

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

This would permit the construction of a 25'4" by 24' carport that is proposed to encroach 23 feet into the required front yard setback.

The required front and rear yard setback cumulative total is 50 feet in an R-3 (Light Density Residential) zone.

BACKGROUND

The applicant is requesting to add a carport that is proposed to be located to within 2 feet of the front property line. There are no utility easements at the front property line. The applicant's plans indicate that the materials used for the carport will match the existing house. The roof of the carport shall rise no higher than the roofline of the house. Pre-engineered trusses will be used for the roof structure. Building Permits & Inspections has reviewed the structural plans and found them acceptable. The staff has received one phone call from a next-door neighbor who supports the request for the carport.

CALCULATIONS

Permitted carport area = 620 sq. ft. (First floor area under roof = $2,348 \div 5 = 470$ sq. ft. + 150 sq. ft. of permitted porch = 620 sq. ft.)

Carport area proposed to encroach in required front yard setback = 607 sq. ft. (25'4" x 24')

Required front yard setback = 25'

Requested front yard setback = 2'

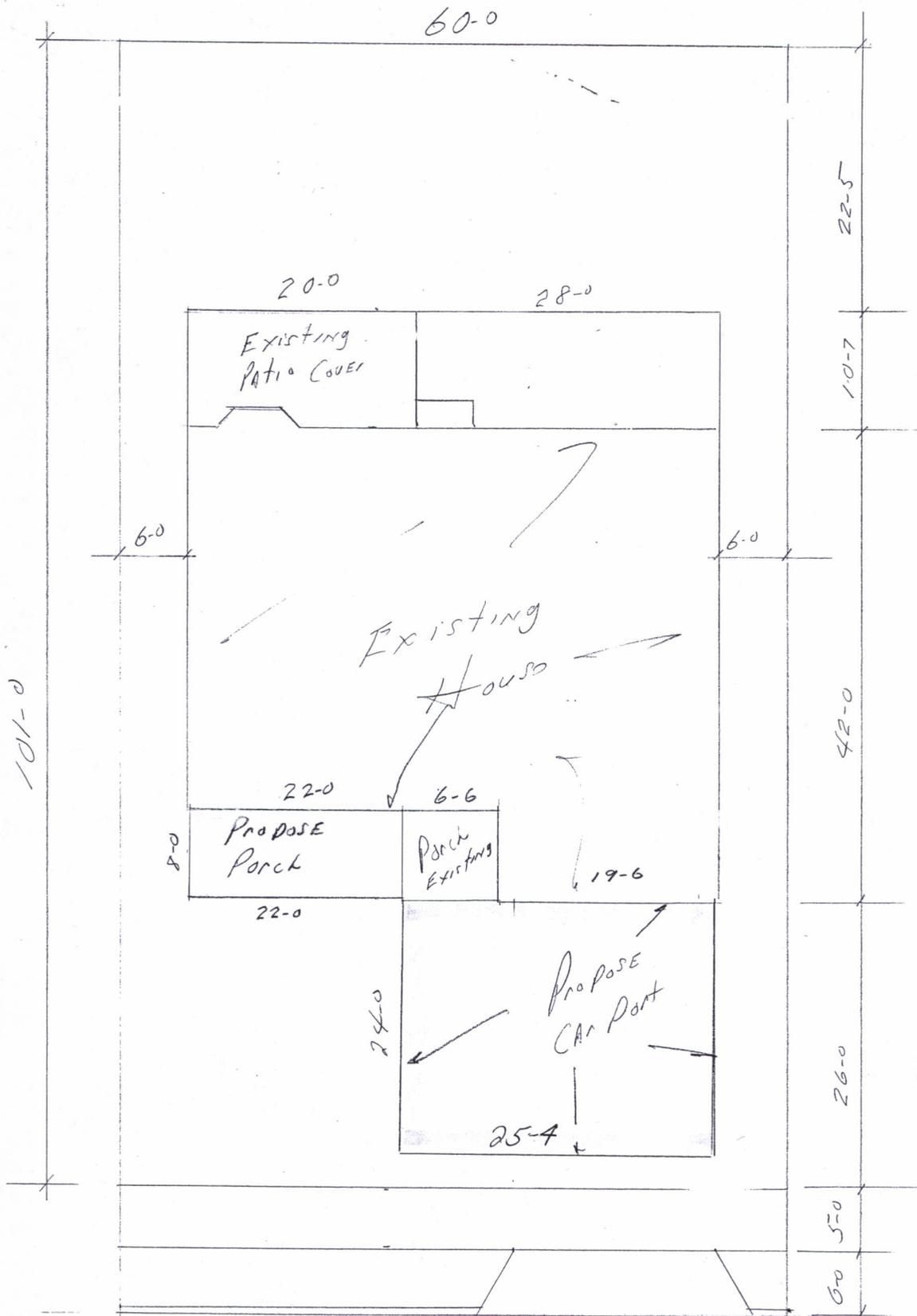
STAFF RECOMMENDATION

Staff recommends approval of the request as it meets the requirements of the Special Exception K, with a condition that the columns be bricked to match the house.

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

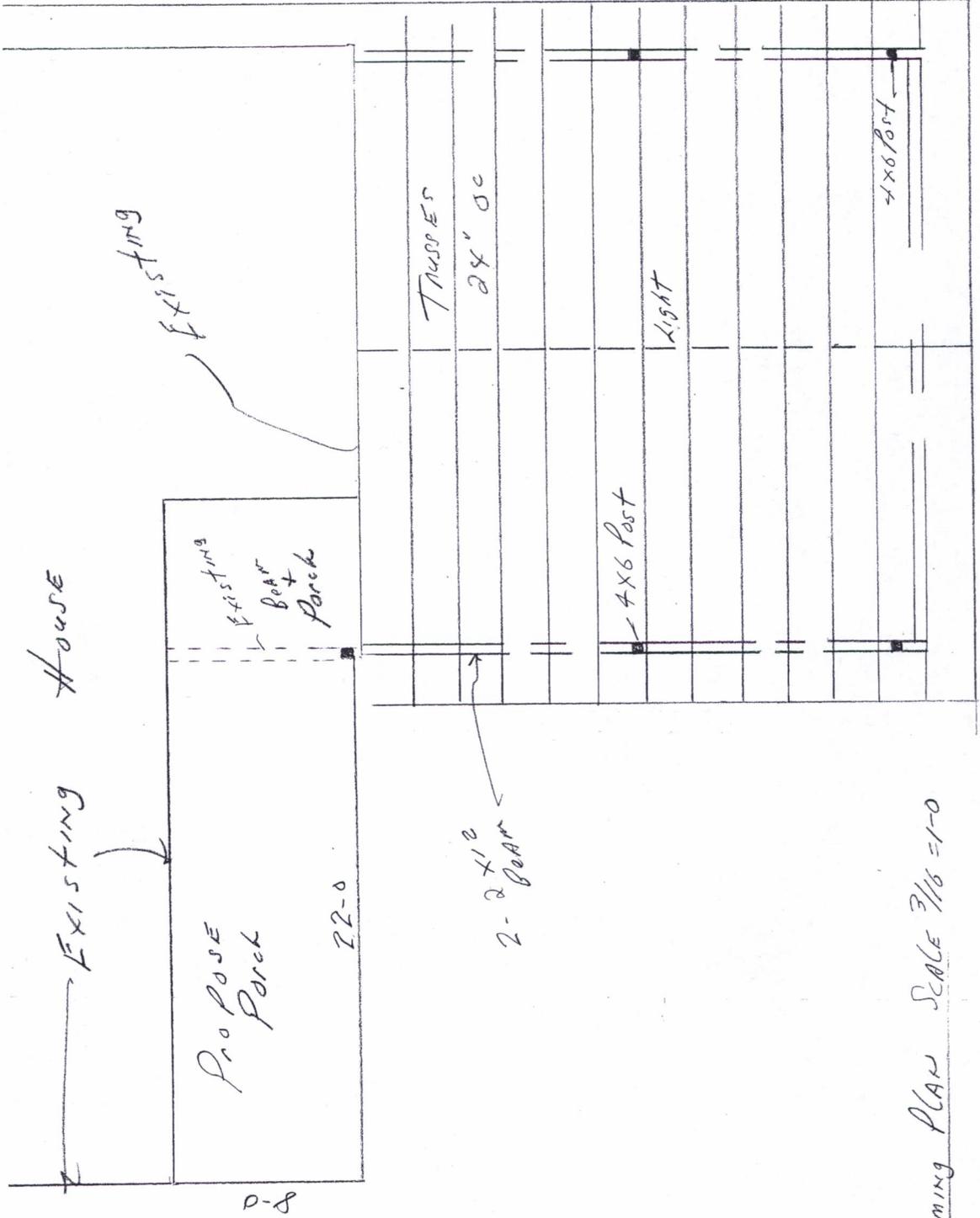
"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

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."

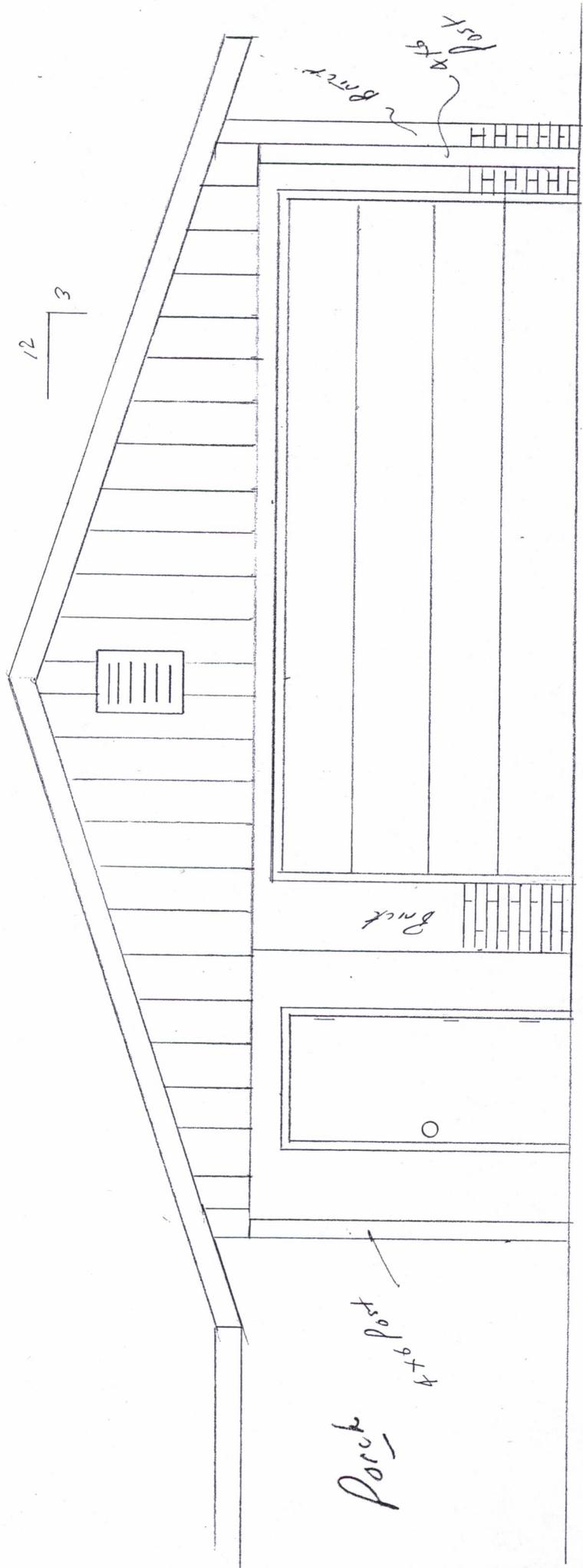


Plot Plan Scale $\frac{3}{32} = 1-0$

1533 BESSEMER

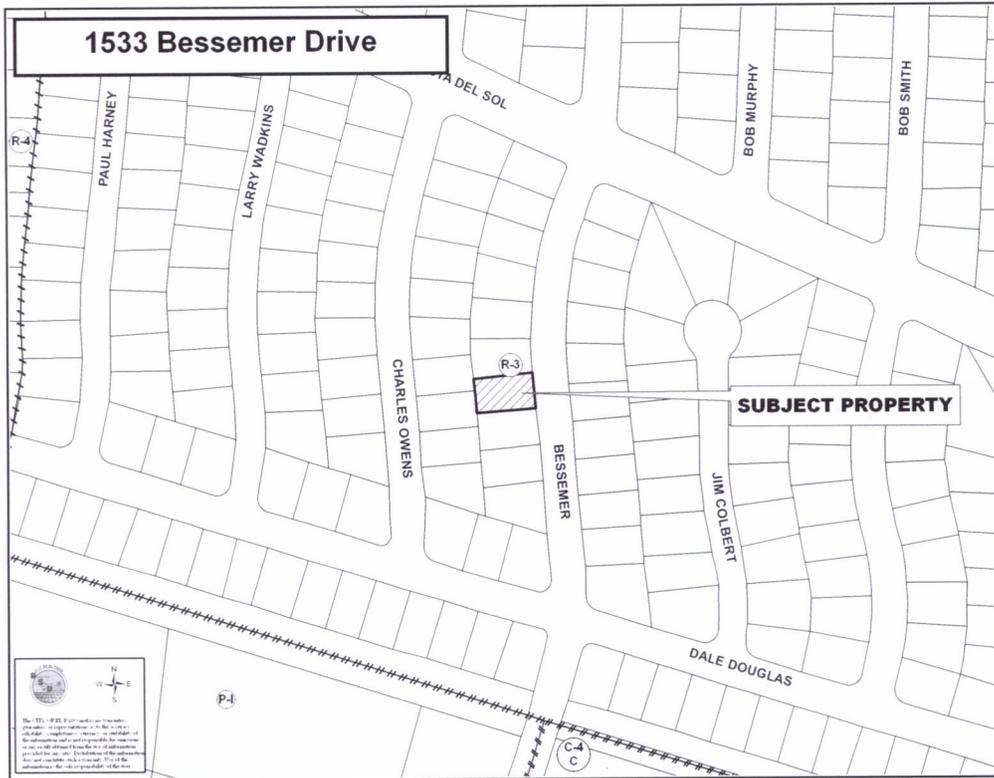


Roof Framing Plan SCALE 3/16 = 1-0



Carport Front View Scale 3/8" = 1'-0"

ZONING MAP



NOTIFICATION MAP

