

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

This would permit the construction of a 17' by 18' carport that is proposed to be located to within 7 feet of the front property line.

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

**BACKGROUND**

This case was postponed from the April 11, 2011, meeting to allow the applicant to submit an accurate elevation drawing and a revised site plan showing correct location of the driveway on the right and showing the accessory building in the rear yard. The applicant has submitted a revised site plan and elevation drawing.

The applicant is requesting a carport that will match the existing house in materials and design. The roof of the carport will rise no higher than the roof of the house. Engineering & Construction Management has reviewed and approved the structural drawings. Staff is recommending that 2-1/2 feet of curb be reconstructed on both sides of the carport driveway apron per Section 13.12.110.

**CALCULATIONS**

Permitted carport area = 311 sq. ft. (1,555 sq. ft. first floor area ÷ 5)

Requested area of carport = 306 sq. ft. (17' x 18')

Required front yard setback = 20'

Requested front yard setback = 7'

**STAFF RECOMMENDATION**

Staff recommends approval of the request for the Special Exception K, with the condition that two and one-half feet (2-1/2') of curb be reconstructed on both sides of the carport driveway apron, per Section 13.12.110.

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.

REVISIONS

NO.	DATE	BY	REVISION
1	1-25-11		
2			
3			
4			

OWNER

PROJECT NAME

7319 KINGMAN  
EL PASO, TEXAS

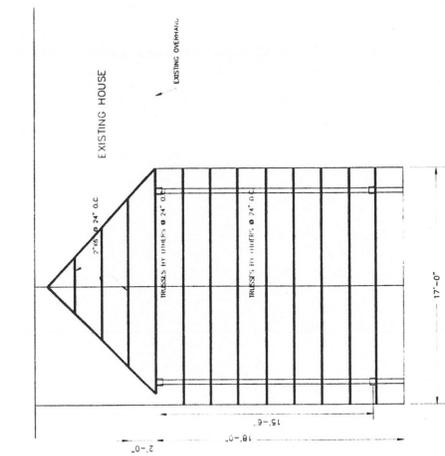
NEW CARPORT

SHEET TITLE

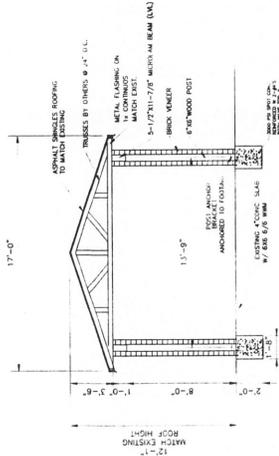
SITE PLAN + DETAILS

**C-1**

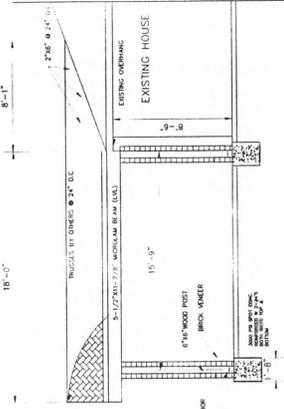
SHT. 01 OF 01



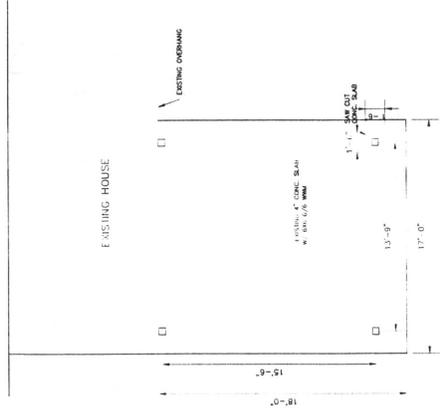
ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



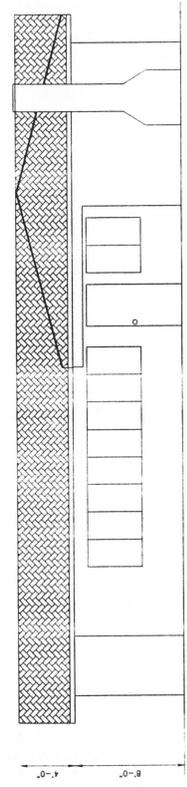
FRAMING FRONT SECTION  
SCALE: 1/4" = 1'-0"



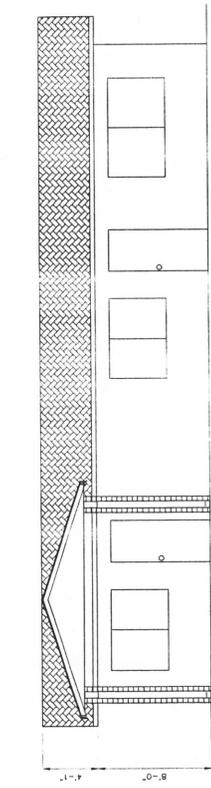
SIDE SECTION  
SCALE: 1/4" = 1'-0"



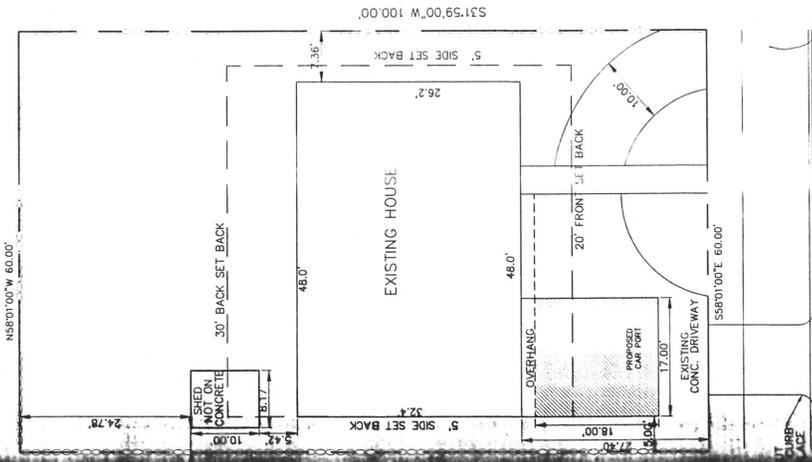
FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

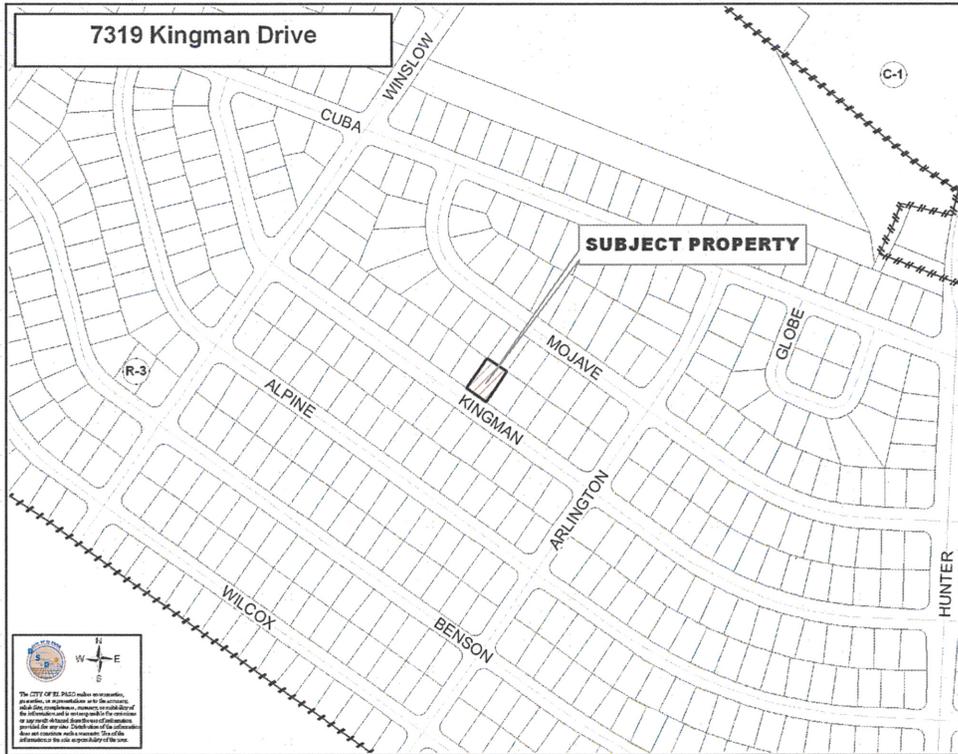


SITE PLAN  
SCALE: 1/8" = 1'-0"

KINGMAN DR.

LYING AREA	ZONING	SET BACK REQUIREMENT
1500 SF	R3	20'
		20'
		5'

# ZONING MAP



# NOTIFICATION MAP

