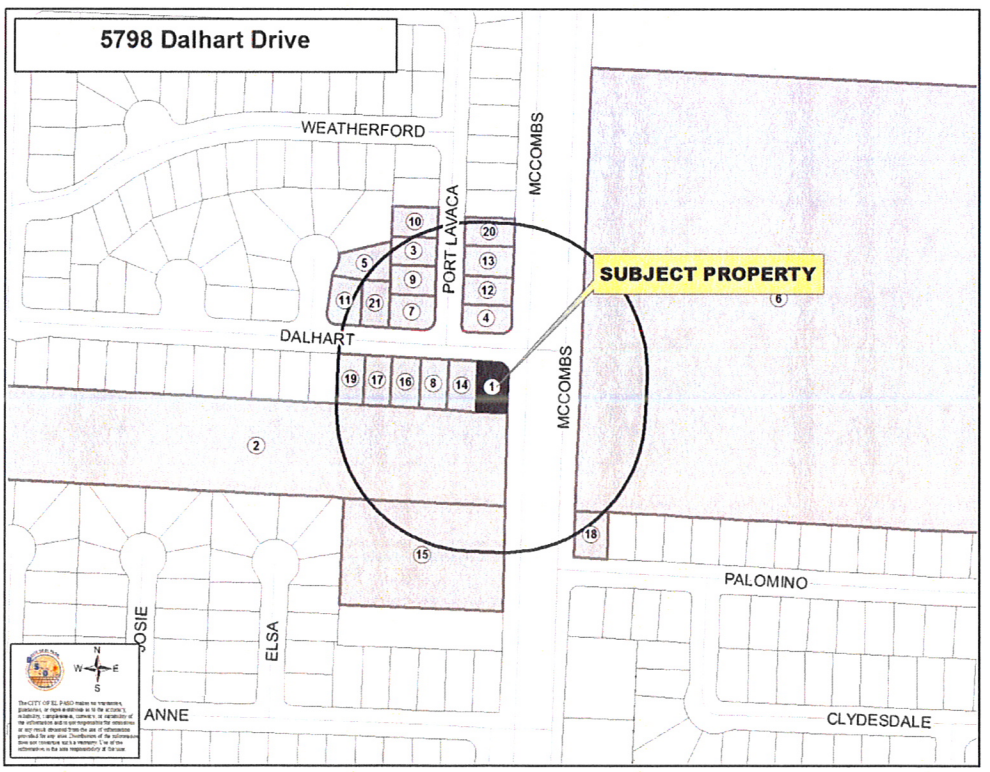
District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson

Two Civic Center Plaza – 5th Floor · El Paso, Texas 79901
Phone (915) 541-4795

ZONING MAP



NOTIFICATION MAP