

Applicant requests a Special Exception under Section 2.16.050 Q (Canopy Over a Driveway) in an R-3A zone.

This would permit the construction of a 20'7" by 19'9" carport that is proposed to encroach 20' into the required front yard setback.

The required cumulative front and rear yard setback total is 45' in an R-3A zone.

BACKGROUND

The Board noted at the March 10, 2008, meeting that the proposed carport is over a 10' utility easement at the front of the property and asked the applicant to provide letters from the utility companies that would allow the structure to be built over the easement. The case was postponed to the meeting of March 24, 2008. The applicants are requesting to add a carport that is proposed to be within 0' of the front property line. The Engineering-Traffic Division has reviewed the site and has no apparent traffic concerns with the proposed carport, but notes that carports may not encroach onto sidewalks. The Building Permits & Inspections Division has reviewed the structural plans for the carport and finds them acceptable.

CALCULATIONS

Permitted carport area = 544 sq. ft. (First floor area under roof = $1,600 \div 5 = 394$ sq. ft. + 150 sq. ft. permitted porch)

Requested carport area = 406.85 sq. ft. (20'7" x 19'9")

Required front yard setback = 20'

Requested front yard setback = 0'

STAFF RECOMMENDATION

Staff recommends approval of the request for the carport, pending the submittal of approvals from the utility companies.

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

"Permit the encroachment into the required front yard setback beyond other allowed modifications for a canopy covering a driveway (as that term is defined in Section 19.04.040(c) of this code) on the lot; provided, however, that:

1. The canopy is located in a residential (R) district or at a single-family residence;
2. The canopy shall be structurally sound, connected to and in harmony with the dwelling, and shall be constructed in accordance with drawings and specifications bearing the seal of a registered professional engineer or architect;
3. The owners of property within three hundred feet of the subject property shall be provided written notice of the proposed canopy and ten days' prior written notice of the hearing of the board at which the application for special exception for the canopy shall be considered;
4. The area of the canopy shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the canopy rise above the highest point of the roof of the dwelling;
5. The design and location of the canopy has received the written approval, based upon traffic safety and structural design considerations, of the City Engineer and Building Official for building services;
6. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space;
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;
8. 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;
9. The exceptions will be in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which is located the property for which the exception is sought;
10. The public convenience and welfare will be substantially served;
11. The use of neighboring property will not be substantially injured; and
12. Include any conditions and safeguards which the Board deems appropriate, such as site arrangement, landscaping and hours of operation."

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE, CBO
DEVELOPMENT SERVICES DIRECTOR



CITY COUNCIL
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SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

FEBRUARY 27, 2008

DEVELOPMENT SERVICES DEPARTMENT

MEMORANDUM

TO: Zoning Board of Appeals Staff
FROM: Javier De La Cruz, Building Plans Examiner, Building Permits and Inspections Section
SUBJECT: CARPORT CASE FOR March 11, 2008 ZBA MEETING
DATE: February 27, 2008

I have reviewed the plans for ZBA case 08-00015 located at 12416 Tierra Cebada. The applicant is requesting a Special Q 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 due to:

Trusses being optional, designer must specify all framing members in the event that conventional framing is used in lieu of trusses.

This letter is written pursuant to Title 2.16.050.5 and provides written approval for the carport design based upon structural design considerations from the Building Permits and Inspections section of Development Services.

JOHN COOK
MAYOR



CITY COUNCIL
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VACANT, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
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STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

JOYCE WILSON
CITY MANAGER

ENGINEERING DEPARTMENT

CITY OF EL PASO

TO: Linda Castle, Zoning Administrator
Robert Peña, Zoning Secretary

FROM: Margarita Molina, Traffic Engineering Division

DATE: March 4, 2008

SUBJECT: **ZBA08- 00015, 12416 Tierra Cebada Drive**
Special Exception Q

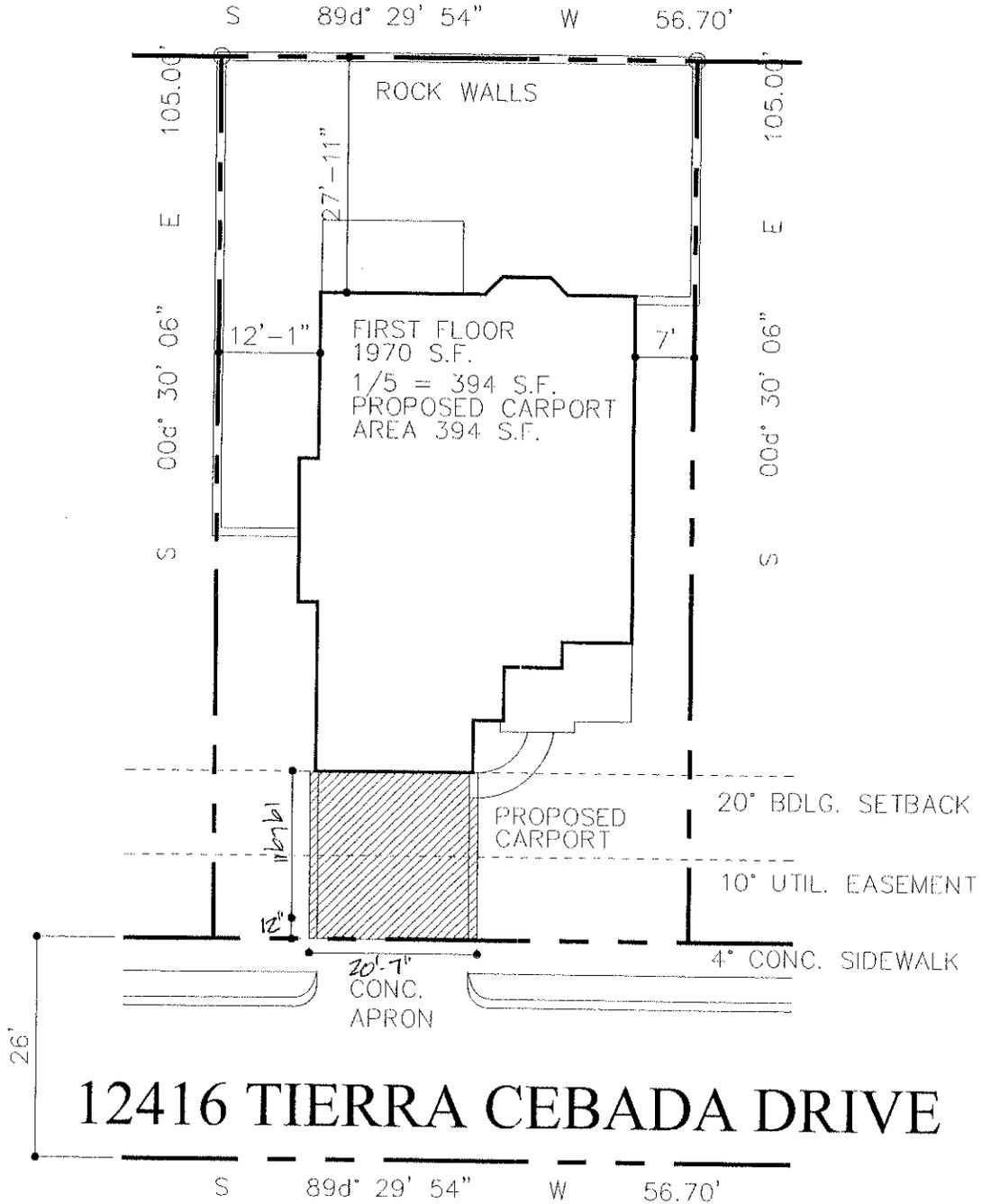
Regarding the above referenced item, for the Zoning Board of Adjustment, the Traffic Division has the following comments.

- *No objections to Canopy over existing driveway.*

Should your office or the applicant have any questions or comments regarding these issues, please contact Margarita Molina, at 541-4223.

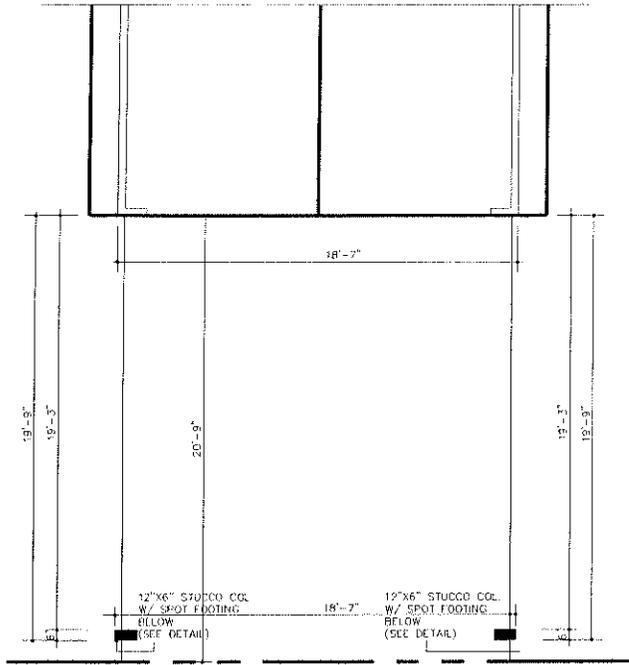
SCALE: 1"=20.00'

NORTH



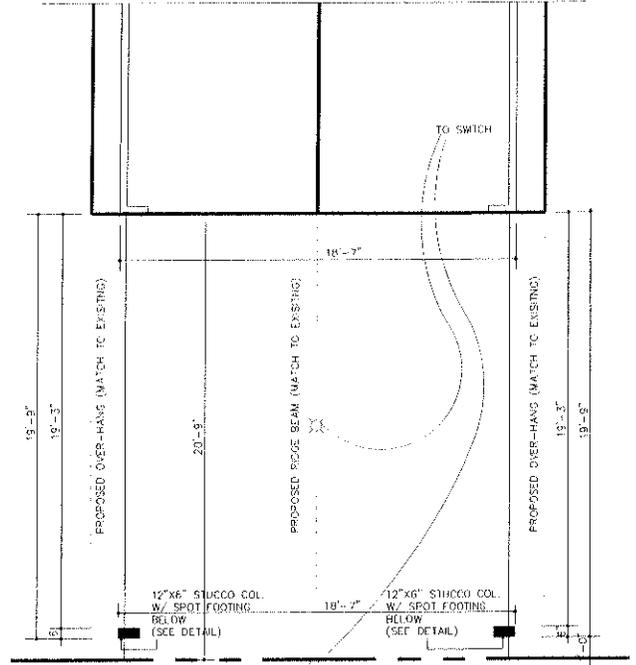
LEGAL DESCRIPTION:
LOT NO. 5
BLOCK NO. 83
SUBDIVISION: TIERRA DEL ESTE UNIT 16

**BLUE COLLAR
CONSTRUCTION**



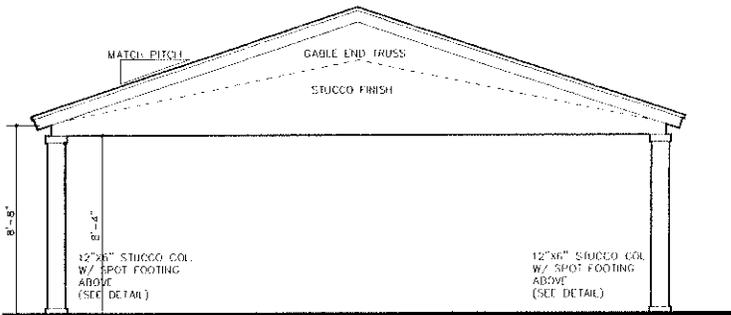
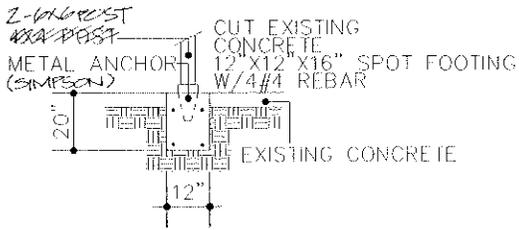
FOUNDATION PLAN

1/4" SCALE



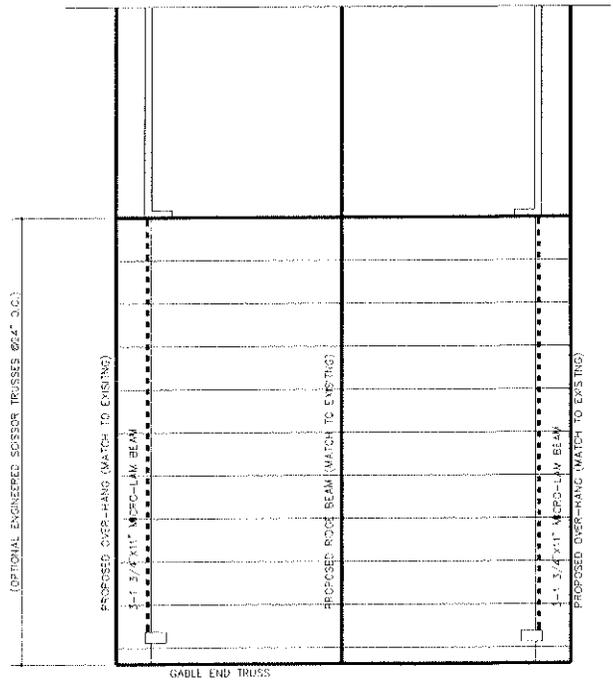
FLOOR PLAN

1/4" SCALE



FRONT ELEVATION

1/4" SCALE

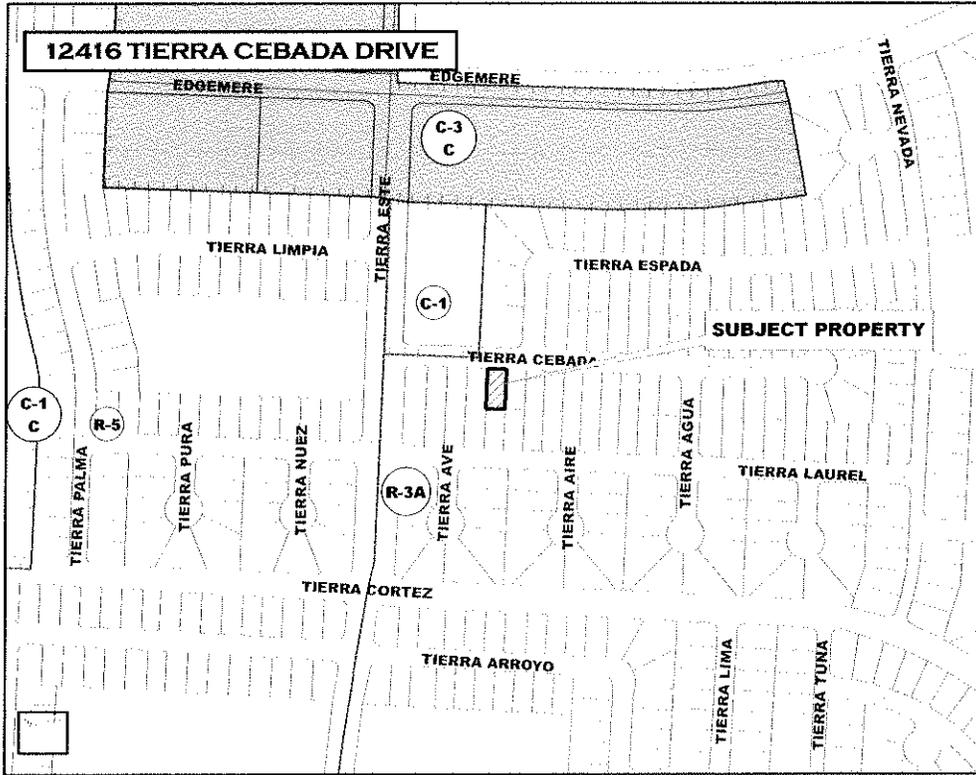


FRAMING PLAN

1/4" SCALE



ZONING MAP



NOTIFICATION MAP

