**PZBA16-00008 11413 Lake Tana Drive Michael Golucke**
**Applicant request a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-3 (Residential) zone.**

This would permit the construction of a 491 sq. ft. carport proposed to encroach 207.7 sq. ft. into the front yard, and to be located to within 4' of the front property line.

Per Section 20.12.040.B.4, a carport may extend up to 10' into the required front yard, 150 square feet in floor area.

The required front setback is 20' feet in the R-3 zone district.

## BACKGROUND

The existing residence was constructed in 1988.

The applicants are requesting Special Exception J Carport over a Driveway which will encroach into the required front yard setback. There are no utility easements within the front property line. The plans show that the carport will match the house in materials and design and will rise no higher than the roof line of the existing house. The review of the structural drawings by Building Development & Permitting has been completed and approved.
The Planning Division has not received any communications in support or opposition to the special exception request.

## CALCULATIONS

Permitted carport area = 208.6 sq. ft. (house 1st floor area of 1,043 sq. ft. ÷ 5)
Requested carport area = 207.7 sq. ft. (9.29' x 22.35')
Required front yard setback = 20'
Requested front setback = 4'
Required front and rear yard setback total = 50'
Requested front and rear yard setback total = 35.91'

## STAFF RECOMMENDATION

Staff recommends approval as the requested square footage encroachment is less than the maximum permitted, with the inclusion of modifications per Section 20.12.040.B.4.

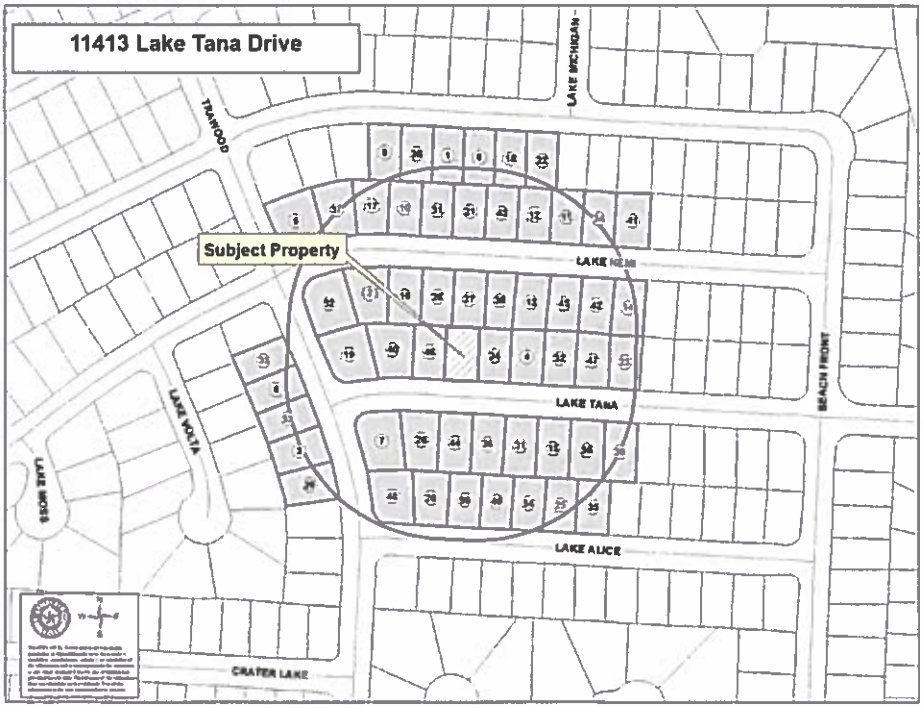
The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

"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;
2. The zoning board of adjustment has received the written approval of the structural design from the building official;
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, shall be open on three sides, shall be attached to the main structure and shall rise no higher than the highest point of the roof of the dwelling;
4. The area of the carport shall not exceed one-fifth of the first-floor area under roof of the dwelling and shall be measured as the area covered by the carport roof, to include overhangs;
5. Elevation drawings of the proposed structure shall be submitted;
6. For a duplex, the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit;
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; and
8. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space."

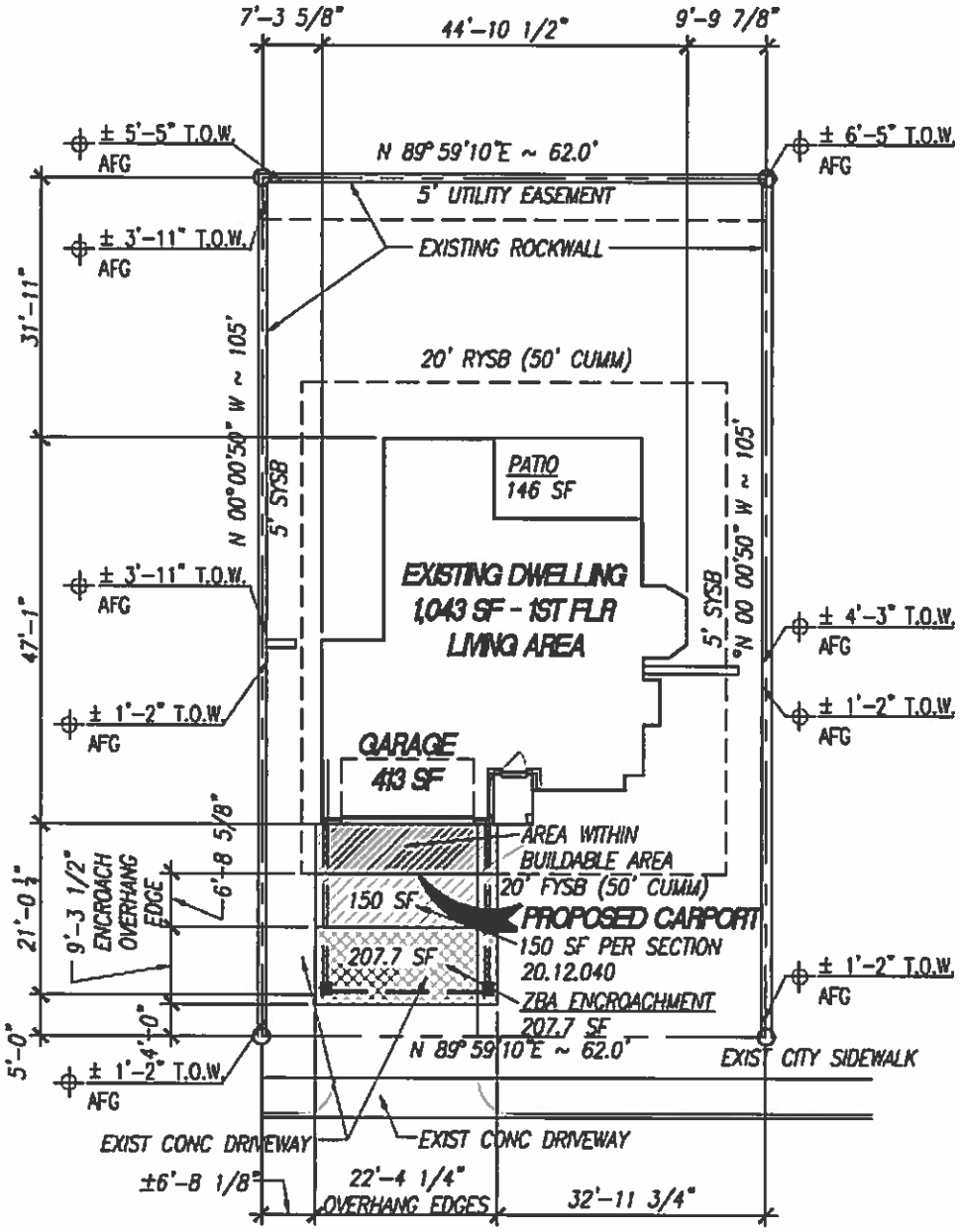
## ZONING MAP

## NOTIFICATION MAP




**ITEM #1**

# 11413 Lake Tana Drive




11413 LAKE TANA

A5 PLOT PLAN

1"=20'-0"