PZBA12-00001 1100 Saint Johns Drive Gerardo Espinoza
Applicant requests a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-4 (Residential) zone.

This would permit an existing 15'4" by 22'10" carport which encroaches in the front yard setback and is located to within 1 foot of the front property line.

The required front and rear yard cumulative setback total is 45 feet in the R-4 zone district.

BACKGROUND

The applicant is requesting to legalize an existing carport in the front yard setback. There is another existing porch/carport that encroaches into the side street setback to the property line which the applicant is required to cut back to be 10 feet from the side street property line.

The applicant's plans indicate that the carport in the front setback does not rise higher than the roof of the house and will be modified with brick columns and shingle roof to match the house. Building Permits & Inspections has reviewed the structural plans and failed them. The applicant's representative has been notified required revisions.

CALCULATIONS

Permitted carport area = 384.6 sq. ft. (1,923 sq. ft. first floor area ÷ 5)
Requested area of carport = 350 sq. ft. (15'4" x 22'10")
Required front and rear yard setback = 45'
Requested front yard setback = 1'

STAFF RECOMMENDATION

Staff recommendation is pending receipt of revised plans. (Any recommendation of approval will include the condition that the porch which encroaches in the side street yard setback is cut back to be 10 feet from the side street property line.)

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;
2. The zoning board of adjustment has received the written approval of the structural design from the building official;
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, shall be open on three sides, shall be attached to the main structure and shall rise no higher than the highest point of the roof of the dwelling;
4. The area of the carport shall not exceed one-fifth of the first-floor area under roof of the dwelling and shall be measured as the area covered by the carport roof, to include overhangs;
5. Elevation drawings of the proposed structure shall be submitted;
6. For a duplex, the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit;
7. 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,
8. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space."

ITEM #3

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S

ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT
Building Permits & Inspections Division

MEMORANDUM

TO: Zoning Board of Adjustment Staff

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

SUBJECT: CARPORT CASE FOR February 13, 2012 ZBA MEETING

DATE: February 2, 2012

I have reviewed the plans for ZBA case PZBA12-00001 located at 1100 Saint Johns Drive. The applicant is requesting a Special K Exception 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 not acceptable:
Need engineer's seal for metal structure.

This letter is written pursuant to Title 2.16.050 K 2. And provides written approval for the carport design based upon structural design considerations from the Building Permits and Inspections Division of the Engineering & Construction Management Department.

Juan Estala

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.

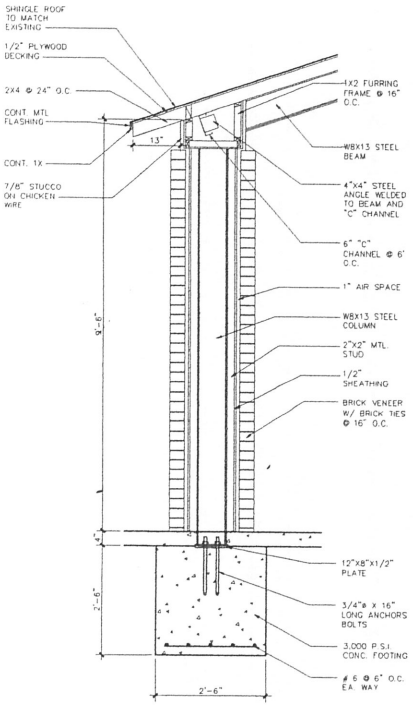
District 7
Steve Ortega

District 8
Cortney Carlisle Niland

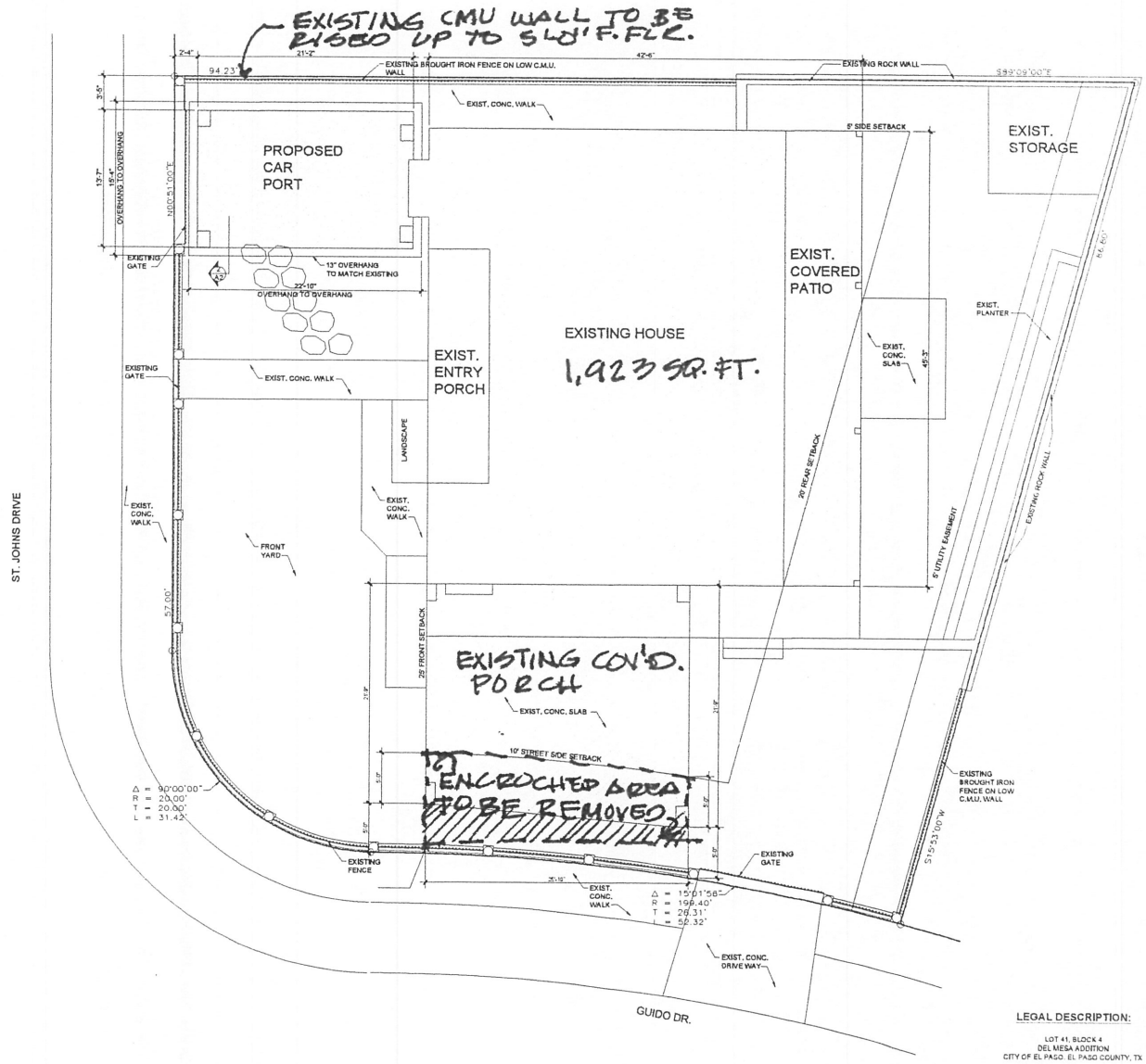
City Manager
Joyce A. Wilson

El Paso All-America City 2010

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



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



LEGAL DESCRIPTION:

LOT 41, BLOCK 4
DEL MESA ADDITION
CITY OF EL PASO, EL PASO COUNTY, TX

ADDRESS: 1100 ST. JOHNS, EL PASO, TX

1 SITE PLAN
SCALE: 3/16"=1'-0"

DESIGN & DRAWN BY:
TRAZO DESIGN & DRAFTING SERVICES
(915) 999.6744
servillsa@gmail.com

Revisions:

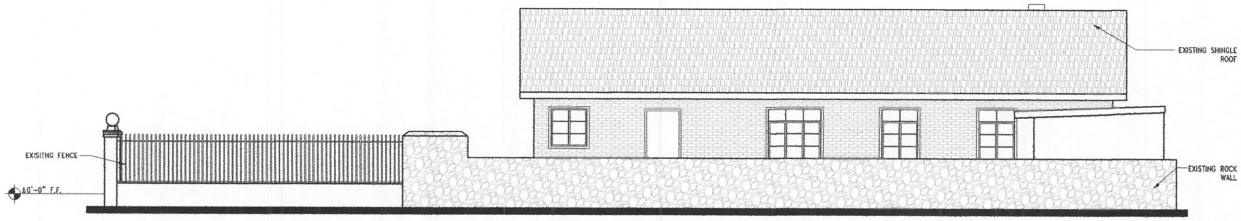
NEW CAR PORT
FOR:
MR. AND MRS. ESPINOZA
1100 SAINT JOHNS DRIVE
EL PASO, TX

DATE: JAN., 2012

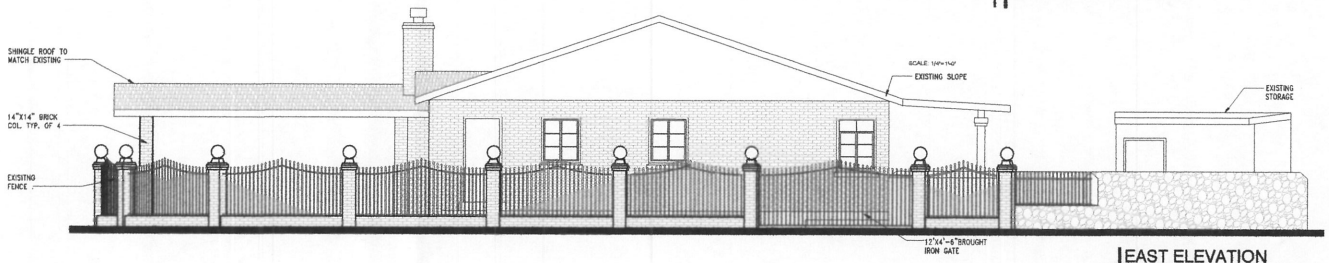
DWG. NAME: SITE PLAN

SHEET No.: A1

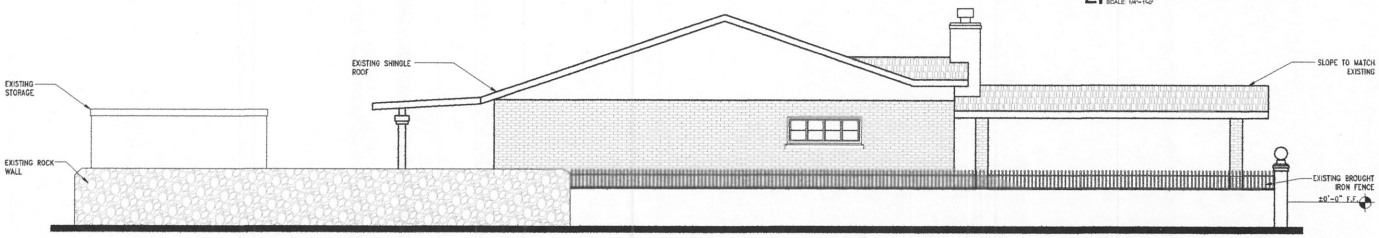
OF:



1 SOUTH ELEVATION

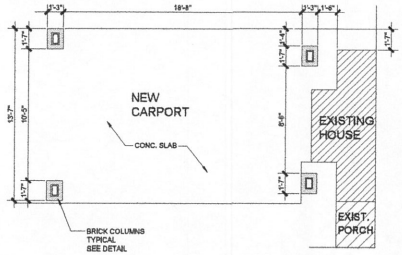


2 EAST ELEVATION



3 NORTH ELEVATION

4 WEST ELEVATION



5 1st. FLOOR PLAN

DESIGN & DRAWN BY:
TRAZO DESIGN & DRAFTING SERVICES
(915) 999.6744
sonnifield@aol.com

Revisions :

NEW CAR PORT
FOR:
MR. AND MRS. ESPINOZA
1100 SAINT JOHNS DRIVE
EL PASO, TX

DATE: DEC., 2011

DWG. NAME: FLOOR PLANS

SHEET No. A2

OF:

GENERAL NOTES:

CONCRETE

A) ALL CONCRETE, UNLESS OTHERWISE NOTED Fc=3000 PSI @ 28 DAYS

CONCRETE PROTECTION FOR REINFORCEMENT, UNLESS OTHERWISE NOTED, SHALL BE AS FOLLOWS:

CONCRETE DEPOSITED AGAINST EARTH ---------- 3 INCHES
CONCRETE BELOW GROUND DEPOSITED AGAINST FORMS 2 INCHES
SLABS ON GRADE ---------- 1 1/2" FROM TOP

ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60. PROVIDE CONTINUITY OF REINFORCEMENT IN REINFORCED CONCRETE MEMBERS AND MASONRY BOND BEAMS AT CORNERS BY PROVIDING CORNER BARS OF SAME SIZE AND SPACING AS BARS BEING LAPPED. ALL LAPS SHALL BE OF SUFFICIENT LENGTH TO DEVELOP THE STRENGTH OF THE BAR. PROVIDE BAR SUPPORTS FOR ALL REINFORCING STEEL.

ALL INTERIOR SLABS ON GRADE, UNLESS OTHERWISE NOTED, SHALL BE 4" THICK CONCRETE REINFORCED WITH #3 @ 16" O.C.E.W. PROVIDE CONSTRUCTION JOINTS IN THE SLABS ON GRADE AS SHOWN ON THE DRAWINGS.

THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND JOB SITE SAFETY. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROVIDE JOB SITE SAFETY AND PROTECTION OF WORKMEN AND OTHER PERSONS DURING CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.

THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS TO LAYOUT, DIMENSIONS, AND ELEVATIONS. ALL DISCREPANCIES, IF ANY, SHALL BE REPORTED TO THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

FOUNDATION NOTES:

1. SITE PREPARATION. REMOVE VEGETATION, DEBRIS, UNSATISFACTORY MATERIALS, OBSTRUCTIONS AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACEMENT OF FILLS. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 8" AND RECOMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 COMPACTION TEST.
2. THE WATER CONTENT OF THE SUBGRADE SHOULD BE MAINTAINED SLIGHTLY ABOVE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED. SUBGRADE COMPACTED WETTER THAN 3 PERCENTAGE POINTS ABOVE THE OPTIMUM WATER CONTENT SHOULD NOT BE ACCEPTED WITHOUT INSPECTION BY THE GEOTECHNICAL ENGINEER.
3. THE SOILS AT THE BOTTOM OF FOUNDATION EXCAVATION SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 COMPACTION TEST.
4. STRUCTURAL FILL MATERIALS USED AS STRUCTURAL FILL SHALL BE GRANULAR, FREE OF DELETERIOUS MATERIALS AND HAVE A LIQUID LIMIT LESS THAN 40 AND A PLASTICITY INDEX LESS THAN 12.
5. STRUCTURAL FILL SHOULD BE PLACED IN 8" THICK LOOSE LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 COMPACTION TEST.
6. ALL FOOTINGS SHALL BE FORMED WHENEVER THE CONCRETE CANNOT BE PLACED AGAINST SOLID EARTH EXCAVATION.
7. ALL FOOTINGS SHALL BE EXCAVATED NEATLY AND, PRIOR TO PLACEMENT OF REINFORCEMENT AND CONCRETE, THE BASE SHALL BE COMPACTED AS SPECIFIED. ANY OVEREXCAVATION SHALL BE FILLED WITH CONCRETE.
8. ALL CONCRETE SHALL CONFORM TO ASTM C94 AND SHALL REACH A MINIMUM STRENGTH OF 3000 P.S.I. AT 28 DAY TEST. CONCRETE SHALL NOT BE PLACED IN EXCESS OF 4" SLUMP WITHOUT PRIOR APPROVAL OF THE ENGINEER.
9. CONTRACTOR SHALL COORDINATE POP CONDUITS UP FROM SLABS WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
10. ALL FORMS SHALL BE WELL BRACED AND STRAIGHT.

DESIGN CRITERIA

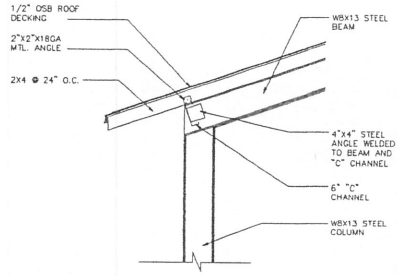
ROOF LOADS:
DEAD LOAD (D) = 20 PSF
LIVE LOAD (Lr) = 20 PSF
SNOW LOAD (S) = 7 PSF

WIND LOAD:
BASIC WIND SPEED = 100 MPH
BUILDING CATEGORY = I
IMPORTANCE FACTOR = 1.0
WIND EXPOSURE = C
INTERNAL PRESSURE COEFFICIENT = ±0.18
DESIGN WIND EXPOSURE = 21.7 PSF

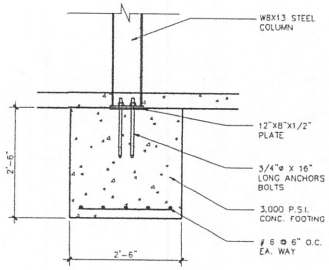
EARTHQUAKE DESIGN DATA:
USE GROUP = I
SPECTRAL RESPONSE COEFF Sds = 0.42, Sd1 = 0.08
SITE CLASS = D
SOIL BEARING CAPACITY = 1500 PSF

DESIGN CODES

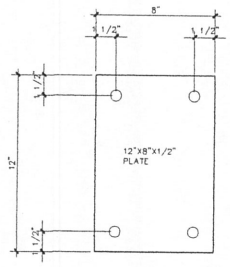
1. INTERNATIONAL BUILDING CODE 2006 EDITION.
2. ASCE 7-05 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
3. AMERICAN CONCRETE INSTITUTE - BUILDING CODE FOR REINFROCED CONCRETE (ACI-318-99)
4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (13TH EDITION)
5. STEEL DECK INSTITUTE - DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS AND ROOF DECKS



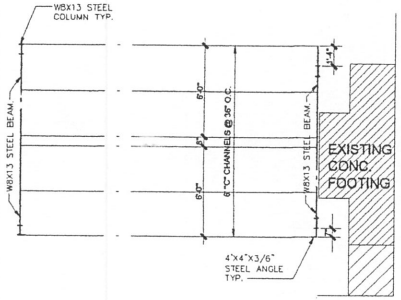
1 FRAMING DETAIL
SCALE 1 1/2"=1'-0"



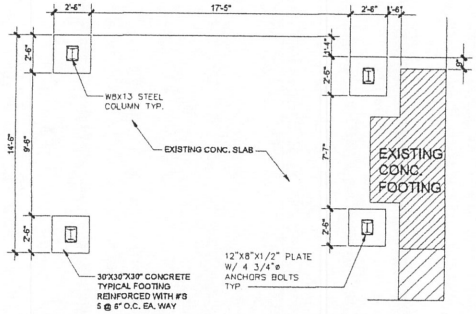
2 FOOTING DETAIL
SCALE 1 1/2"=1'-0"



3 PLATE DETAIL
SCALE 3"=1'-0"



4 FRAMING PLAN
SCALE 1/4"=1'-0"



5 FOUNDATION PLAN
SCALE 1/4"=1'-0"

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Revisions :

NEW CAR PORT
FOR:
MR. AND MRS. ESPINOZA
1100 SAINT JOHNS DRIVE EL PASO, TX

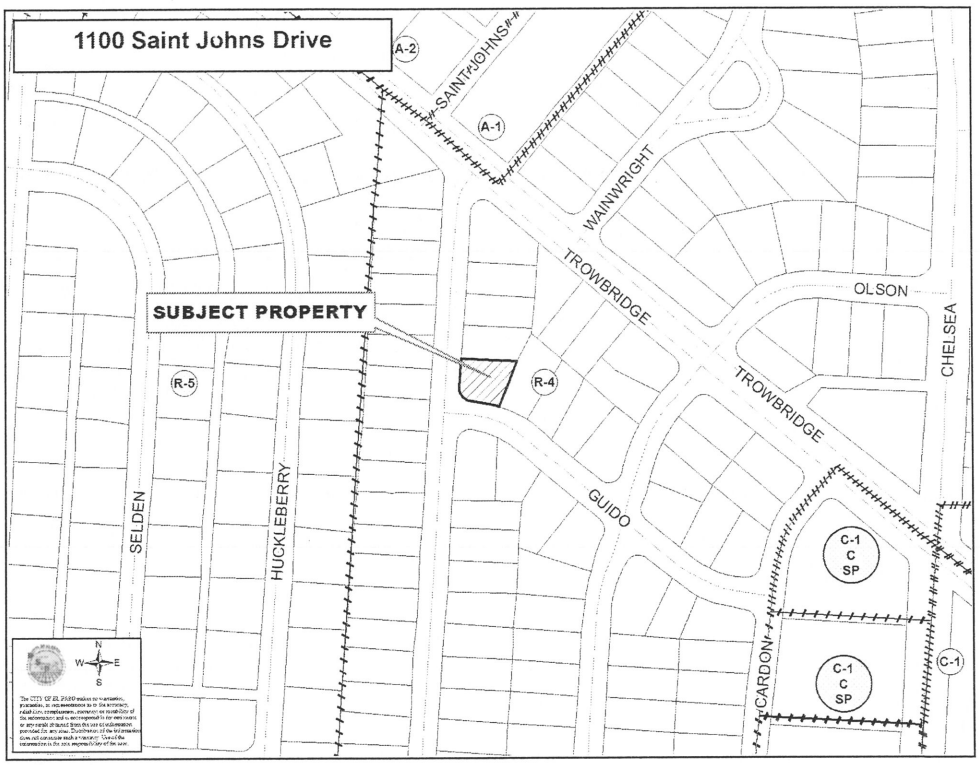
DATE: DEC., 2011

DWG. NAME: SITE PLAN

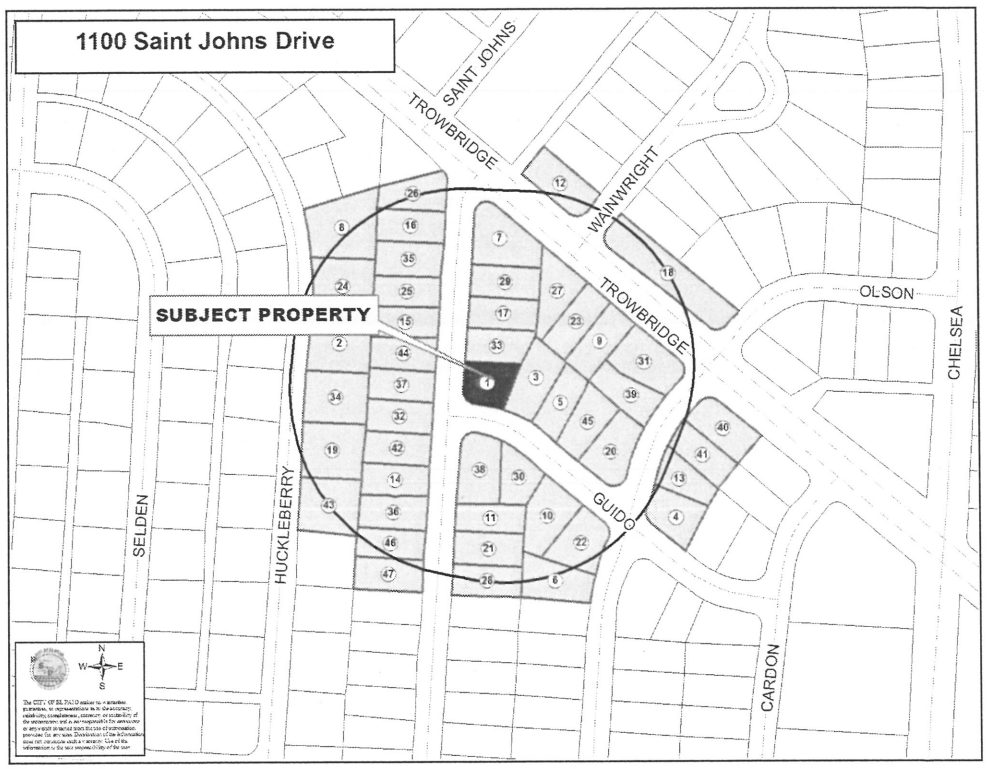
SHEET No. S1

OF:

ZONING MAP



NOTIFICATION MAP



February 13, 2012