

Applicants requests Special Exceptions under Section 2.16.050 C (Rear Yard Setback) and Section 2.16.050 K (Carport over a Driveway) in an R-3 (Residential) zone.

This would permit an 18'9" by 20' carport that is proposed to encroach into the required front yard setback and to be located to within 3 feet of the front property line. This would also permit an existing 12'3" by 9'8" addition that encroaches in the rear yard setback and is located to within 20 feet of the rear property line.

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

BACKGROUND

The case was postponed from the May 9, 2011, meeting to the June 13th meeting to allow the applicant's contractor to submit a revised site plan that shows the existing addition and the accessory building in the rear yard. The case was re-notified to the neighbors as a request for the existing rear yard encroachment and the proposed carport. The revised plans show a carport that will match the house in materials and design. The carport roof will not rise higher than the roof of the house. The Engineering & Construction Management, Building Permits and Inspections Division, has provided written approval of the structural plans for the carport. The 24.6' by 16.25' accessory building exceeds the 180 square feet of accessory structure allowed by the rear yard Special Exception.

CALCULATIONS

Required rear yard setback = 24'9"

Requested rear yard setback = 20'8"

Permitted carport area = 460 sq. ft. (2,300 sq. ft. first floor area ÷ 5)

Requested area of carport = 375 sq. ft. (18'9" x 20')

Required front yard setback = 25'3"

Requested front yard setback = 3'

STAFF RECOMMENDATION

Staff recommendation is for approval of the Special Exception C for the enclosed addition that encroaches in the rear yard setback, with the condition that the accessory building is reduced in size to be no more than 180 square feet, and for approval of the Special Exception K for the carport.

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

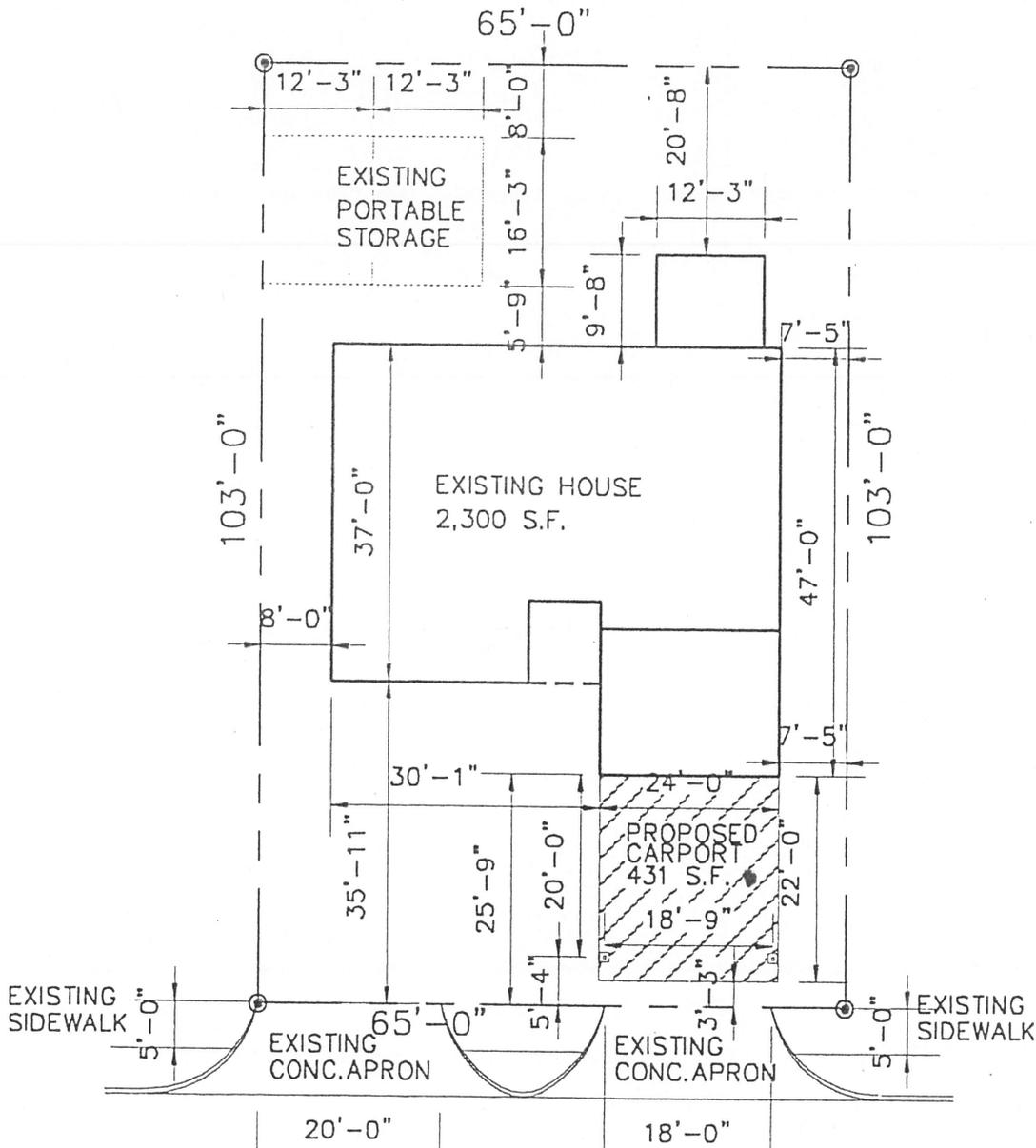
"Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; provided, however, that:

1. The residence has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum ten foot rear yard setback shall be required; and,
3. The total width of all extensions granted shall not exceed one-third of the average width of the site; and,
4. The minimum side and side street yards shall not be reduced; and,
5. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred eighty square feet; and,
6. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space; and,
7. The extension shall not permit the creation of an additional dwelling unit.

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.

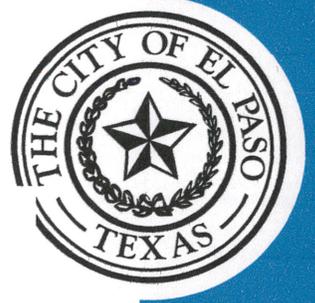


5108 ROUND ROCK

SITE PLAN

Scale: 1" = 20.0'

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



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

TO: Zoning Board of Adjustment Staff

FROM: Juan Estala, Chief Plans Examiner, Building Permits and Inspections Division

SUBJECT: CARPORT CASE FOR June 13, 2011 ZBA MEETING

DATE: June 8, 2011

I have reviewed the plans for ZBA case ZBA11-00009 located at 5108 Round Rock drive. The applicant is requesting a Special K Exception under Title 2.16.050 for a carport over the driveway.

The carport's structural design has been reviewed and has been found to be acceptable

This letter is written pursuant to Title 2.16.050 K 2. And provides written approval for the carport design based upon structural design considerations from the Building Permits and Inspections Division of the Engineering and Construction Management Department.

Juan Estala

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

