

Applicants request a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-3 (Residential) zone.

This would allow an 18' by 20' carport (360 square feet) which is proposed to encroach in the required front yard setback and to be located to within 1 foot of the front property line.

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

BACKGROUND

The applicants are requesting a carport which will encroach into the required front yard setback. There is no utility easement at 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 of the existing house. The applicant's representative is required to submit revised plans. The review of the structural drawings by Building Development & Permitting is not available as of the date of this report.

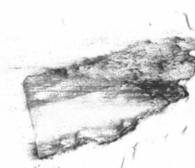
Applicant is requesting that item be postponed until June 8, 2015 to allow for revisions.

CALCULATIONS

- Permitted carport area = 395 sq. ft. (house area of 1,975 sq. ft. ÷ 5)
- Requested carport area = 360 sq. ft. (20' x 18')
- Required front and rear yard setback total = 50'
- Requested front and rear yard cumulative setback = 27'-1'

STAFF RECOMMENDATION

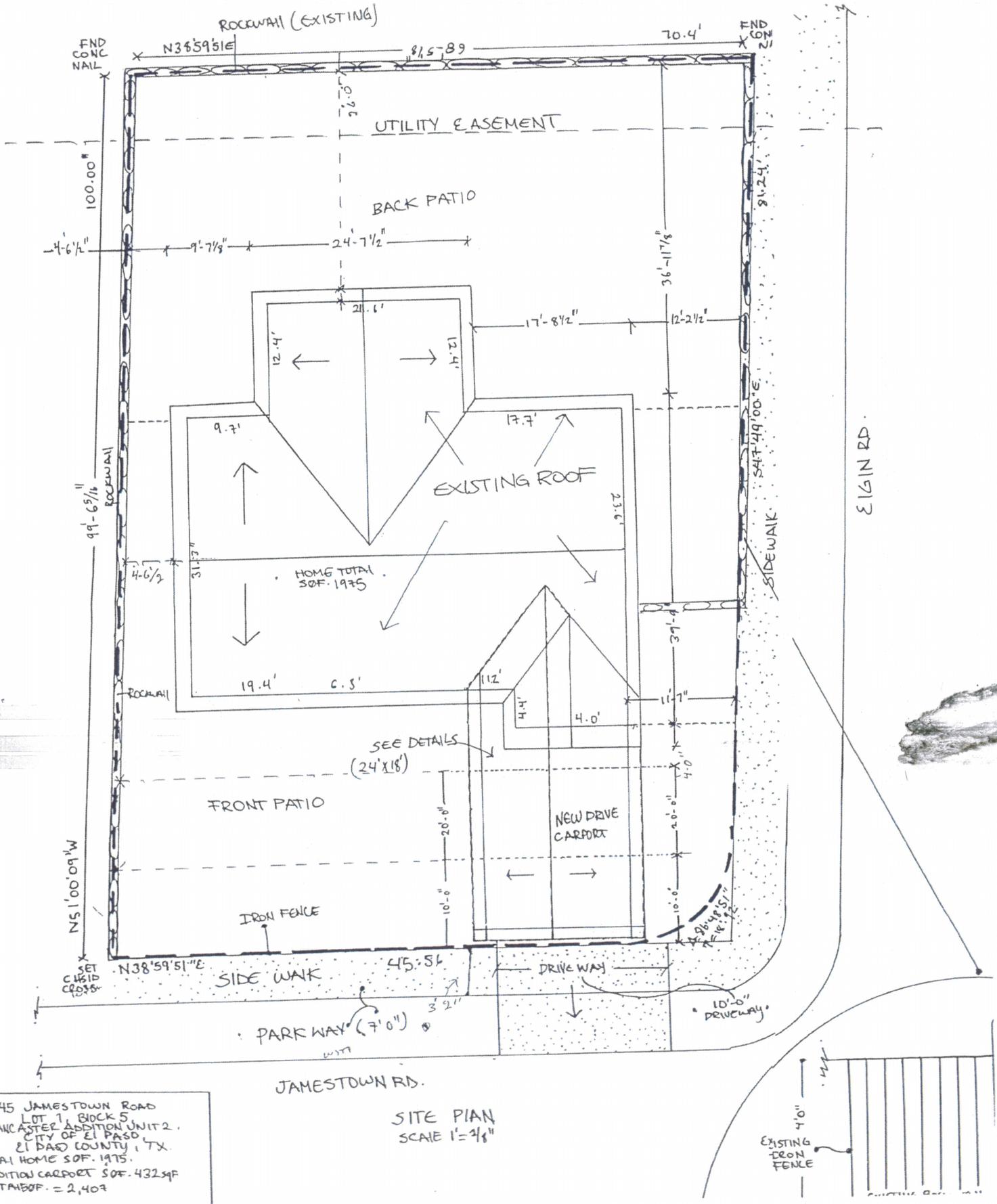
Pending.



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

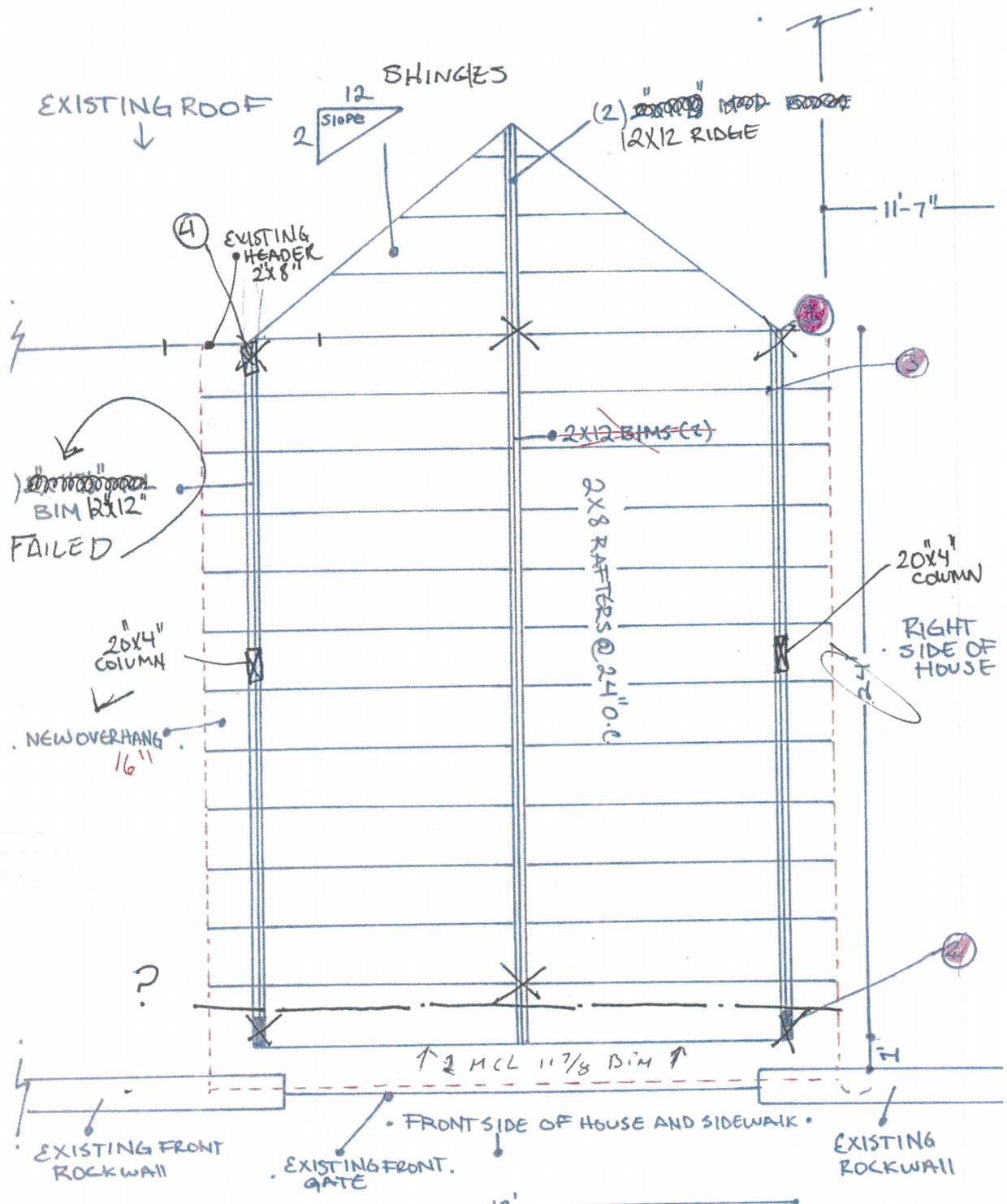
“Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

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.”



745 JAMESTOWN ROAD
 LOT 1, BLOCK 5
 LANCASTER ADDITION UNIT 2,
 CITY OF EL PASO,
 EL PASO COUNTY, TX.
 TOTAL HOME SQ. FT. 1975.
 ADDITIONAL CARPORT SQ. FT. 432 SQ. FT.
 TOTAL SQ. FT. = 2,407

SITE PLAN
 SCALE 1" = 1/8"

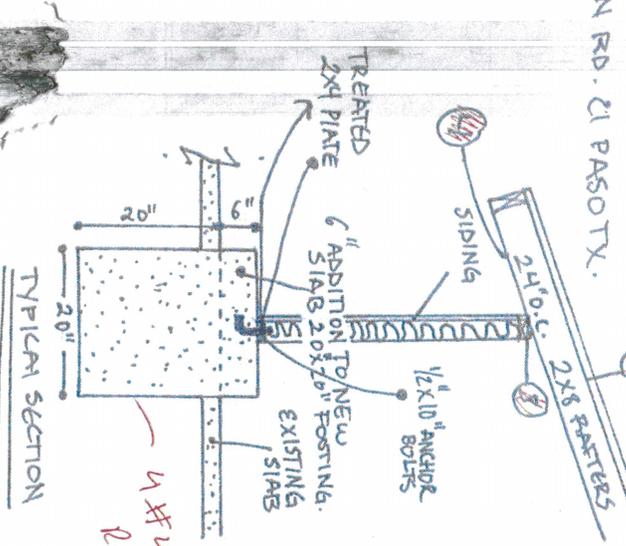


- NEW 11 7/8" MCL
- 2) SITTING ON EXISTING 1x3 1/2" WALL OF EXISTING HOUSE
- 2x12" NEW COLUMNS COVERED BY SIDING.
- ALL RAFTERS TIED WITH HURRICAIN TIES.
- NEW 12x12 (2) BIM SITTING ON EXISTING 2x8 WINDOW

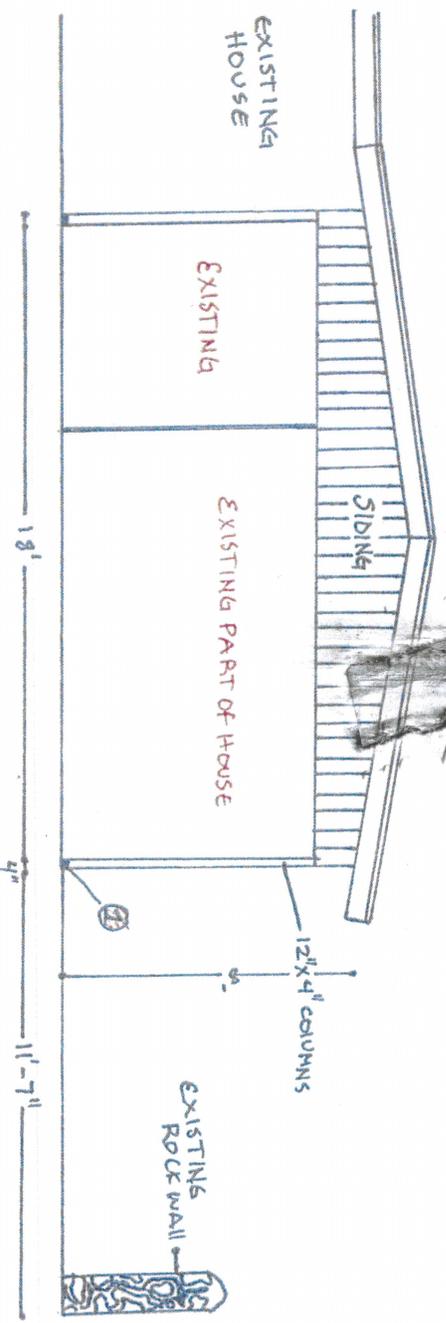
SCALE 1" = 1/4"

PROPOSED 2'4" X 18' CARPORT

745 JAMESTOWN RD. CI PASADY.

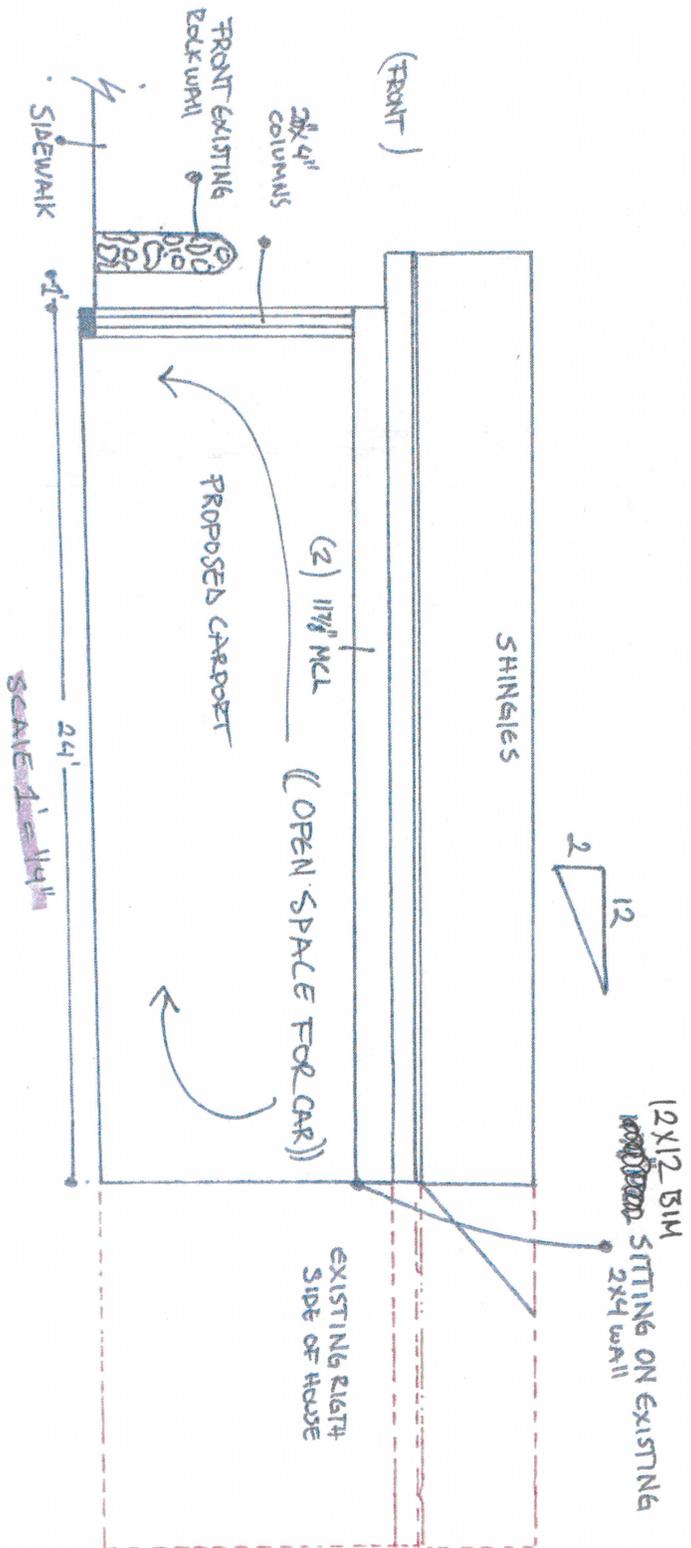


- 1- 20'x20" New addition to existing slab, new cement footing. Plus 6" added to new footing above existing slab level to avoid water contact with new 12'x4" columns.
- 2- 1/2" roof sheathing, roof felt roof shingles.
- 3- Double plate.
- 4- vented soffit.

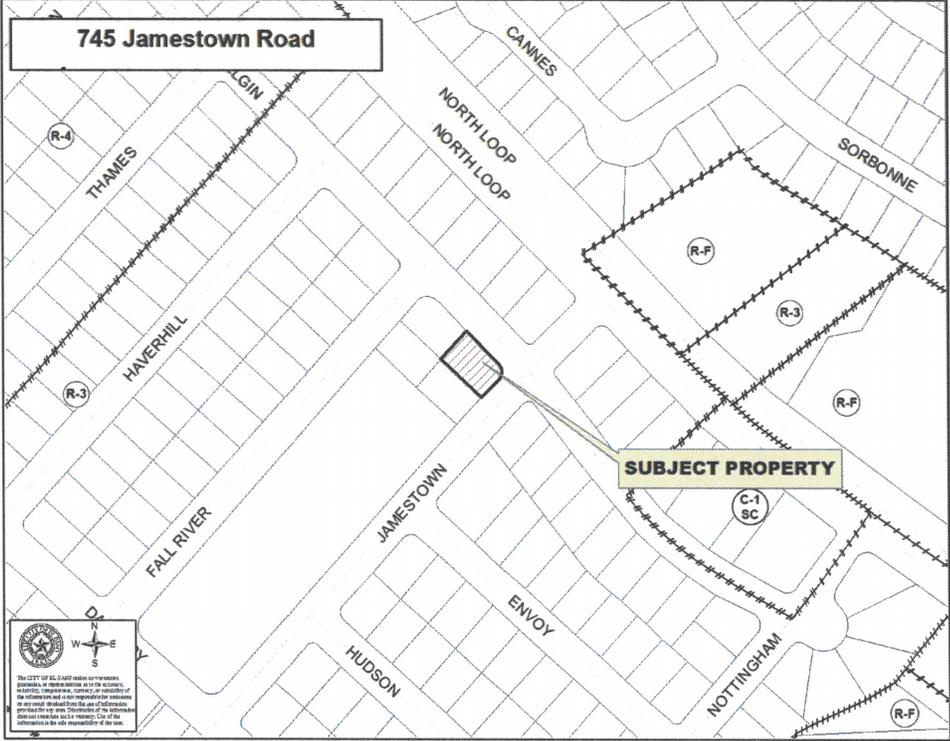


NEIGHBORS PROPERTY

(RIGHT SIDE OF HOUSE)



ZONING MAP



NOTIFICATION MAP

