

**Applicant requests a Special Exception under Section 2.16.050 J (Driveway over a Carport) in an R-3/sc (Residential) zone.**

This would allow a 21.6' by 22.42' carport which is proposed to encroach into the front yard setback and to be located to within 3.5 feet of the front property line.

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

**BACKGROUND**

The applicant is requesting the Special Exception J for a carport. There is no utility easement at the front property line. The garage is being converted into an office. The applicant is requesting to keep the garage doors in place. The site plan also shows a new enclosed entry area and new covered terrace located 22 feet from the front property line. The drawings indicate the carport will match the house in materials and design and the roof will rise no higher than the roof of the house.

Building Permits & Inspection has reviewed the structural drawings and notes that an engineer's seal is required for the steel construction, and, further, that a building permit shall be obtained for the garage conversion to office space. The applicant's representative has been notified and is submitting the required sealed drawings and is applying for another building permit for the garage conversion.

**CALCULATIONS**

Permitted carport area = 484.27 sq. ft. (2,423.23 sq. ft. ÷ 5)

Requested area of carport = 484.27 sq. ft. (21.6' x 22.42')

Required front and rear yard setback total = 50'

Requested front and rear yard cumulative setback = 31.5'

**STAFF RECOMMENDATION**

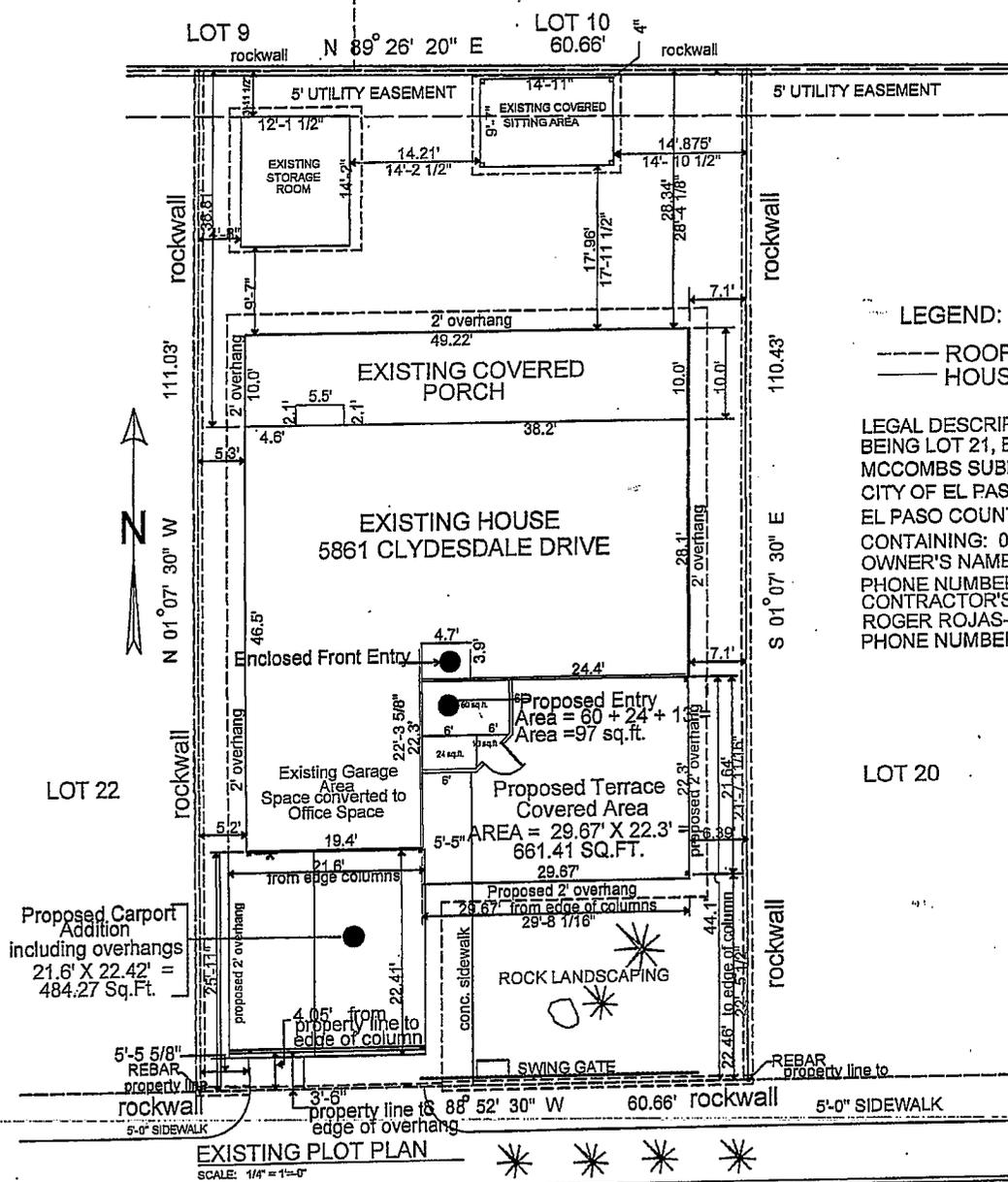
Staff recommendation is for approval of the request for the Special Exception for the carport, pending receipt of required drawings.

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:

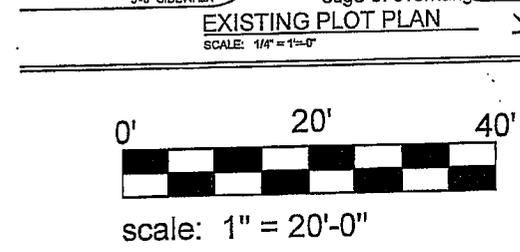
1. The residence has been in existence with a valid certificate of occupancy for one continuous year; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The 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.

CALCULATIONS ARE BASED IN LIVING AREA OF THE HOUSE  
 THE NEW CARPORT AREA IS BASED ON LIVING AREA.  
 NO OVERHANG AREA WAS INCLUDED IN THESE CALCULATIONS.  
 FLOOR AREA UNDER ROOF (AREA UNDER THE ROOF)  
 HOUSE AREA; 38.1' X 49.22' = 1875.28 SQ.FT.  
 CONVERTED GARAGE TO OFFICE OFFICE= 22.3' X 19.4' = 432.62 SQ.FT.  
 NEW FRONT ENTRY = (3.9' X 4.7') = 18.33 SQ.FT.)  
 NEW FRONT ENTRY = (60 + 24 + 13 = 97 SQ.FT.)  
 TOTAL LIVING AREA = 1875.28 SQ.FT. + 432.62 SQ.FT. + 18.33 SQ.FT. + 97 SQ.FT. = 2,423.23 SQ.FT.  
 2,423.23 SQ.FT. / 1/5 OF LIVING AREA = CARPORT AREA = 484.65 SQ.FT.  
 AREA OF CARPORT REQUIRED: 21.6' X 22.52' = 484.48 SQ.FT. NOT INCLUDING THE OVERHANG AREAS  
 484.48 SQ.FT. IS LESS THAN 484.65 SQ.FT. OKAY



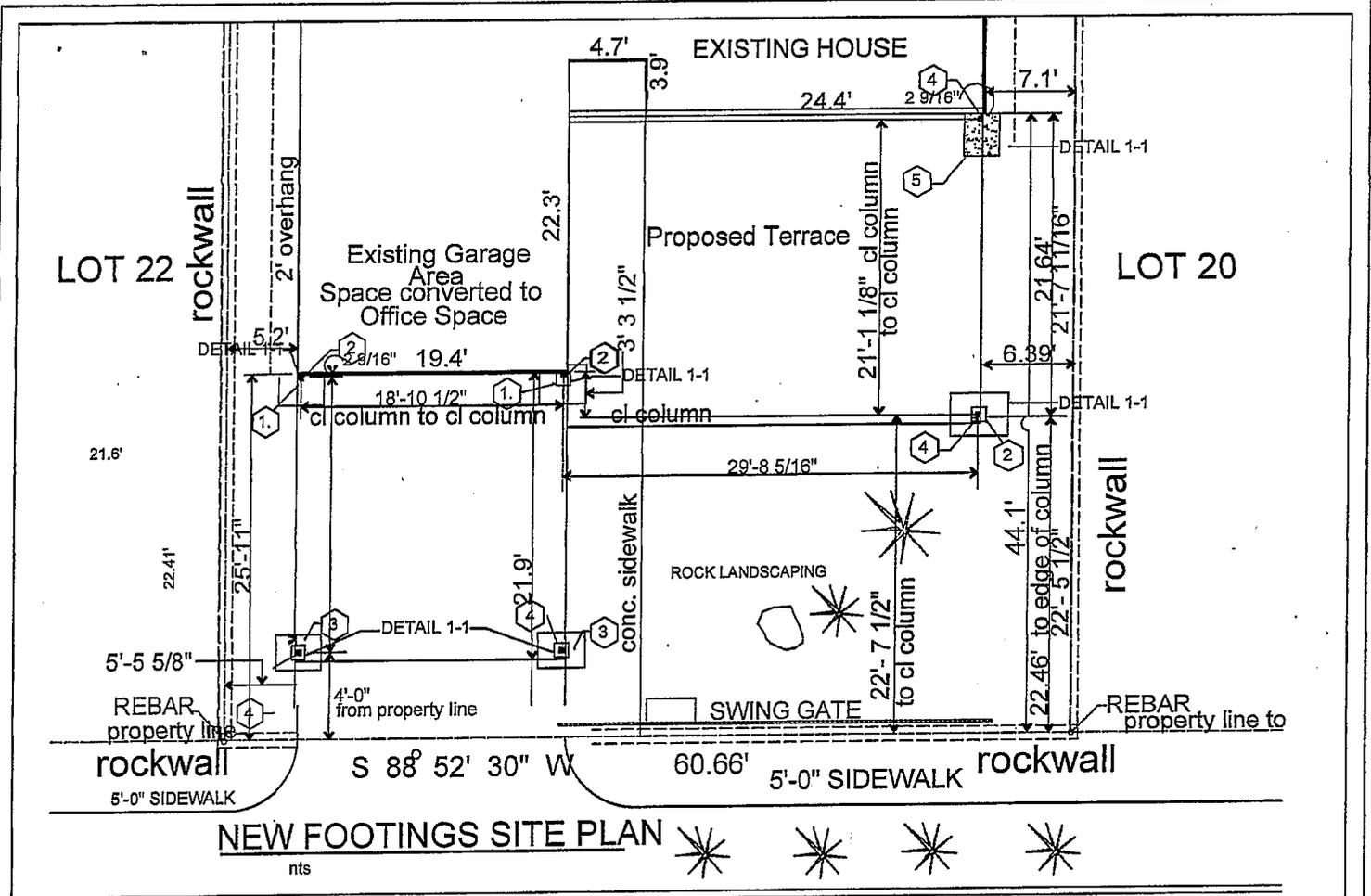
**LEGEND:**  
 --- ROOF OVERHANG  
 — HOUSE DWELLING

**LEGAL DESCRIPTION:**  
 BEING LOT 21, BLOCK 2,  
 MCCOMBS SUBDIVISION  
 CITY OF EL PASO, -  
 EL PASO COUNTY, TEXAS  
 CONTAINING: 01542 ACRES  
 OWNER'S NAME: ELI DAVIS JR.  
 PHONE NUMBER: 203-4417  
 CONTRACTOR'S NAME:  
 ROGER ROJAS- TEAM MASTER  
 PHONE NUMBER: 474-5113

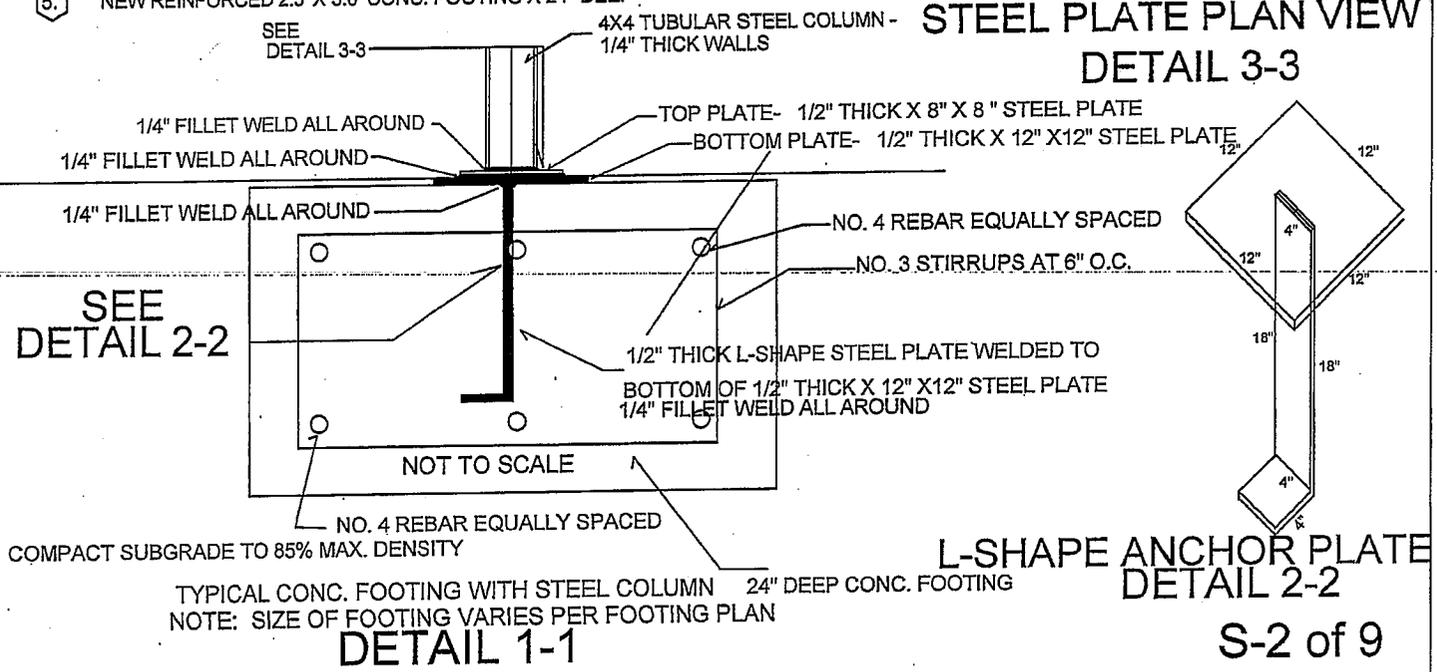
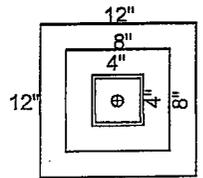


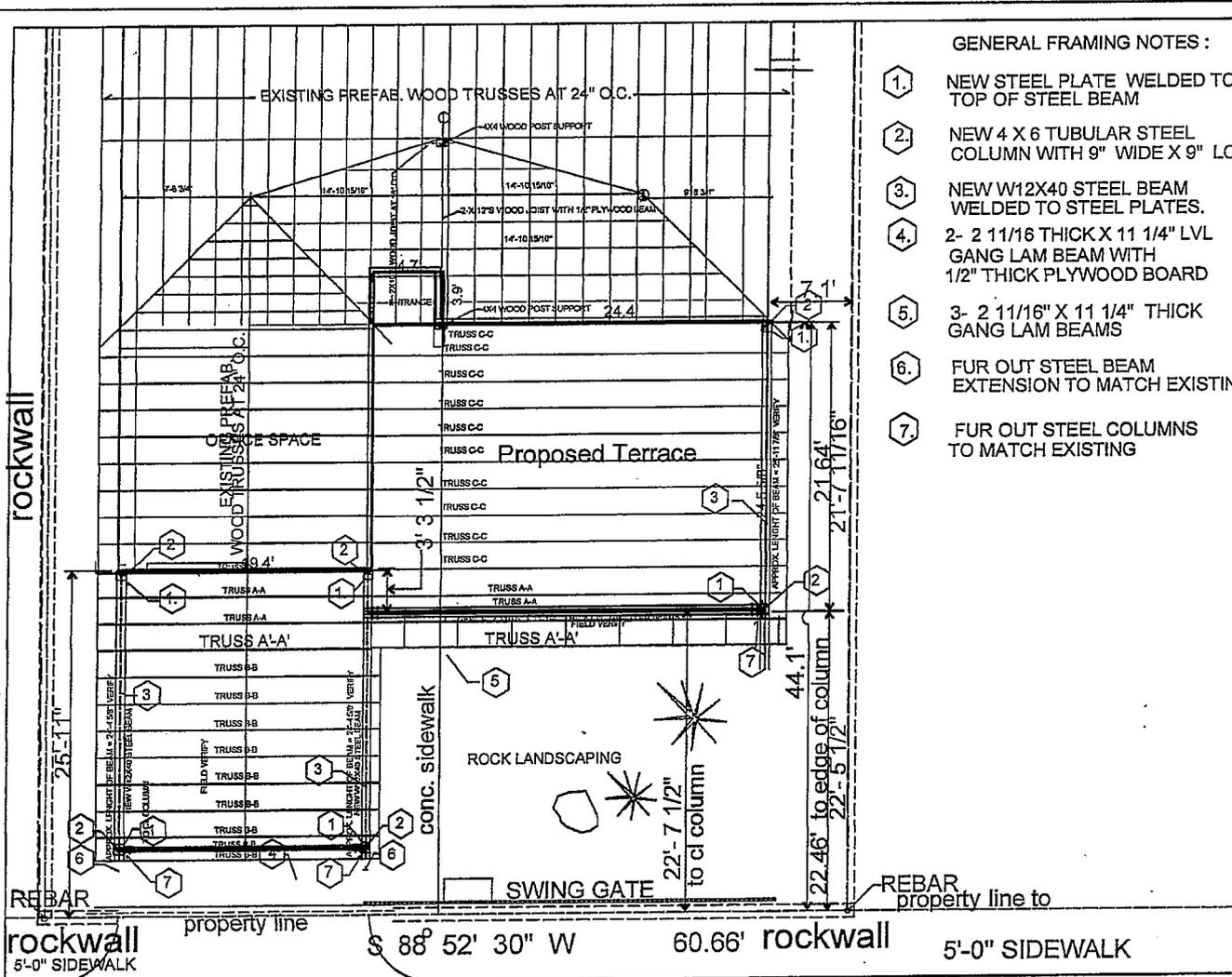
ENGINEER DESIGNER: MR. TONY VELASQUEZ, P.E.  
 PHONE NUMBER: 731-8889

NOTE: ORIGINAL PLAT OF SURVEY PERFORMED BY:  
 ATCON ENGINEERING 2112 TRAWOOD DRIVE, SUITE B-1  
 EL PASO, TEXAS  
 BY ADDRESS A. TELLES LAND SURVEYOR 3595  
 ENCLOSED COPY OF SURVEY  
 DATED: 09-29-98



- GENERAL FOOTING NOTES:**
1. NEW REINFORCED 2'X4' CONC. FOOTING X 20" DEEP
  2. NEW 4 X 4 TUBULAR STEEL COLUMN WITH 8" X 11 1/2" BY 1/2" STEEL PLATE. WELD BOTTOM OF STEEL COLUMN TO STEEL PLATE. WELD PLATE AND COLUMN WITH 1/4" FILLET WELD ALL AROUND THE STEEL COLUMN.
  3. NEW REINFORCED 2' X 3.5' CONC. FOOTING X 20" DEEP
  4. NEW 4 X 4 TUBULAR STEEL COLUMN WITH 10" X 11 1/2" BY 1/2" STEEL PLATE. WELD BOTTOM OF STEEL COLUMN TO STEEL PLATE. WELD PLATE AND COLUMN WITH 1/4" FILLET WELD ALL AROUND THE STEEL COLUMN.
  5. NEW REINFORCED 2.5' X 3.0' CONC. FOOTING X 24" DEEP.

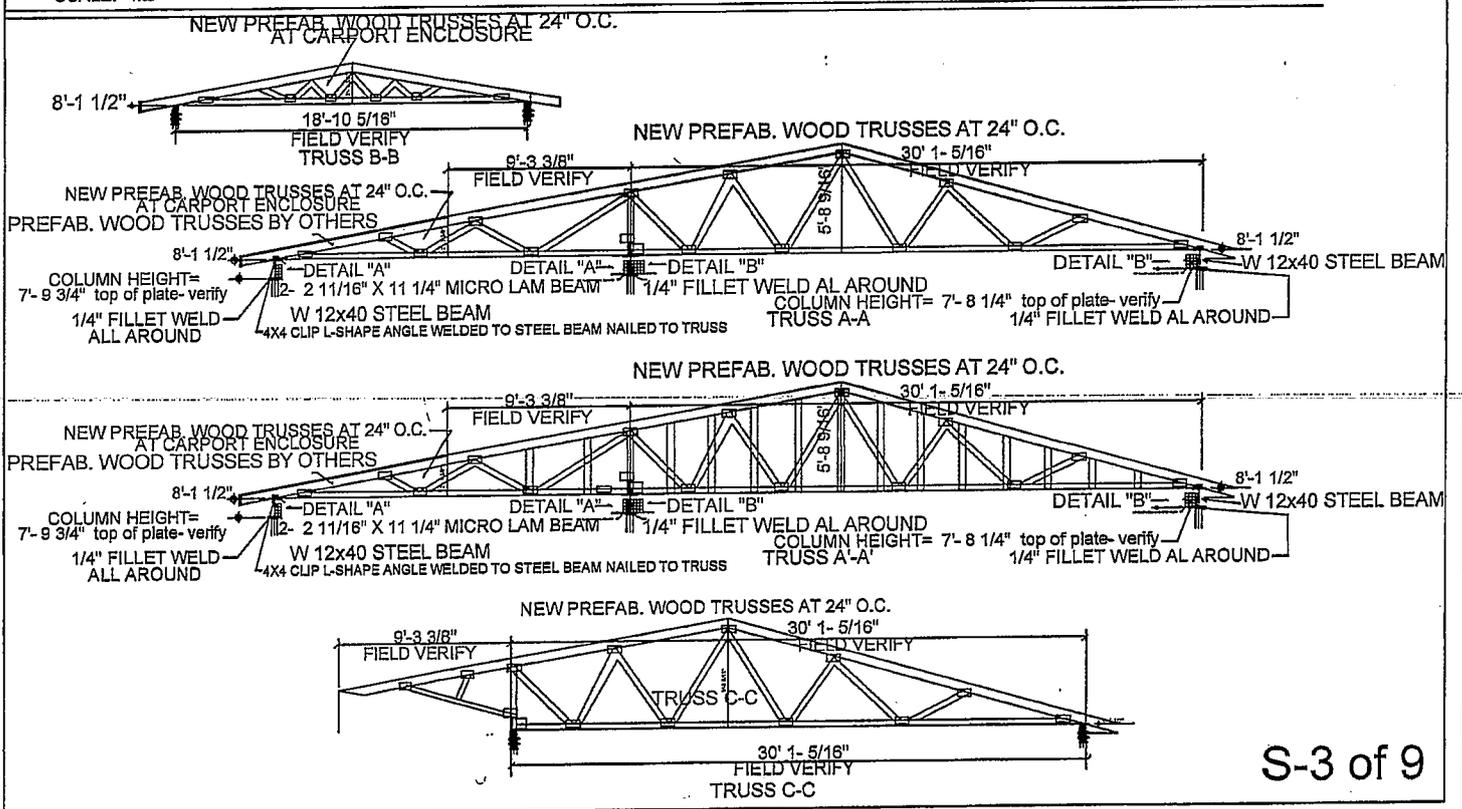


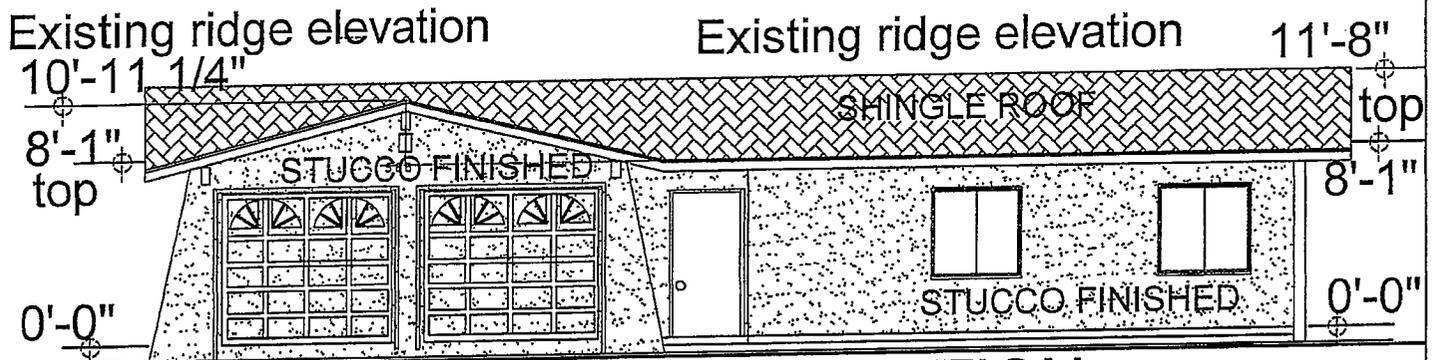


- GENERAL FRAMING NOTES :
1. NEW STEEL PLATE WELDED TO TOP OF STEEL BEAM
  2. NEW 4 X 6 TUBULAR STEEL COLUMN WITH 9" WIDE X 9" LONG
  3. NEW W12X40 STEEL BEAM WELDED TO STEEL PLATES.
  4. 2- 2 11/16 THICK X 11 1/4" LVL GANG LAM BEAM WITH 1/2" THICK PLYWOOD BOARD
  5. 3- 2 11/16" X 11 1/4" THICK GANG LAM BEAMS
  6. FUR OUT STEEL BEAM EXTENSION TO MATCH EXISTING.
  7. FUR OUT STEEL COLUMNS TO MATCH EXISTING

**EXISTING ROOF FRAMING PLAN/ NEW FRAMING PLAN**

SCALE: nts





**EXISTING FRONT ELEVATION**

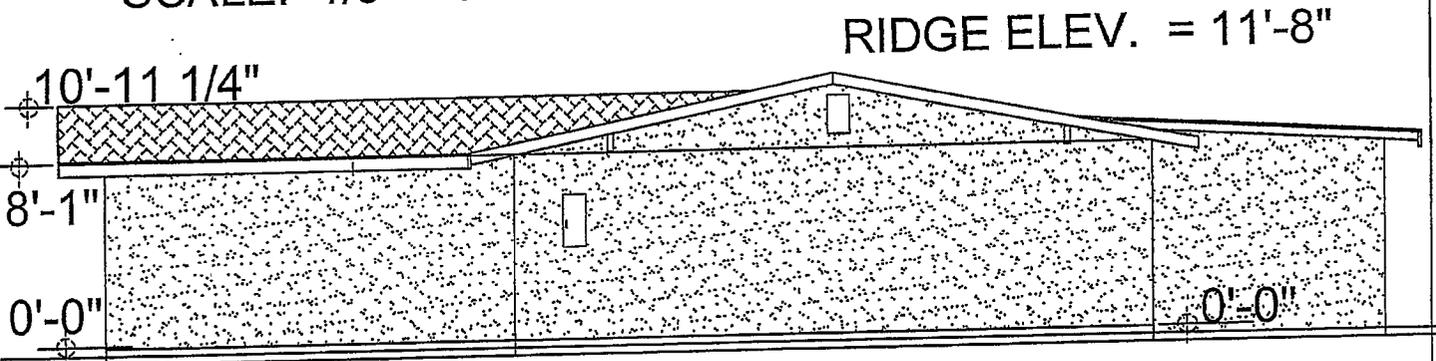
SCALE: 1/8" = 1'-0"

New carport roof elev.  
to match existing garage ridge elevation



**NEW FRONT ELEVATION**

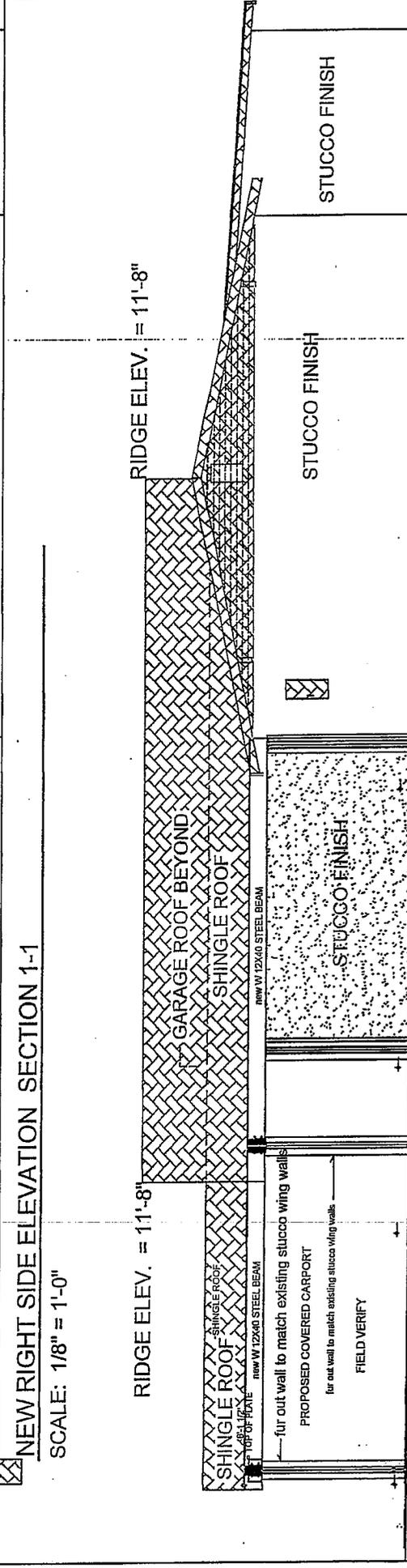
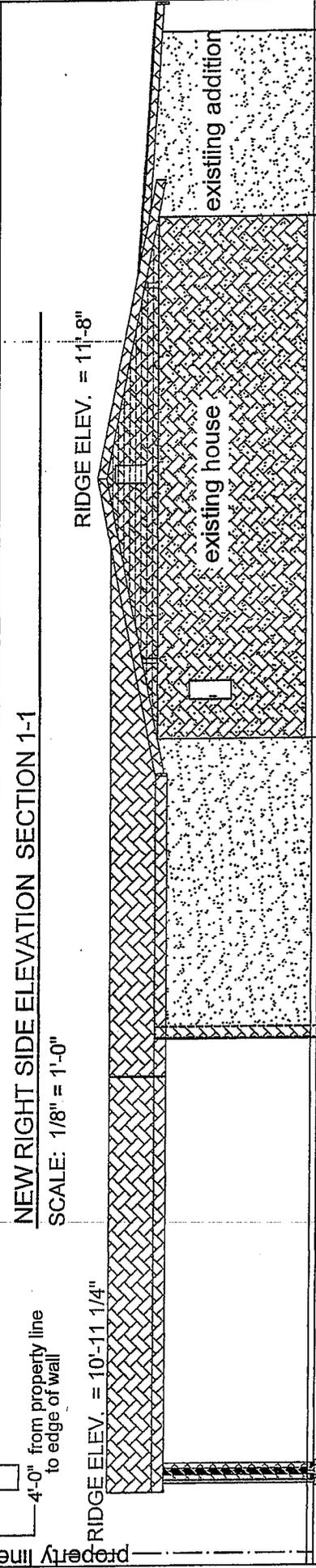
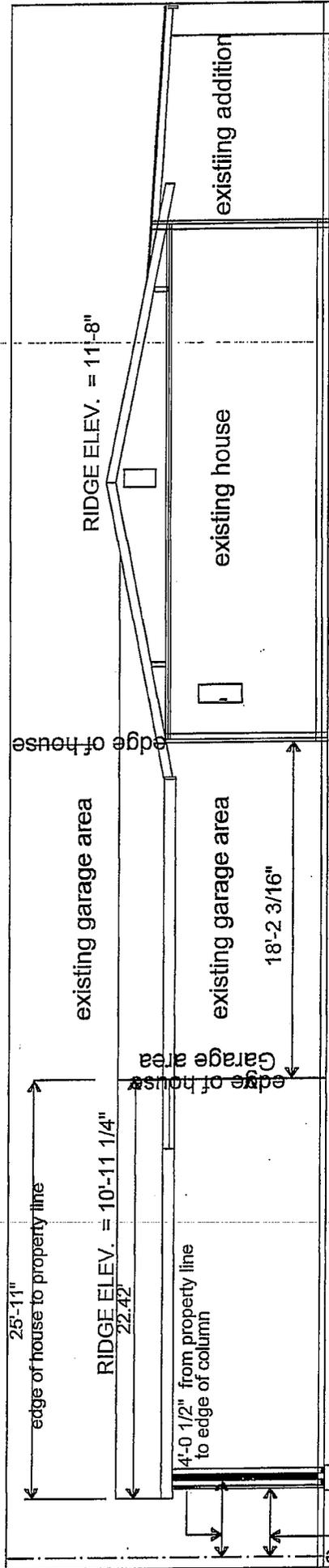
SCALE: 1/8" = 1'-0"



**EXISTING RIGHT SIDE ELEVATION**

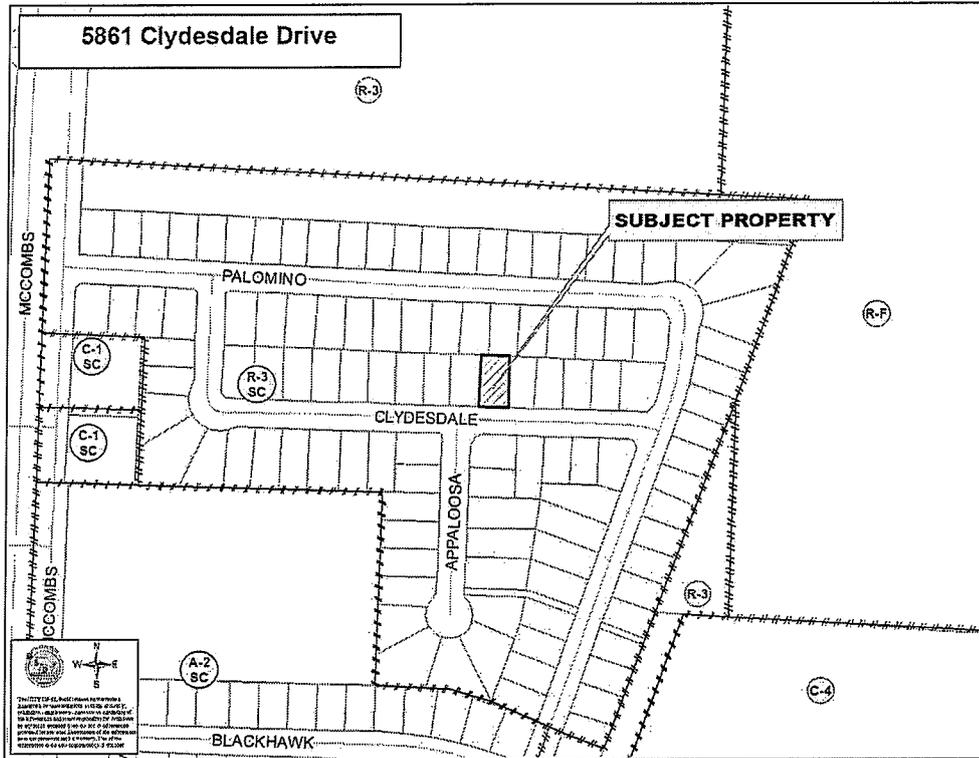
SCALE: 1/8" = 1'-0"

**NOTE:** All materials will be of the same material and shall match original house and garage structure finishes, same architectural design, and color scheme as the main structure.



NEW RIGHT SIDE ELEVATION WITH FINISHES  
SCALE: 1/8" = 1'-0"

# ZONING MAP



# NOTIFICATION MAP

