

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

This would permit a 19'6" by 21' carport that is proposed to encroach into the required front yard setback and to be located to within 9' of the front property line.

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

BACKGROUND

The applicant is requesting a carport that will match the existing house in materials and design. The carport roof shall not rise higher than the roof of the house. There is no utility easement at the front property line. The site plan shows two accessory buildings. During the site visit, it appeared that one of the accessory buildings has less than 5' required side setback and the other accessory building appears to have less than 5' distance from the main building. Engineering & Construction Management reviewed the carport structural plans and notes that revisions are required. The contractor has provided a revised structural drawings and site plan.

CALCULATIONS

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

Requested area of carport = 409.5 sq. ft. (19'6" x 21')

Required front yard setback = 22'

Requested front yard setback = 9'

STAFF RECOMMENDATION

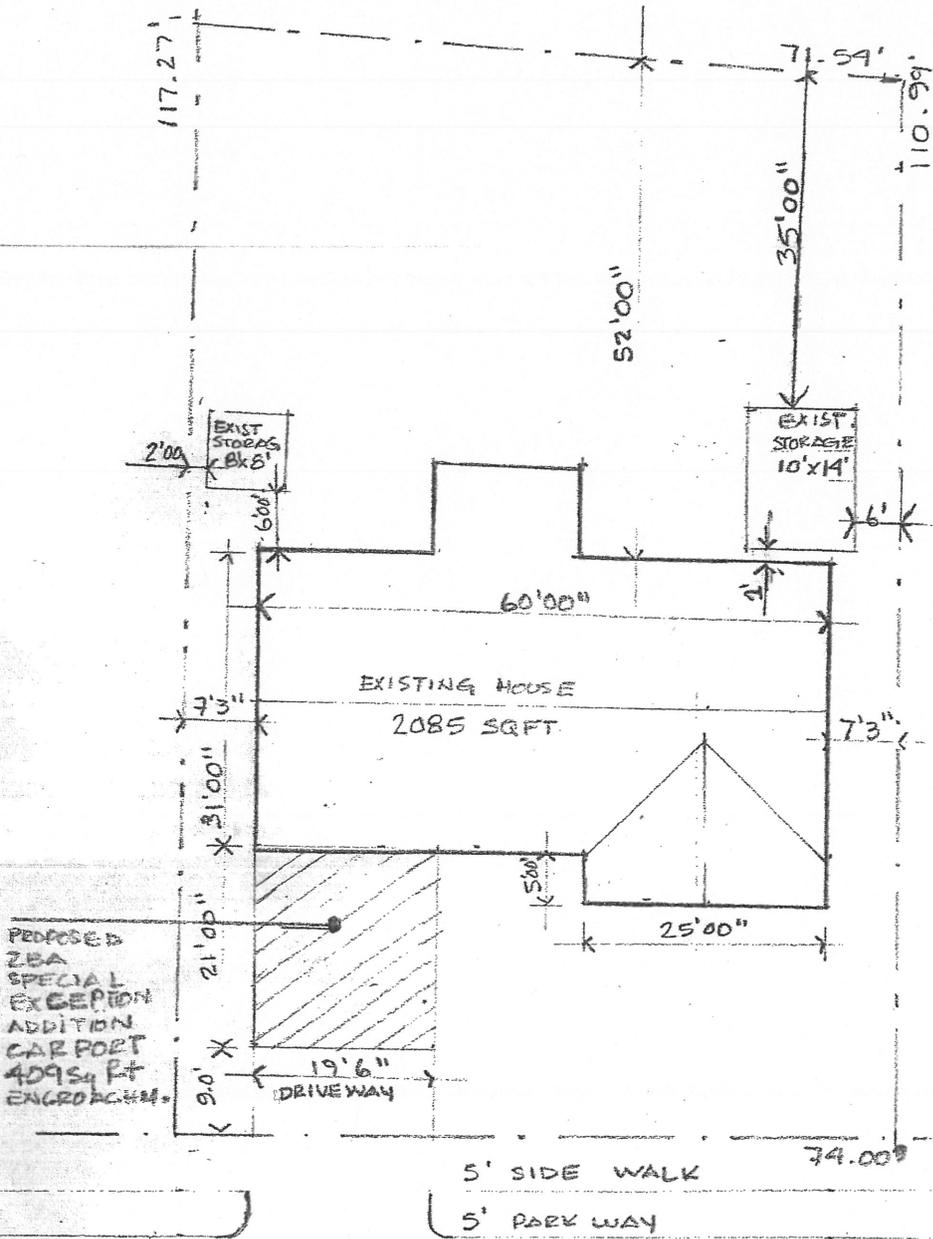
Staff recommendation is pending review of the revised plans.

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 and owner occupied for one continuous year, and has a valid certificate of occupancy; 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 nor shall it constitute an extension of the living area of the dwelling."

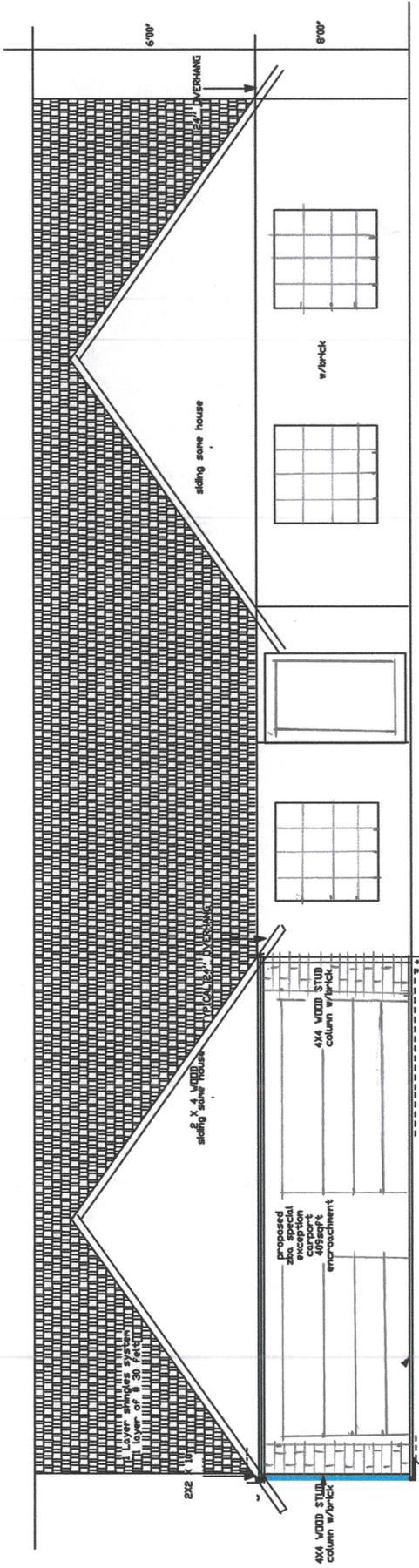
ITEM #1



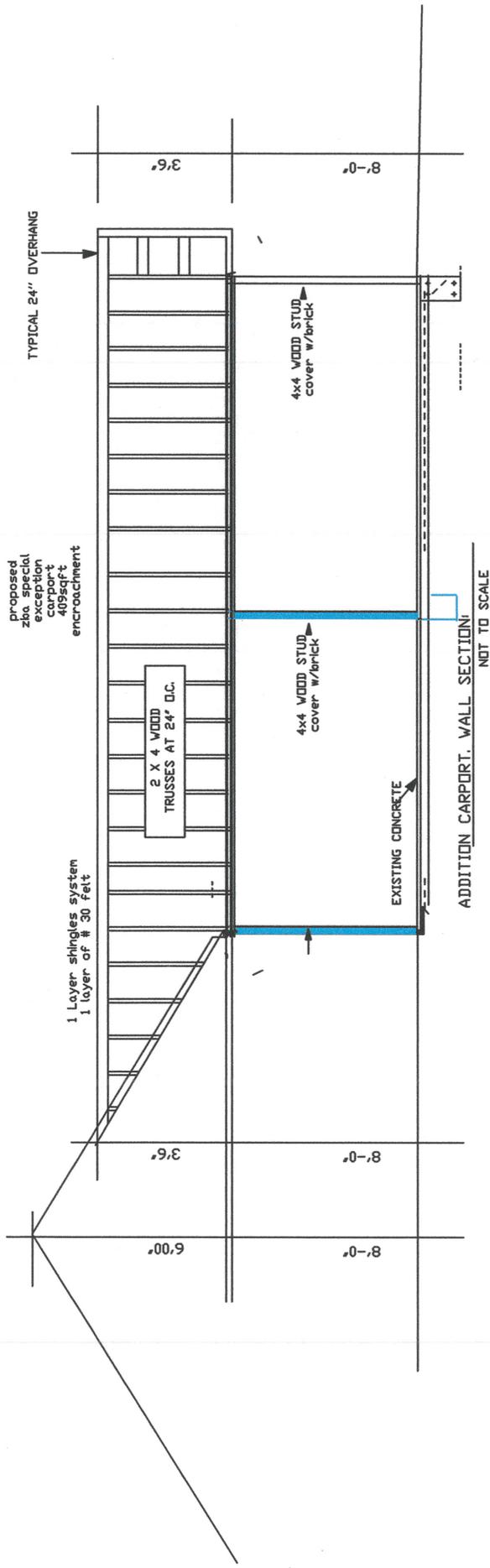
SITE PLAN
 SCALE 1:20



10771 LIMAS ST



ELEVATION SECTION
NOT TO SCALE



TYPICAL 24" OVERHANG

proposed
zma. special
exception
409sqft
encroachment

1 Layer shingles system
1 layer of # 30 felt

2 X 4 WOOD
TRUSSES AT 24" O.C.

4x4 WOOD STUD
cover w/brick

4x4 WOOD STUD
cover w/brick

EXISTING CONCRETE

ADDITION CARPORT. WALL SECTION

NOT TO SCALE

3'-6"

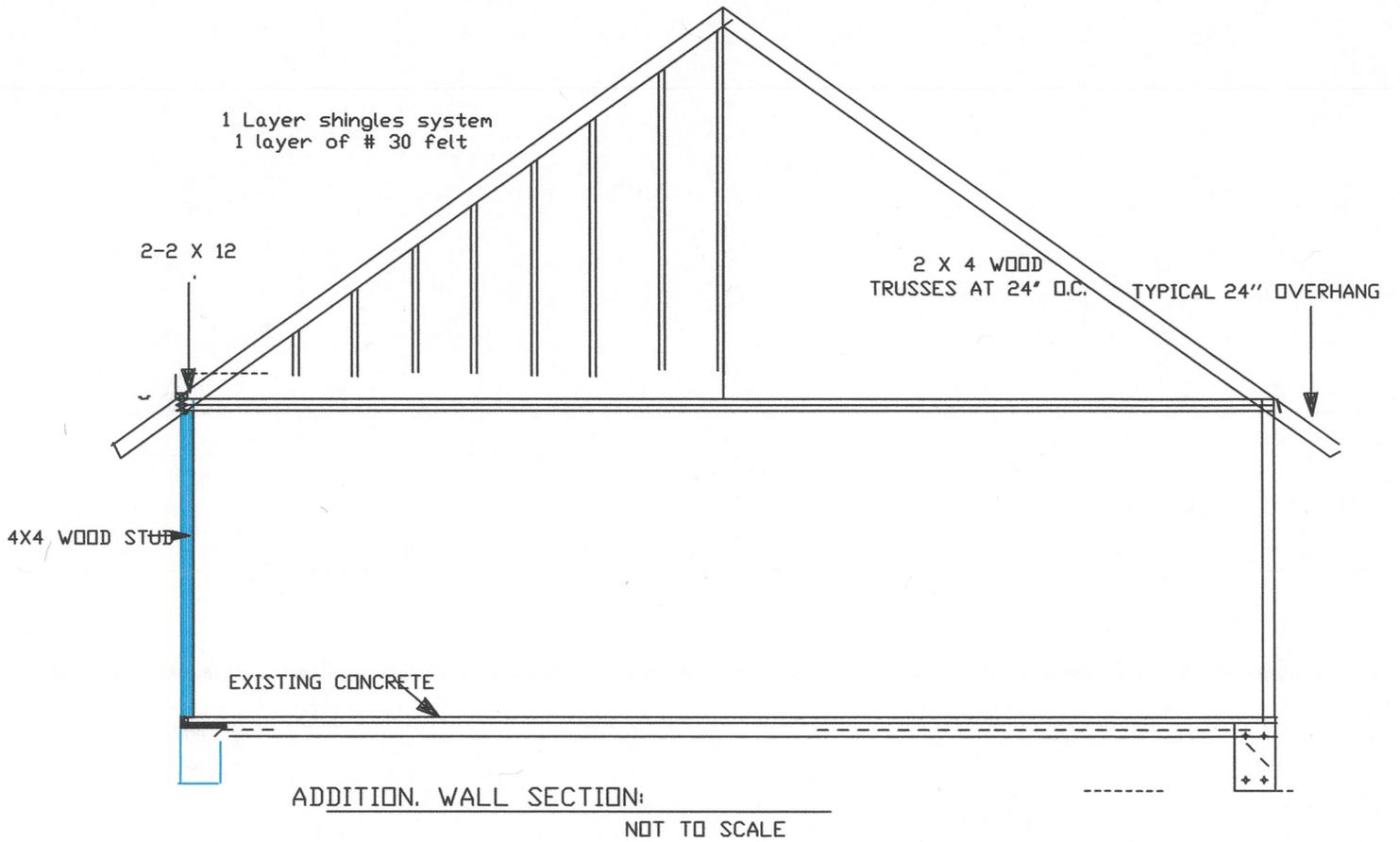
8'-0"

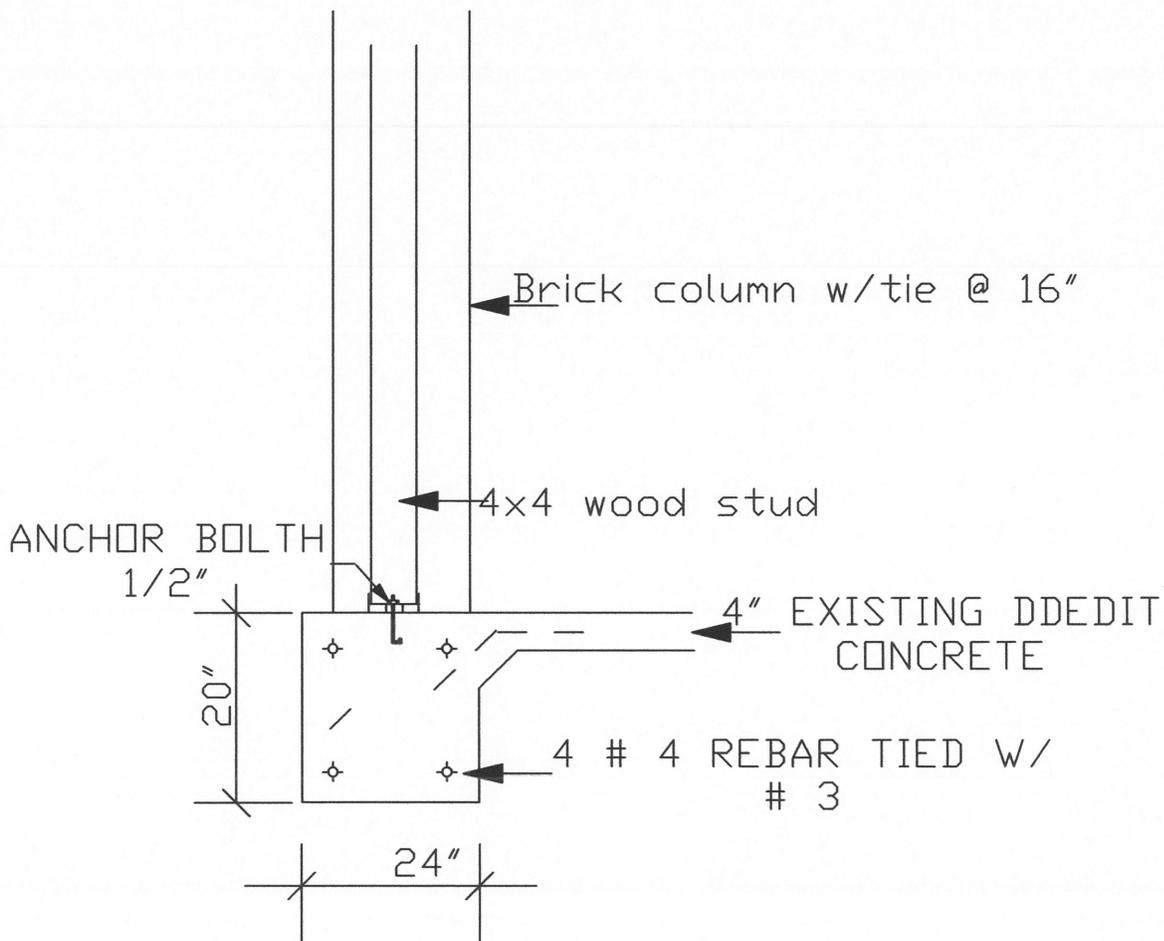
3'-6"

8'-0"

6'-0"

8'-0"





FOOTING DETAIL 2 :

NOT TO SCALE

EXISTING
HOUSE
2085 sgft

proposed
zba special
exception
carport
409sqft
encroachment

TYPICAL 24
OVERHANGE

NEW FOOTING

74'-0"

FOOTING PLAN

10771 LIMAS ST

NOT SCALE

