

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

This would permit the construction of an 18' by 18' carport that is proposed to be located to within 10' of the front property line.

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

BACKGROUND

The applicants have a building permit to build a carport (porch) over their driveway; however, they are required to apply for the Special Exception as they are requesting to encroach more than the 150 square feet of permitted open porch in the required front yard setback. There is no utility easement at the front property line. The structural review by Building Permits & Inspections is pending. The elevation drawing indicates that the building materials will match the house. The roof of the carport shall not rise higher than the roof of the house.

CALCULATIONS

Permitted carport area = 374 sq. ft. (1,871 sq. ft., area under roof ÷ 5)

Requested carport area = 324 sq. ft (18' x 18')

Area encroaching more than 150 sq. ft. in front setback = 174 sq. ft.

Required front yard setback = 25'

Requested front yard setback = 10'

STAFF RECOMMENDATION

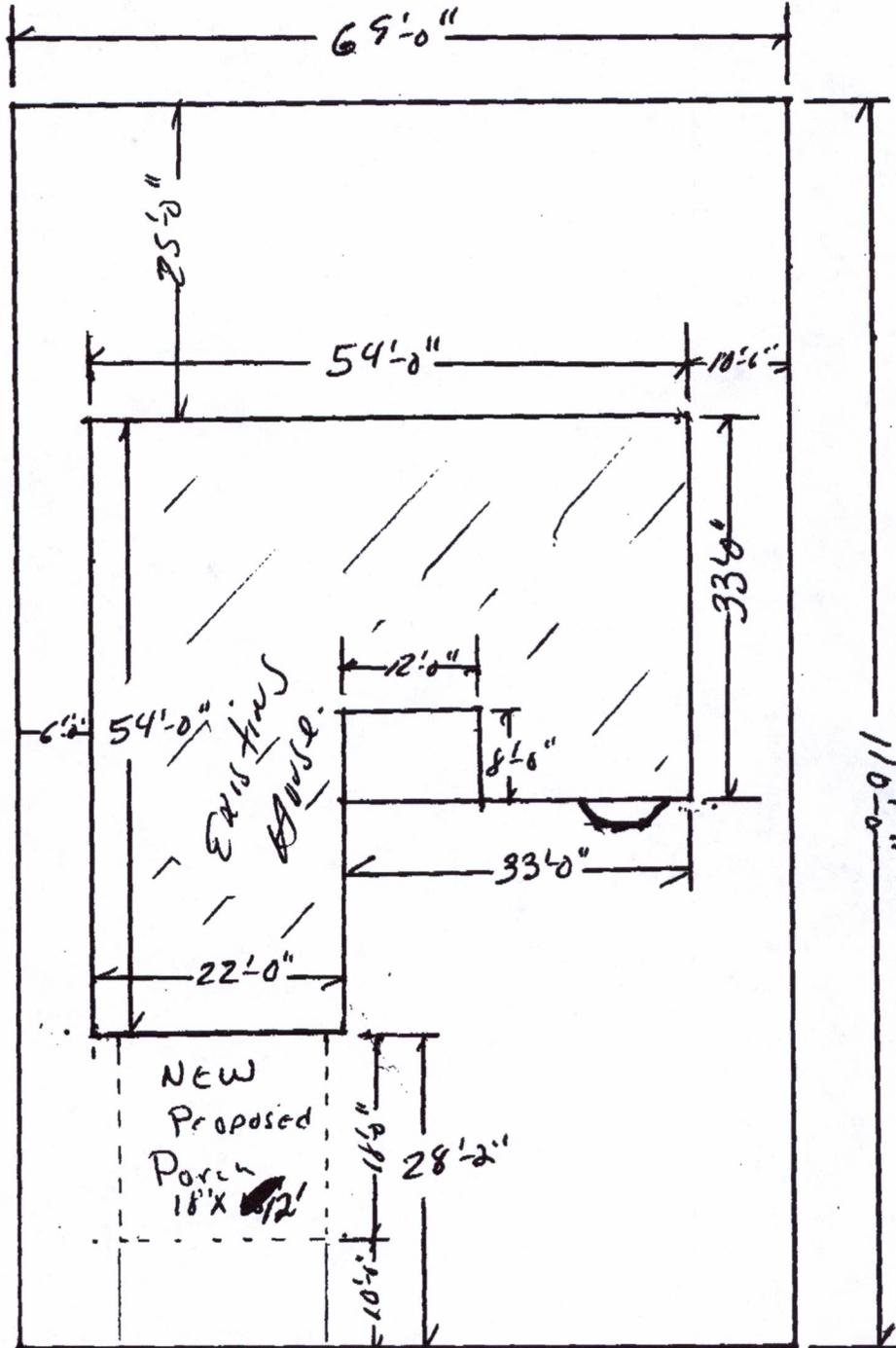
Staff recommends approval, pending receipt of the review by Building Permits & Inspections.

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:

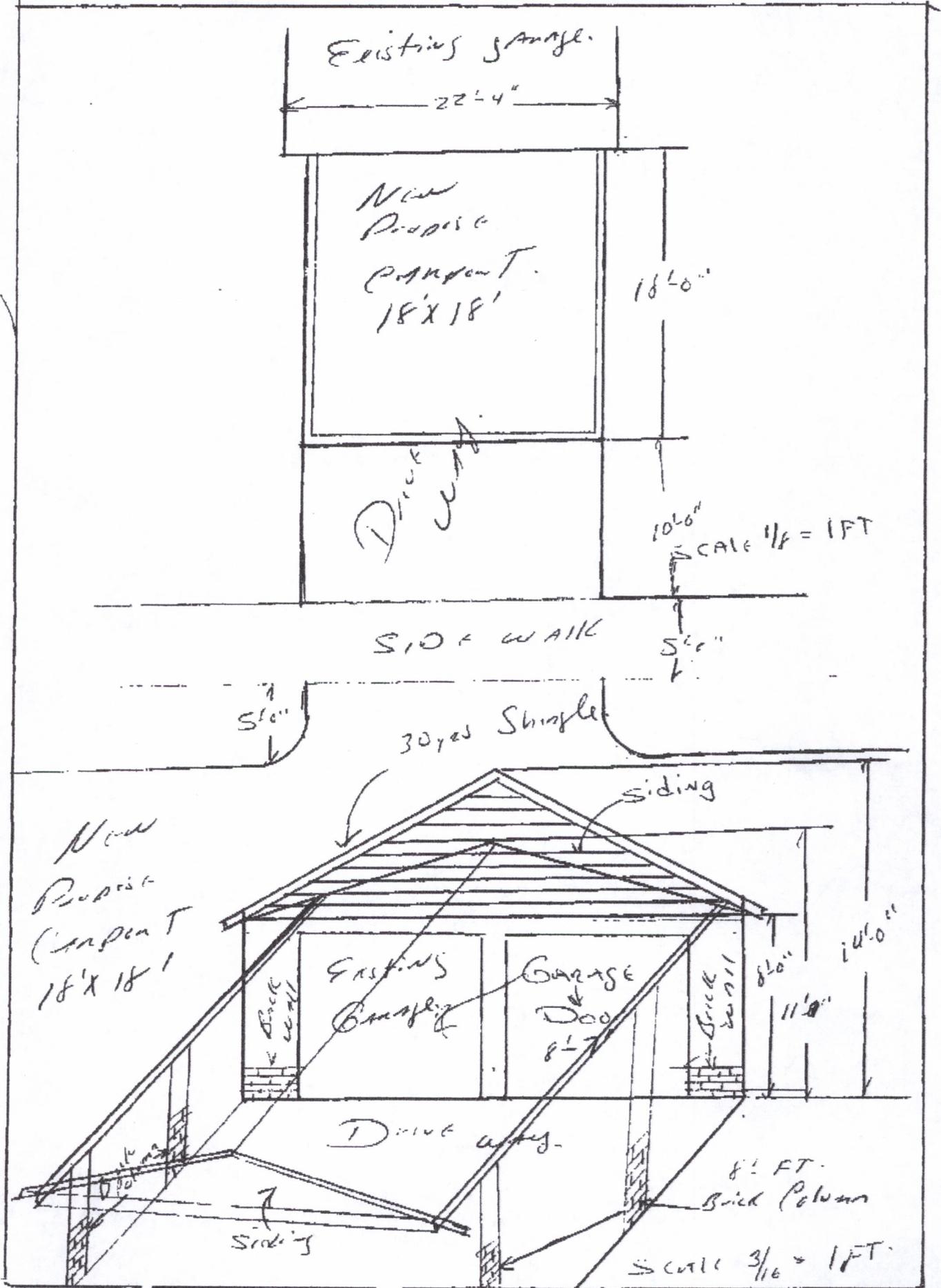
1. The residence has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services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

123
ZONING SECTION
D.P.
4-15-09



11512 TOM ULOZAS.

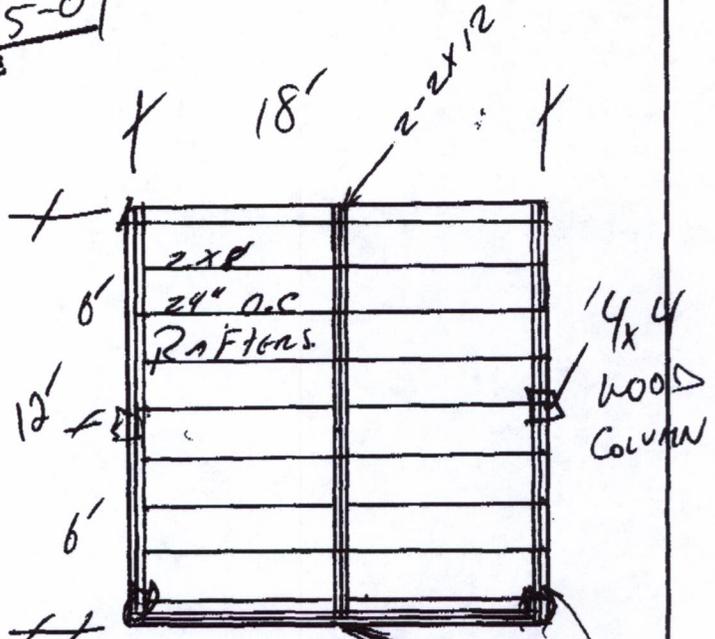
ATTN. LINDA CASTILLO



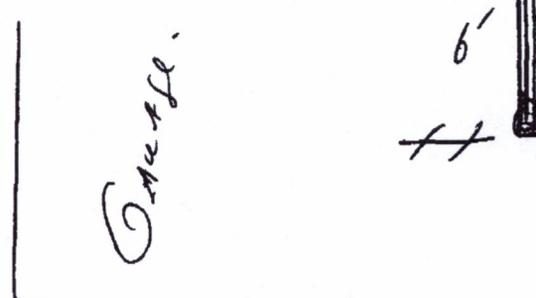

DEVELOPMENT SERVICES DEPARTMENT
BUILDING PERMITS & INSPECTIONS DIVISION
 ARCHITECTURAL REVIEW
 These Plans Have Been Reviewed For General Conformity
 With All Pertinent Codes And Ordinances

OCCUPANCY R3 RF/FL LOAD 20/40
 TYPE CONST V13 OCCUPANT LOAD

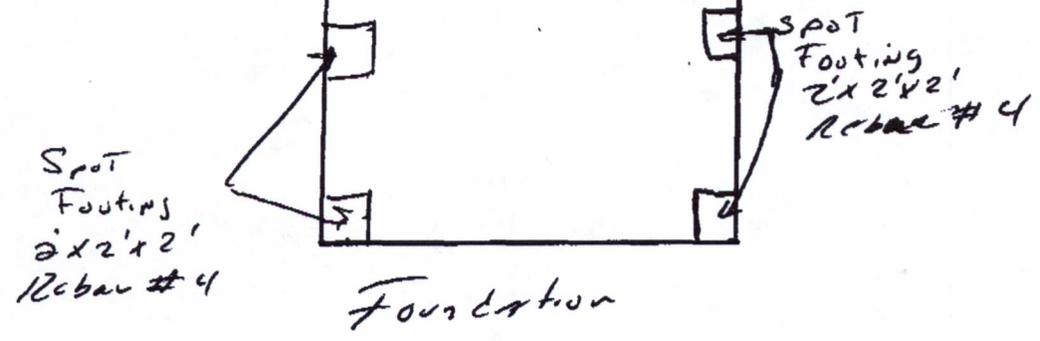
BY D-0 DATE 4-15-09



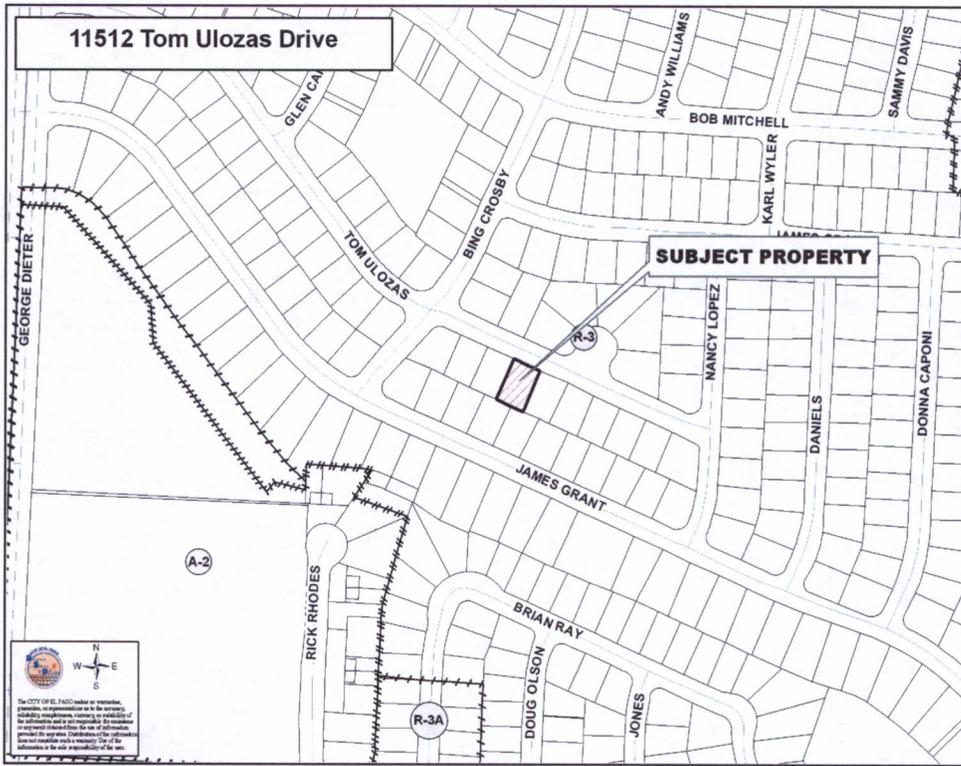
Framing
 (2) 1³/₄ x 11⁷/₈ MICROLAM
 OR
 (4) 2x12



Existing Concrete



ZONING MAP



NOTIFICATION MAP

