

Applicant requests a Special Exception from Section 20.16.050 Q (Carport over a Driveway) in an R-3 zone.

This would permit the existence of an 18' by 21' carport of which an 18' by 19' portion encroaches 19 feet into the required front yard setback.

The required cumulative front and rear yard setback total is 50' in an R-3 zone.

BACKGROUND

The applicant was cited in February 2008 for building a carport without permit. He has submitted plans that show a carport with 63 square feet of the existing canopy removed and located to 1'10" of the front property line. The Engineering Department-Traffic has reviewed site and notes no objections to the carport over the driveway. The Building Permits & Inspections Division is reviewing the structural plans for the carport. The utility easement for this property is located at the rear property line.

NOTE: The applicant submitted an application to the Zoning Board of Adjustment on May 1, 2008, and can be considered under the requirements of the ZBA ordinance existing prior to the adoption of the new ZBA ordinance on May 13, 2008.

CALCULATIONS

Permitted carport area = 358.20 sq. ft. (First floor area under roof = 1,041 ÷ 5 = 208.20 sq. ft. + 150 sq. ft. of permitted porch)

Requested carport area = 342 sq. ft. (18' x 19')

Required front yard setback = 20'

Requested front yard setback = 1'10"

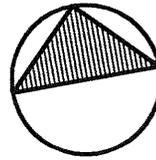
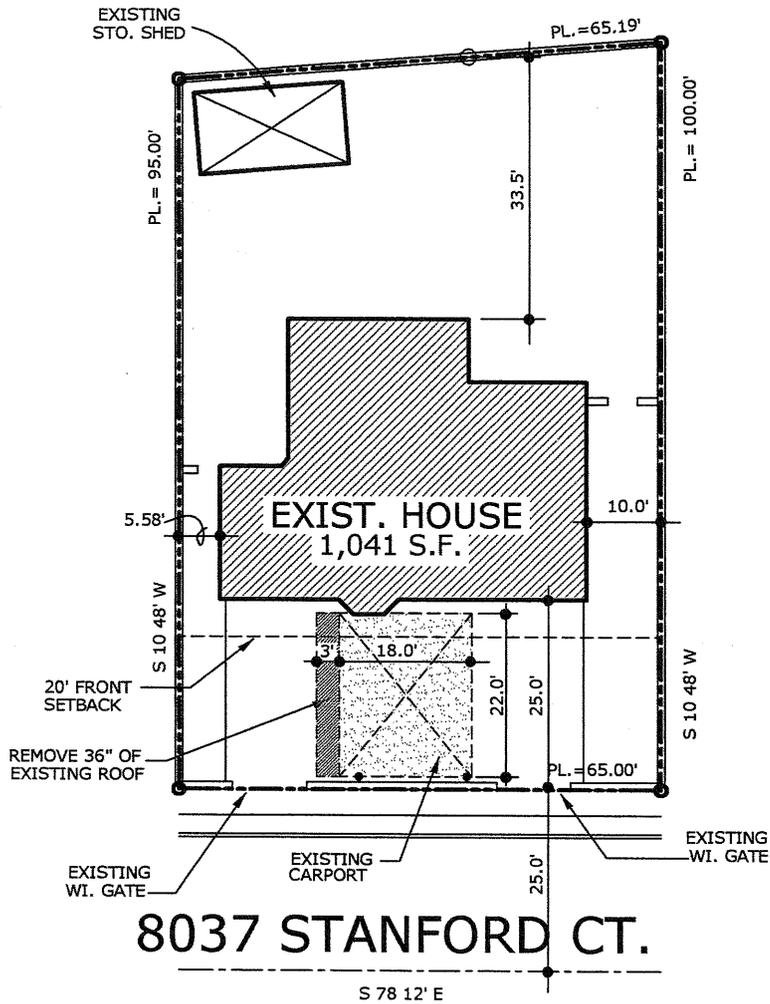
STAFF RECOMMENDATION

Staff recommends approval, pending review by the Building Permits & Inspection Division.

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

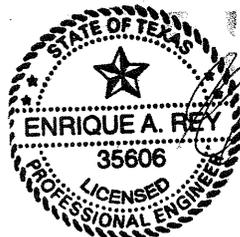
"Permit the encroachment into the required front yard setback beyond other allowed modifications for a canopy covering a driveway (as that term is defined in Section 19.04.040(c) of this code) on the lot; provided, however, that:

1. The canopy is located in a residential (R) district or at a single-family residence;
2. The canopy shall be structurally sound, connected to and in harmony with the dwelling, and shall be constructed in accordance with drawings and specifications bearing the seal of a registered professional engineer or architect;
3. The owners of property within three hundred feet of the subject property shall be provided written notice of the proposed canopy and ten days' prior written notice of the hearing of the board at which the application for special exception for the canopy shall be considered;
4. The area of the canopy shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the canopy rise above the highest point of the roof of the dwelling;
5. The design and location of the canopy has received the written approval, based upon traffic safety and structural design considerations, of the City Engineer and Building Official for building services;
6. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space;
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;
8. 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;
9. The exceptions will be in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which is located the property for which the exception is sought;
10. The public convenience and welfare will be substantially served;
11. The use of neighboring property will not be substantially injured; and
12. Include any conditions and safeguards which the Board deems appropriate, such as site arrangement, landscaping and hours of operation."



NORTH

SC: 1" = 20'



Enrique A. Rey PE

30 Apr 08

MESA VISTA BLOCK-4

LOT-S PT. OF 14, 65' ON S., 95' ON W.,
65.19' ON N., 100' ON E.

SITE PLAN

4-28-08

JOHN COOK
MAYOR



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
VACANT, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

JOYCE WILSON
CITY MANAGER

ENGINEERING DEPARTMENT

CITY OF EL PASO

TO: Linda Castle, Zoning Administrator
Robert Peña, Zoning Secretary

FROM Margarita Molina, Traffic Engineering Division

DATE: May 29, 2008

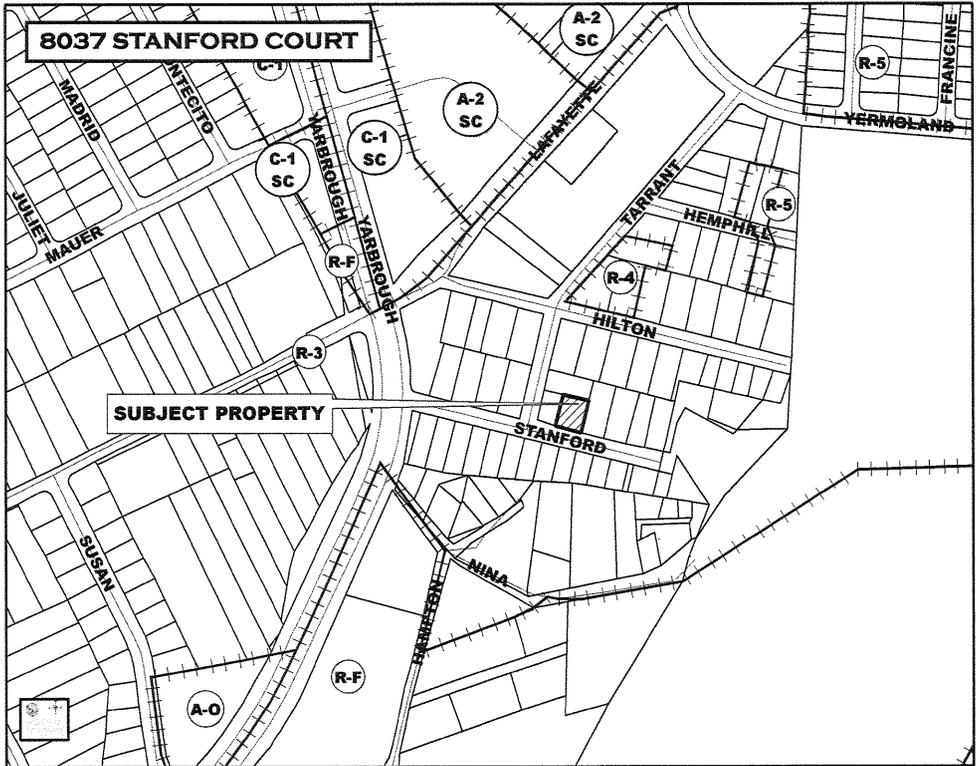
SUBJECT: **ZBA08-00043 8037 Stanford Court**
Special Exception Q

Regarding the above referenced item, for the Zoning Board of Adjustment, the Traffic Division has the following comments.

- *No objections to proposed carport over existing driveway.*

Should your office or the applicant have any questions or comments regarding these issues, please contact Margarita Molina, at 541-4223.

ZONING MAP



NOTIFICATION MAP

