ZBA10-00002 445 Pinewood Street Victor A. and Juana Flores

Applicant requests a Special Exception under Section 2.16.050 K (Carport over a Driveway) in an R-4 (Residential) zone.

This would permit a 21'6" by 22'6" carport that is located to within 0' of the front property line.

The required front and rear yard cumulative setback total is 45 feet for a single-family residence in the R-4 (Light Density Residential) zone district.

BACKGROUND

The ZBA previously denied the request for this carport on November 12, 2007. Staff recommended denial based on an already over-intensive use of the site. The applicants are again requesting the addition of a carport that is proposed to be located to within 0' of the front property line. There are no utility easements at the front property line. The applicant has not submitted the structural or elevation drawings per the requirements of the carport Special Exception and has been advised to provide these plans prior to the Board considering the request.

CALCULATIONS

Permitted carport area = 514 sq. ft. (1,820 sq. ft. of first floor area ÷ 5 + 150 sq. ft. permitted open porch)
Carport area proposed to encroach in required front yard setback = 483.75 sq. ft. (21'6" x 22'6")
Required front yard setback = 25'
Requested front yard setback = 0'

STAFF RECOMMENDATION

Staff recommends postponing the case to the next meeting to allow the applicant time to submit the required drawings.

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

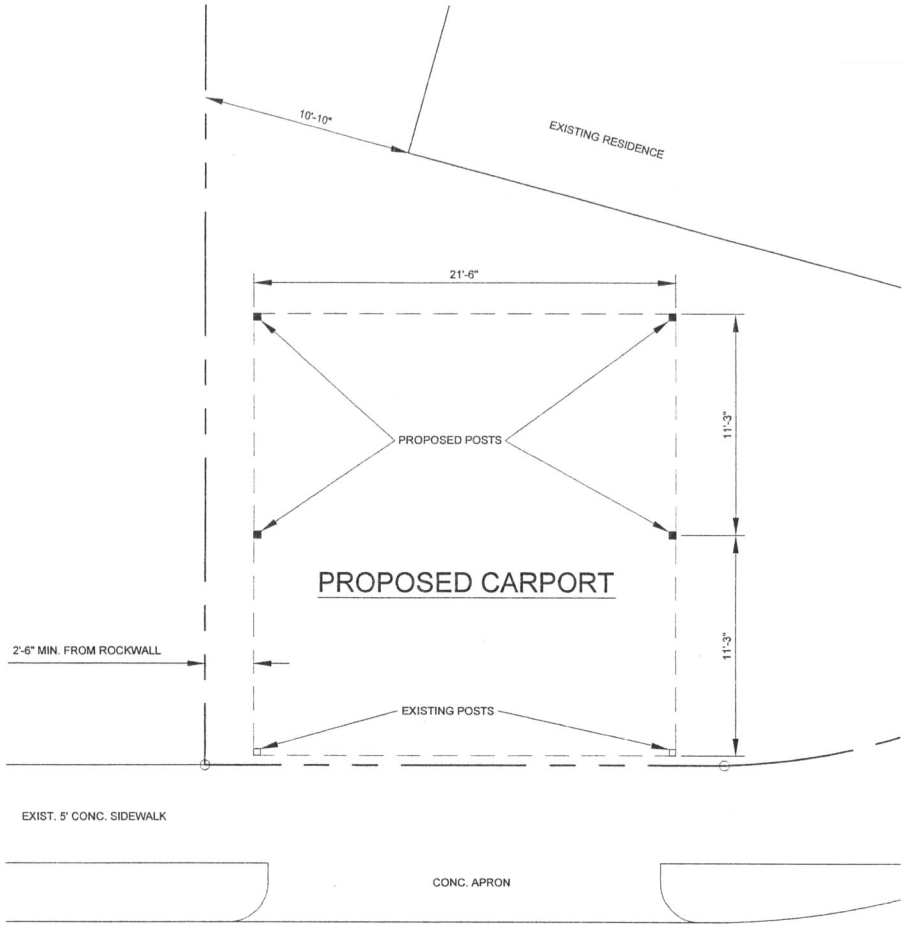
"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

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

20'
STORAGE
EXISTING
16'
4'
20'
16'
4'
PROPERTY LINE
6'-2"
S76°59'00"E - 78.00'
28'-1"
13'-10"
19'-0"
65'-2"
EXISTING RESIDENCE
N13°01'00"E - 100.00'
6'
COVERED PORCH
23'
S28°00'00"W - 76.57'
CONC. APRON
10'-10"
21'-6"
PROPOSED POSTS
11'-3"
PROPOSED CARPORT
EXISTING POSTS
11'-3"
18'-6"
EXISTING 5' CONCRETE SIDEWALK
2'-6" MIN. FROM ROCKWALL
N76°59'00"W - 26.49'
CONC. APRON
N

SITE PLAN



PLAN

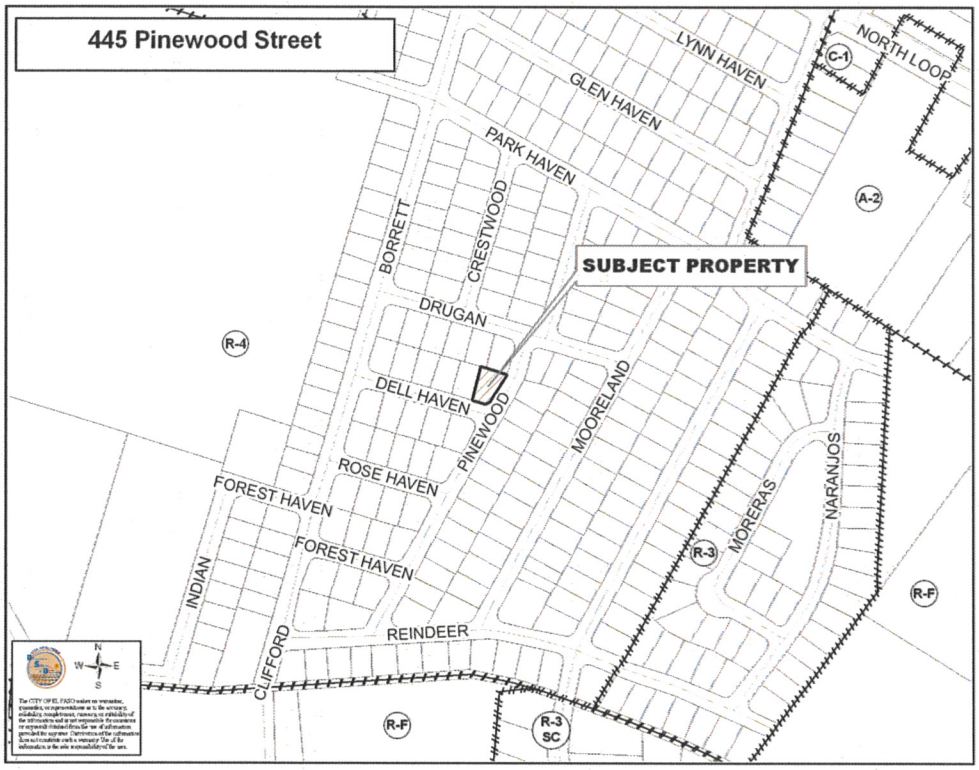
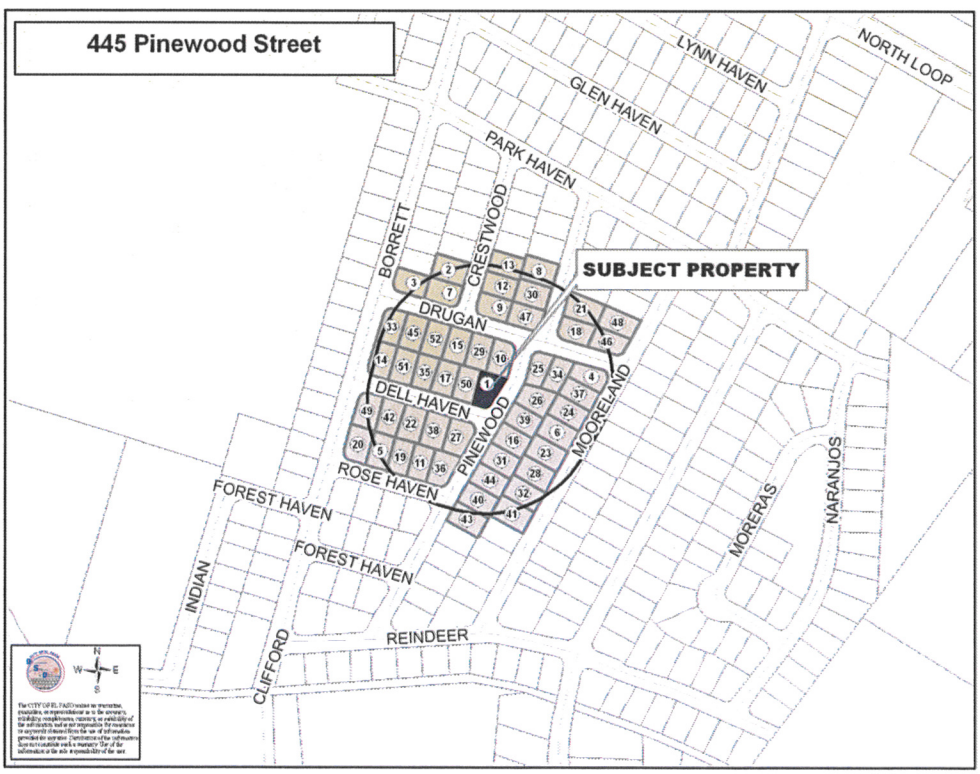
PROPOSED CARPORT

OWNER: JUANA & VICTOR A. FLORES

LEGAL DESCRIPTION: MARION MANOR, LOT 7, BLOCK 11

ADDRESS: 445 PINEWOOD ST, EL PASO, TX 79907

ZONING MAP



NOTIFICATION MAP