

Applicant requests a Special Exception under Section 2.16.050 Q (Carport 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 case was postponed to the meeting of March 24, 2008, and postponed again at that meeting to the meeting of April 21, 2008. 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 applicant has provided letters from the electric, water, gas and phone utility companies that state no objection to the structure over the easement, except that the electric company states "pillars/supports must not be any closer than 3' from back of sidewalk/property line." The applicant will need to provide a revised site plan prior to the ZBA meeting showing location of carport support columns 3' from front property line.

The applicant is 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 ÷ 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 receipt of revised site plan.

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
ANN MORGAN LILLY, DISTRICT 1
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

MARCH 4, 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: March 4, 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 acceptable.

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



JOYCE WILSON
CITY MANAGER

CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
VACANT, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

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.

FACSIMILE

BLUE COLLAR CONSTRUCTION

Fax Number (575)882-7624

P.O. BOX 221073
EL PASO, TX. 79913
(915)588-6704

84 SHRODE ROAD
BERINO, NM 88024
(915)588-6704

Date: 4-4-08
Fax Number: 915-541-4725

Pages (including cover sheet): 5

Attention: Linda Castle
Phone Number: 915-541-4000
Address: _____

From: Manny Yanez S.
Phone Number: 915-588-6704
Address: _____

NOTES:

Linda Time Warner cable gave us the work order of the work they did and why they re-routed underground cable line. I hope this is sufficient information from Time Warner cable, if not let me know to see if we can get a letter, although they told us that they don't issue letters. The letters from the gas, and the phone companies ~~we~~ will be faxed to you early next week, as we receive them. Thank You.

Memos Maintenance: CONNOR, GRACIELA SAENZ - 8262101001585159 12-116 TIERRA CEBADA DR EL PASO TX 79901

Add Memo

Permanent

RECEIVED BY: [REDACTED] TEL: [REDACTED] FAX: [REDACTED] ADDRESS: [REDACTED]

Add

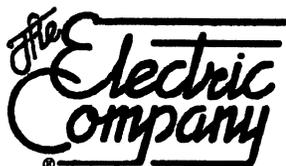
Clear

Perm	Opr ID	Date	Text
EII		03/26/08	NEEDS LIG RE-ROUTED, CUST WILL PUTTING UP CARPORT. NEEDS WAITER BY LIG CREW, CALL BY GOING AT 888-6704 ASK FOR MAMMY
FIR		03/11/08	*QC DP 3/12*
LUF		02/27/08	CALLED CUST AGAIN BUT NO LUCK ----- 33906
LUF		02/26/08	CALLED CUST TO TRY TO RESCHEDULE PHONE INSTALL BUT NO ANSWER IF CUST CALLS BACK PLZ RESCHEDULE ORDER ----- 33906
FIR		02/21/08	*QC DP 2/22*
NIP		02/07/08	CALLED CUSTOMER @2:50 N/A IN ATTEMPT TO NOTIFY THAT PHONE HAD TO BE RESCH DUE TO CUSTOMER RECORD INFO IN EDIT PARMS *32500
DIG		01/28/08	RD 59.17 BY PHONE CK
IJI		12/18/07	COLL:ROB:LEFT 3RD PARTY MSG
YVM		12/18/07	GRACIELA PD 59.07 W/CK :)33909
IER		12/14/07	COLL 3RD PARTY MSG
IRI		12/10/07	COLL: CALL BACK REQUESTED

Delete...

Edit...

Close



El Paso Electric

P.O. Box 982
El Paso, Texas
79960-0982
(915) 543-5711

April 2, 2008

Manuel Yanez
Blue Collar Construction
PO Box 221073
El Paso, TX 79913

Dear Mr. Yanez:

**12416 TIERRA CEBADA
EL PASO, TEXAS**

Your recent request for a Letter of Non-Objection for a planned carport encroachment located on a dedicated utility easement, on land described as a portion of Lot 5, Block 83, Tierra Del Este Unit Sixteen, has been approved.

At the present time, this particular encroachment does not interfere with our use of the easement. In consideration for our allowance of the encroachment, El Paso Electric Company must be held harmless from any claims or demands, which may result from the existence of the encroachment on the easement. It is, and will be, the property owner's responsibility to see that no part of the improvements or any equipment on the improvements violates any safety clearances.

The owner of the property or contractor must hand dig any and all excavation so as to avoid El Paso Electric Company facilities. The carport pillars/supports must not be any closer than 3' from back of sidewalk/property line.

Sincerely;

A handwritten signature in black ink that reads "William C. Eggleston". The signature is written in a cursive style with a large, prominent "W".

William C. Eggleston SR/WA
Senior Right of Way Specialist
Enclosure



April 1, 2008

Walter & Gracie Conner
12416 Tierra Cebada Drive
El Paso, Texas 79938

RE: Request for a Letter of Non-Objection, 12416 Tierra Cebada Drive, Lot 5, Block 83, Tierra Del Este #16

Dear Mr. & Mrs. Conner:

Our engineering department has reviewed your request and found that all service lines for water and sewer in that area are on the street. The EPWU has no objection to your request. Your request for a Letter of Non-Objection has been granted.

Sincerely,


Francisco J. Provencio
Right-of-Way Agent

FRANCISCO J. PROVENCIO 1154 HAWKINS BLVD.
RIGHT OF WAY AGENT P.O. BOX 511
EL PASO, TX 79961-0001
PHONE: 915-594-5642
FAX: 915-594-5570
E-mail: fprovencio@epwu.org



FROM :

FAX NO. :

Apr. 27 2005 03:29AM P1

FROM SOUTHWESTERN BELL ENGINEERING, EL PASO (THU) 4.10' 08 9:55/ST. 9:45/NO. 4861169700 P 2



Engineering & Construction

AT&T Texas
11200 Pelicano Dr.
El Paso, TX 79936

April 9, 2008

Walter Connor
12416 Tierra Cebada
El Paso, Texas 79938

Reference: Addition to customers car port.

Mr. Connor:

This is to inform you that AT&T is providing a letter of non-objection for the address above per the customer's request.

Please let me know if you have any questions.

Thank you.

Ruben Torres, Jr.
OSP Design Engineer
915.595.5303

FROM :

FAX NO. :

Apr. 27 2005 03:29AM P2



TEXAS GAS SERVICE
A DIVISION OF ONEOK

April 7, 2008

Walter Conner
12416 Tierra Cebada
El Paso, Texas 79938

RE: 12416 Tierra Cebada, El Paso, Texas.

Dear Mr. Conner:

Texas Gas Service has no main line facilities within the above mention property and there fore offers no objection to the proposed installation of a car port.

Should you have any questions or require further information, please feel free to call me at (915) 680-7242.

Regards,

Claudia Y. Villanueva
Engineering Department

4700 Pollard Street • El Paso, TX 79910-6806

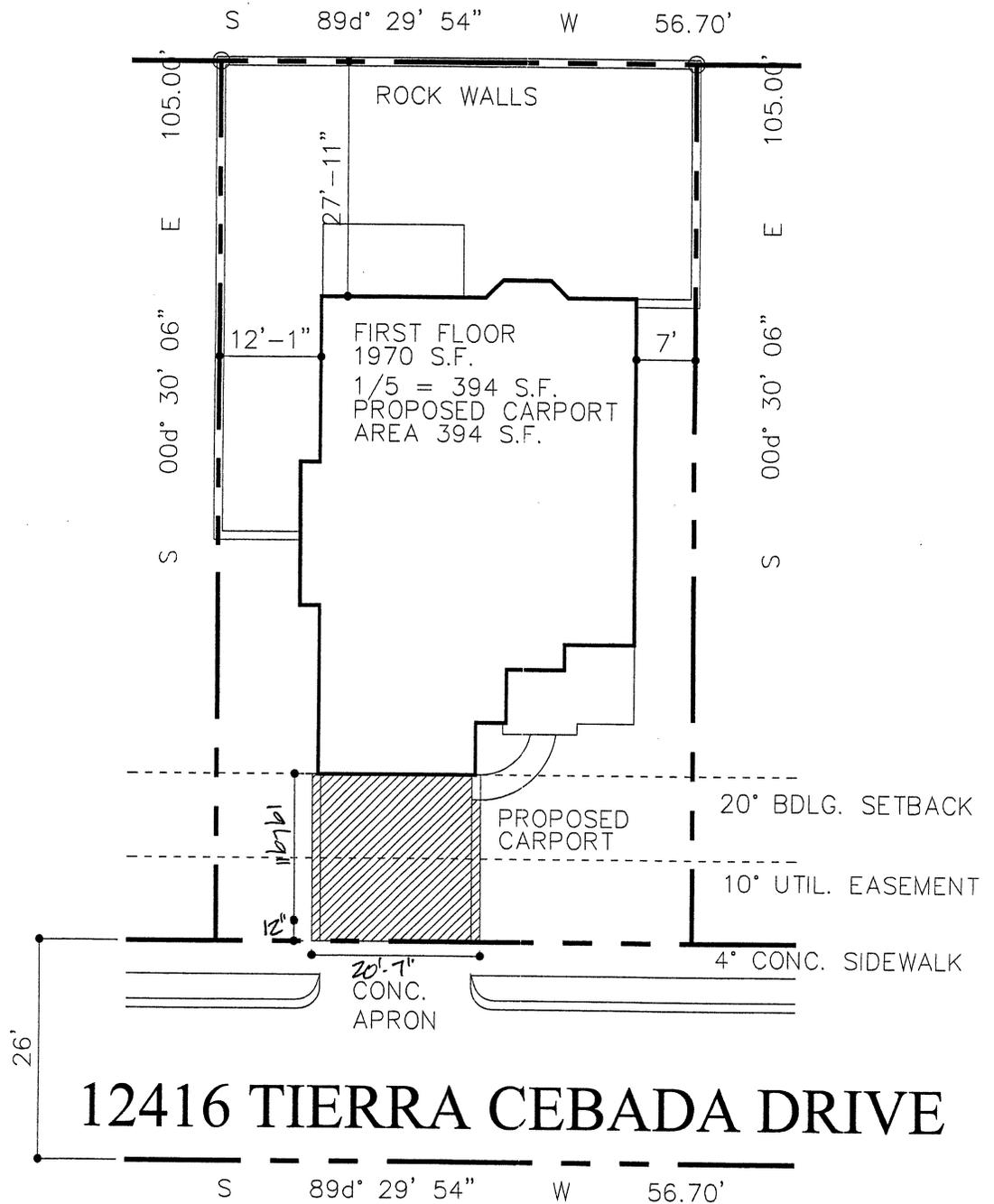
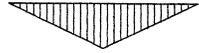
P.O. Box 31458 • El Paso, TX 79931-0458

(915) 680-7200

www.texasgasservice.com

SCALE: 1"=20.00'

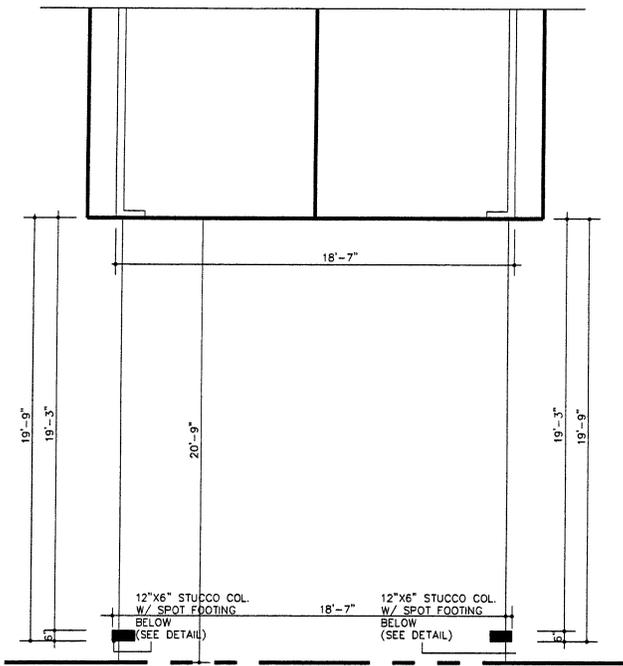
NORTH



12416 TIERRA CEBADA DRIVE

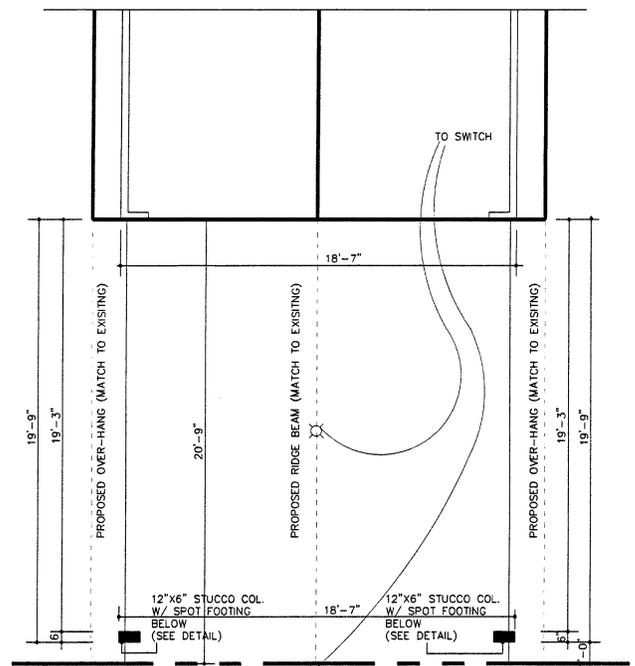
LEGAL DESCRIPTION:
LOT NO. 5
BLOCK NO. 83
SUBDIVISION: TIERRA DEL ESTE UNIT 16

**BLUE COLLAR
CONSTRUCTION**



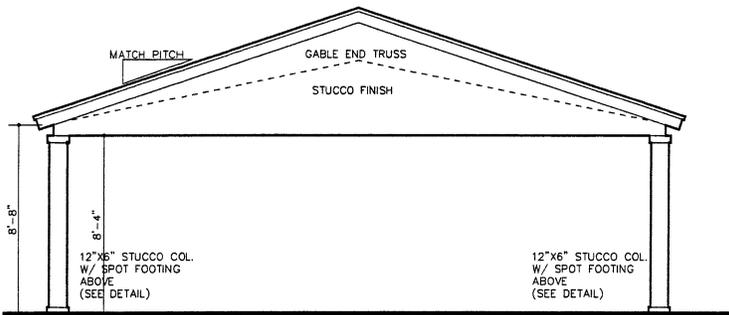
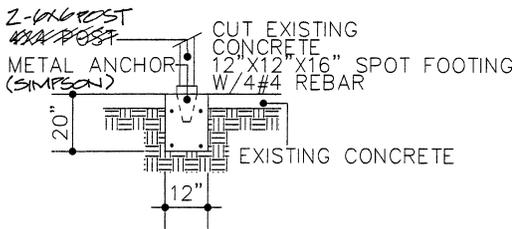
FOUNDATION PLAN

1/4" SCALE



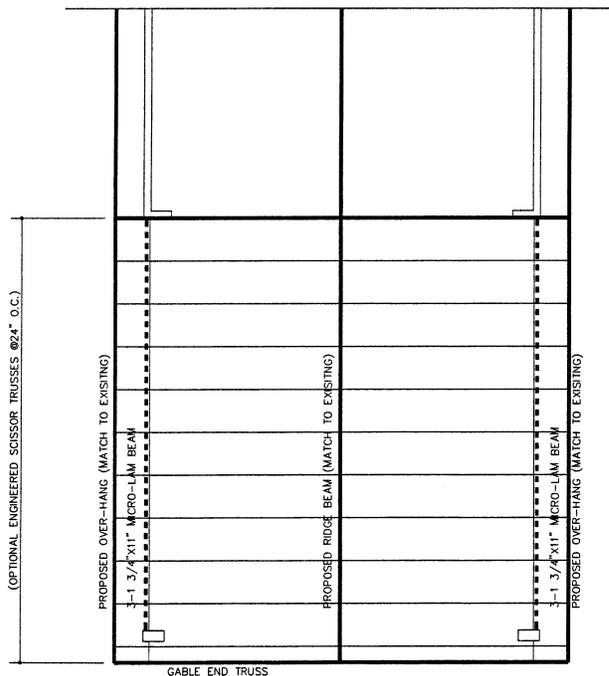
FLOOR PLAN

1/4" SCALE



FRONT ELEVATION

1/4" SCALE



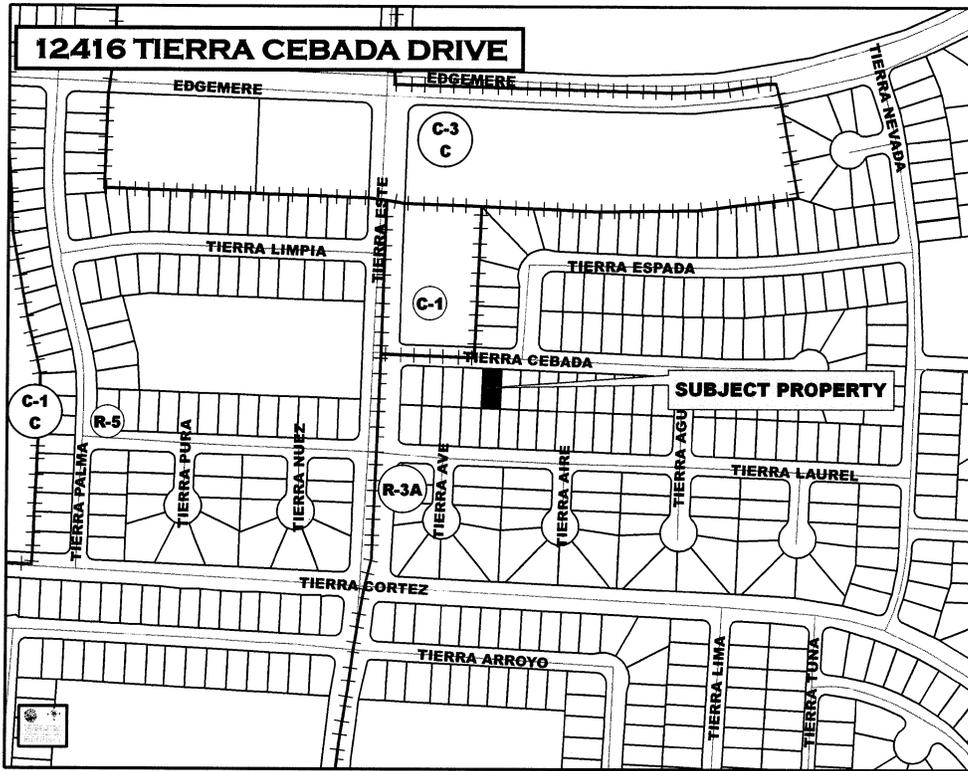
FRAMING PLAN

1/4" SCALE



2/13/08

ZONING MAP



NOTIFICATION MAP

