

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

This would permit a 25' by 15' carport that is proposed to encroach into the front yard setback and to be located to within 8 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 a carport which will encroach in the front yard setback. There is no utility easement at the front property line. The elevation drawings show that the carport will match the house in materials and design and that the carport roof will rise no higher than the roof of the house. BP&I failed the structural design. The applicant's representative is submitting revised structural plans for further review.

**CALCULATIONS**

Permitted carport area = 387 sq. ft. (1,938 sq. ft. first floor area under roof ÷ 5)

Requested area of carport = 375 sq. ft. (25' x 15')

Required front and rear yard setback total = 50'

Requested front yard setback = 8'

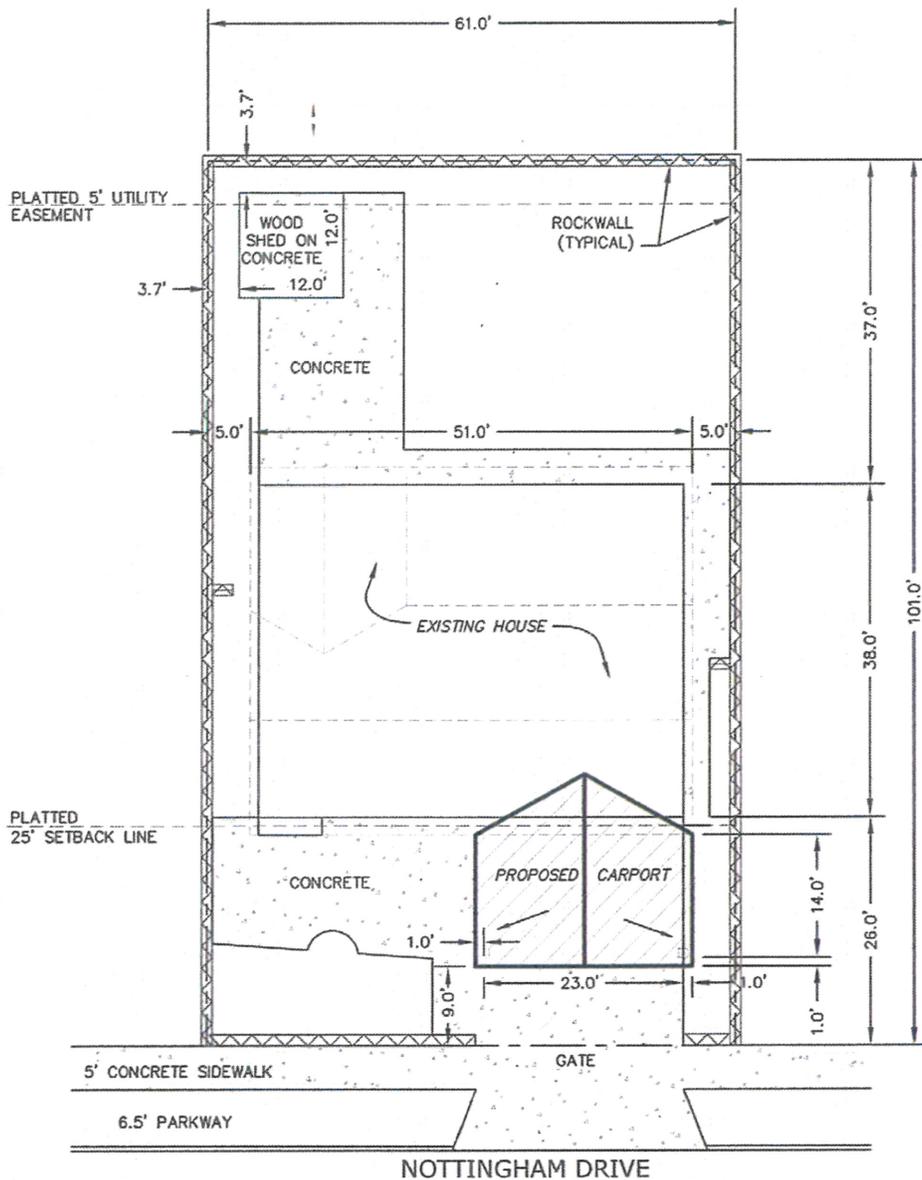
**STAFF RECOMMENDATION**

Staff recommendation is pending review of revised structural plans.

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

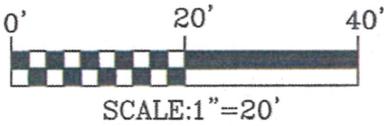
"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

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."



**SITE PLAN**

**ATTACHED CARPORT ADDITION**



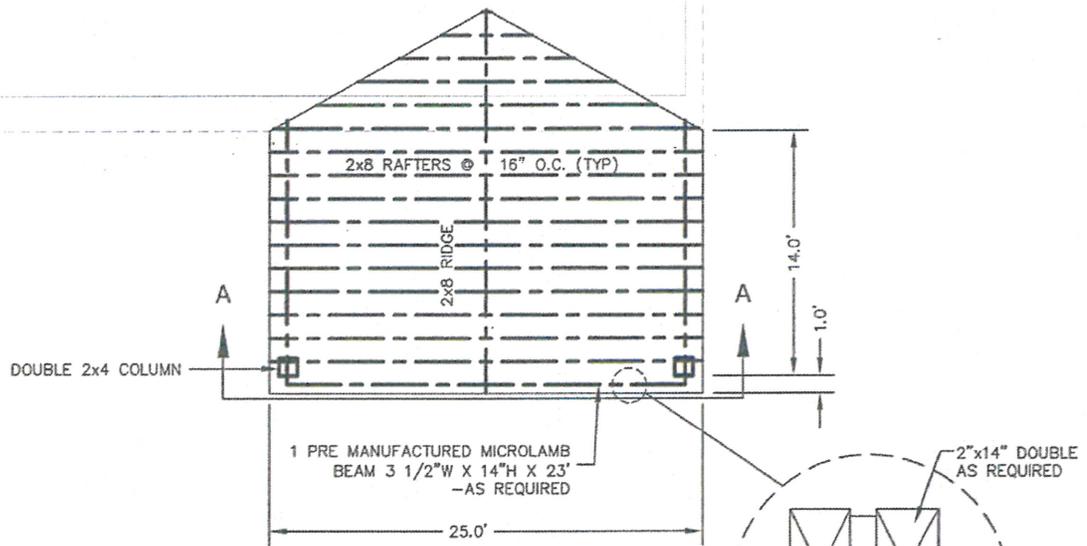
LOT 12, BLOCK 6,  
LANCASTER SUBDIVISION,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

DATE: 3/01/2011 OFFICE: EA SHEET NO.: 1 OF 3

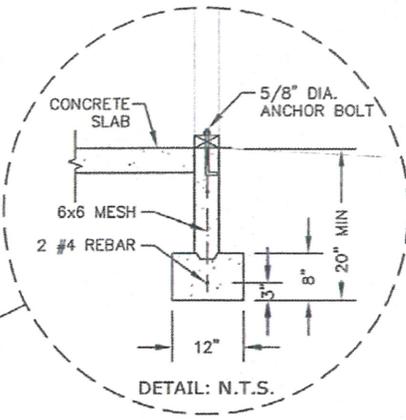
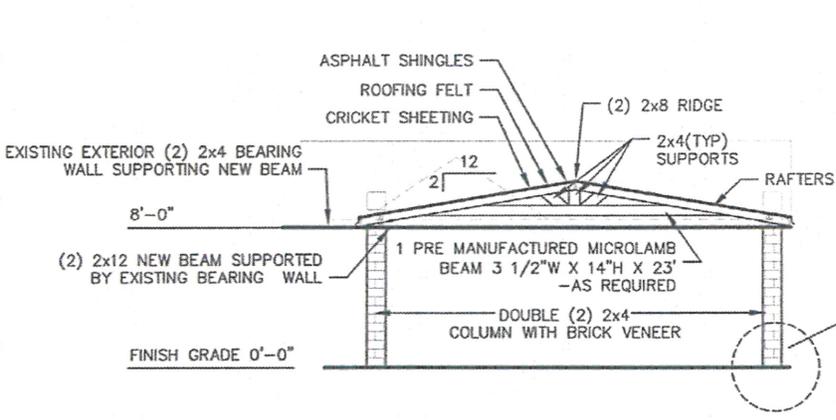
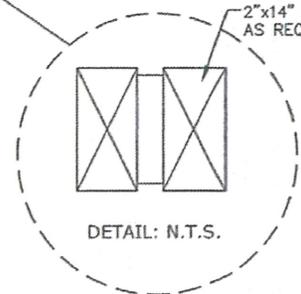
**HERNANDEZ RESIDENCE**

PH. 915-859-1094

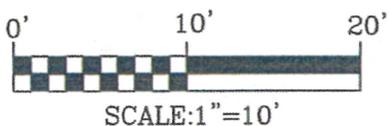
9213 NOTTINGHAM, EL PASO, TEXAS 79907



**FRAMING PLAN**



**SECTION A**  
**ATTACHED 3 CARPORT ADDITION**

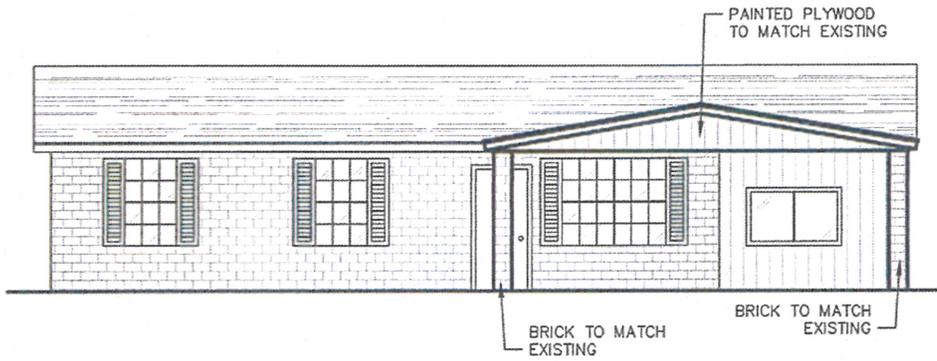


LOT 12, BLOCK 6,  
LANCASTER SUBDIVISION,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

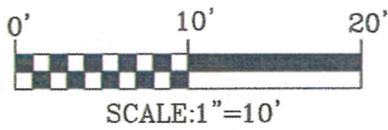
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FRONT ELEVATION



LOT 12, BLOCK 6,  
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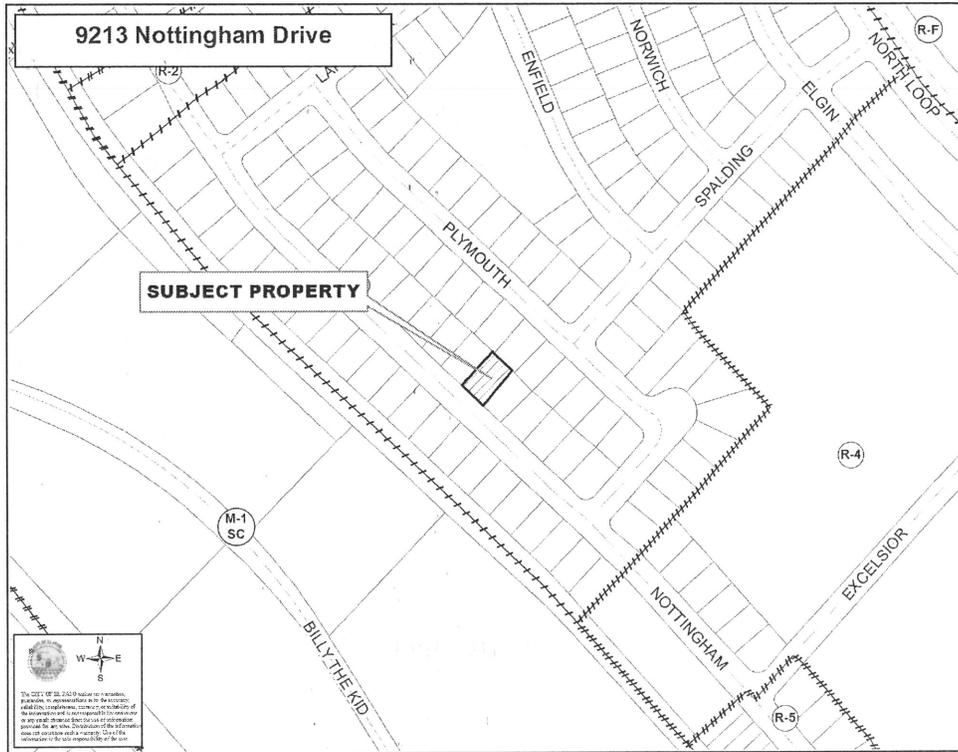
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# ZONING MAP



# NOTIFICATION MAP

