PZBA11-00009 5108 Round Rock Drive Ramon and Rosa Piñon
Applicants request a Special Exception under Section 2.16.050 K (Carport over a Driveway) in an R-3 (Residential) zone.

This would permit a 24' by 20' carport that is proposed to encroach into the required front yard setback to within 5'4" of the front property line.

The required front and rear yard setback cumulative total is 50 feet in the R-3 zone district.

BACKGROUND

The applicant is requesting a carport that will match the existing house in materials and design.

A site visit shows an addition that may encroach in the rear yard setback and a large accessory building which appears to be closer than 5 feet to the main house. Engineering & Construction Management reviewed the carport structural plans and notes that revisions are required. The contractor has been requested to provide revised structural drawings and a site plan showing all structures on the property and distances to property lines.

CALCULATIONS

Permitted carport area = 406.20 sq. ft. (2,031 sq. ft. first floor area ÷ 5)
Requested area of carport = 375 sq. ft. (18'9" x 20')
Required front yard setback = 25'
Requested front yard setback = 5'

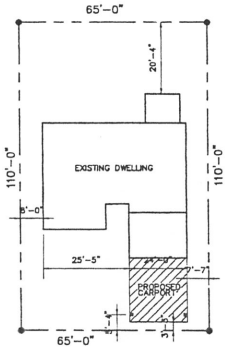
STAFF RECOMMENDATION

Staff recommendation is pending.

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 with a valid certificate of occupancy for one continuous year; 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 for rental purposes nor shall it constitute an extension of the living area of the dwelling.

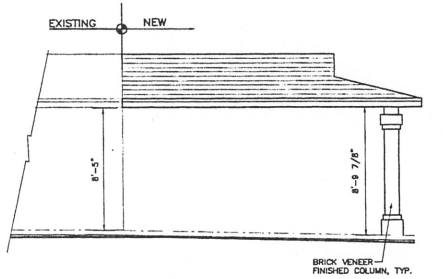


5108 ROUND ROCK

SITE PLAN

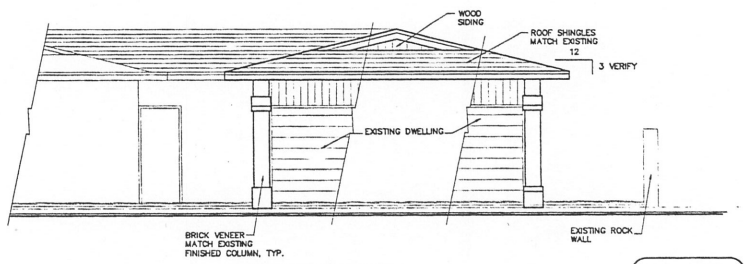
Scale: 1" = 20.0'

LEGAL DESCRIPCION :
9 SARAH ANNE PARK # 2 LOT 3
CITY OF EL PASO, EL PASO COUNTY, TEXAS.



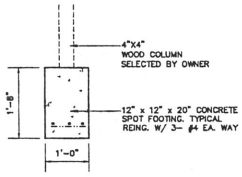
LEFT ELEVATION

SCALE: 1/4" = 1' - 0"



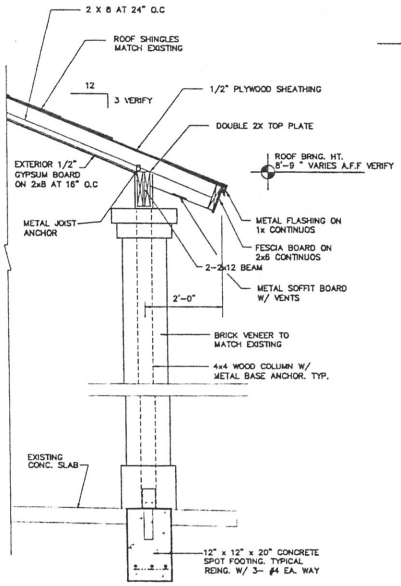
FRONT ELEVATION

SCALE: 1/4" = 1' - 0"



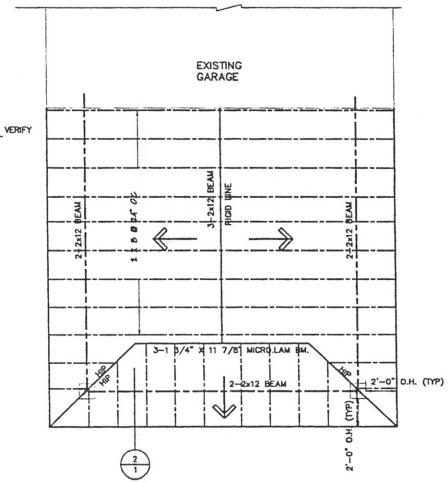
1/1 FOOTING DETAIL

SCALE: 3/4" = 1' - 0"



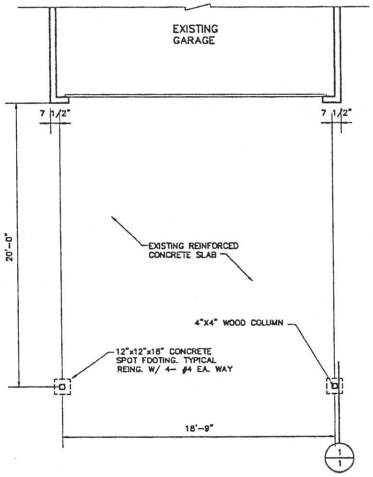
2/1 SECTION

SCALE: 3/4" = 1' - 0"



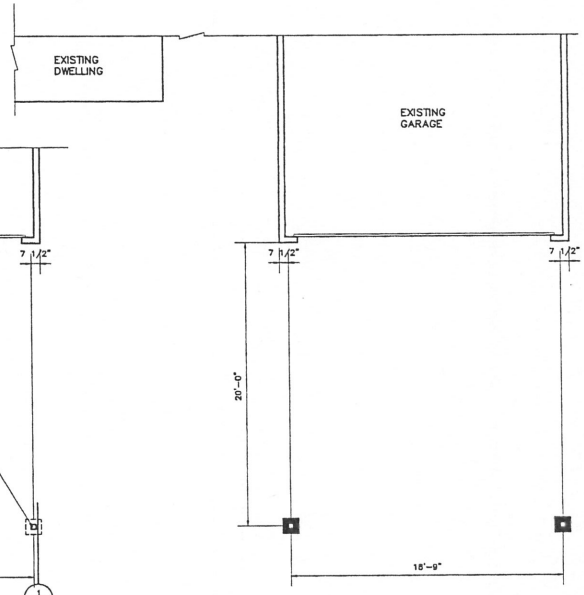
ROOF FRAMING PLAN

SCALE: 1/4" = 1' - 0"



FOUNDATION PLAN

SCALE: 1/4" = 1' - 0"



FLOOR PLAN

SCALE: 1/4" = 1' - 0"

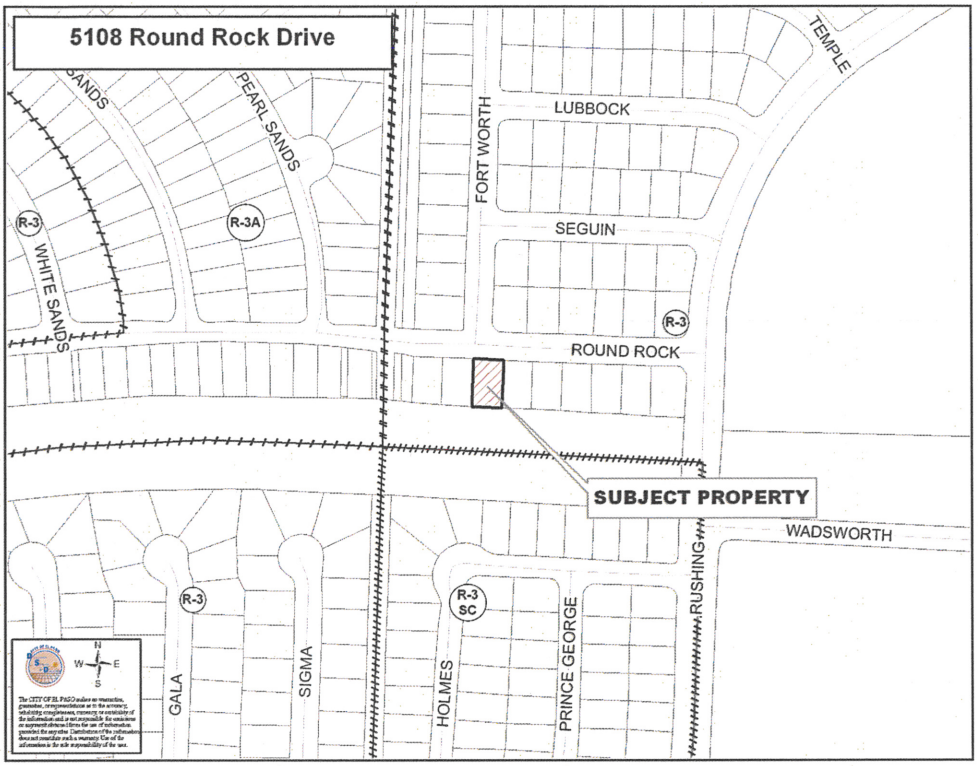
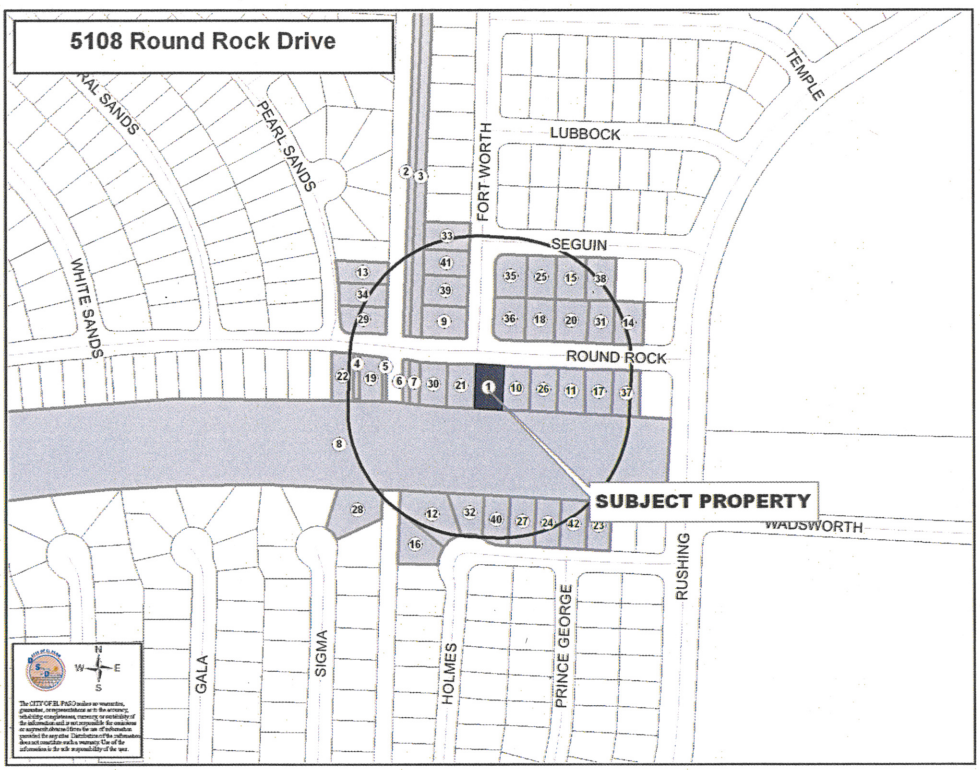
PROJECT ARCHITECT
PROJECT NUMBER
DRAWN BY
DATE 02-19-11
REV.

PROJECT NAME
CARPORT
MR. & MRS. PINON RESIDENCE
5108 ROUND ROCK DR. EL PASO, TEXAS

EL HAI DIOS VIVIENTE CONSTRUCCTION INC.
CELL (915) 630-8346
6400 AIR PORT BLD.E SUITE E
EL PASO, TEXAS 79925

SHEET TITLE
1
SHT. 01 OF 01

ZONING MAP



NOTIFICATION MAP