

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

The request is for 20'11" by 20' carport of which a 20'11" by 19'5" portion is encroaching in the required front yard setback and that is located to within 1'6" of the front property line.

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

BACKGROUND

The applicant is requesting a special exception for an existing carport. The applicant is required to apply for the Special Exception as he is encroaching more than the 150 square feet of permitted open porch in the required front yard setback. There is no utility easement at the front property line. The structural review by Building Permits & Inspections is pending. The elevation drawing indicates that the building materials match the house. The roof of the carport shall not rise higher than the roof of the house.

CALCULATIONS

Permitted carport area = 412.40 sq. ft. (2,062 sq. ft. first floor area ÷ 5)

Carport area proposed to encroach in required front yard setback = 381 sq. ft. (20'11" x 19'5")

Required front yard setback = 20'

Requested front yard setback = 1'6"

STAFF RECOMMENDATION

Staff recommends approval of the request as it meets all of the requirements of special exception K.

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:

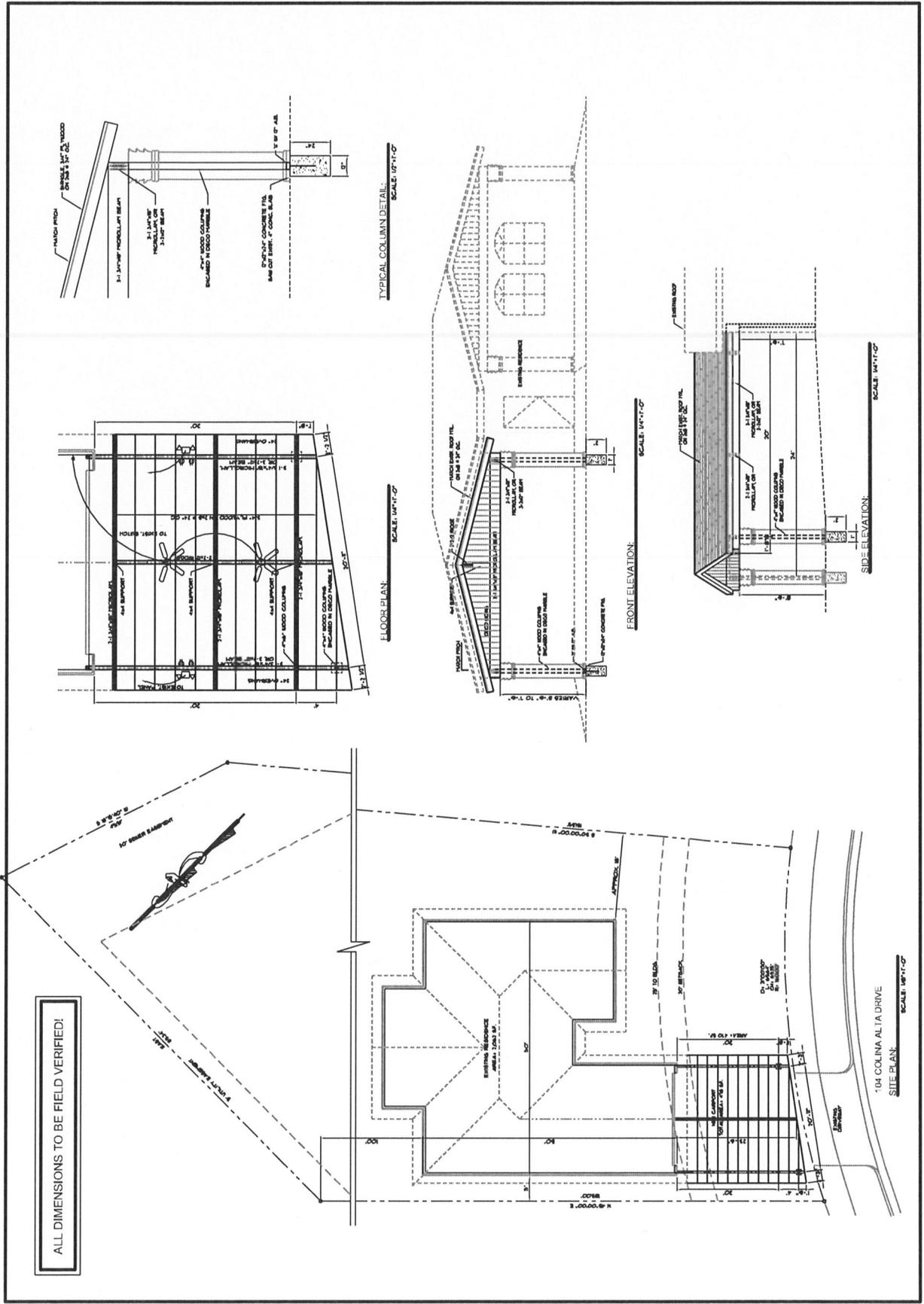
1. The residence has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services 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."

LEGAL DESCRIPTION:
LOT: 2 BLOCK: 1
ALTO MESA UNIT
EL PASO COUNTY, TEXAS

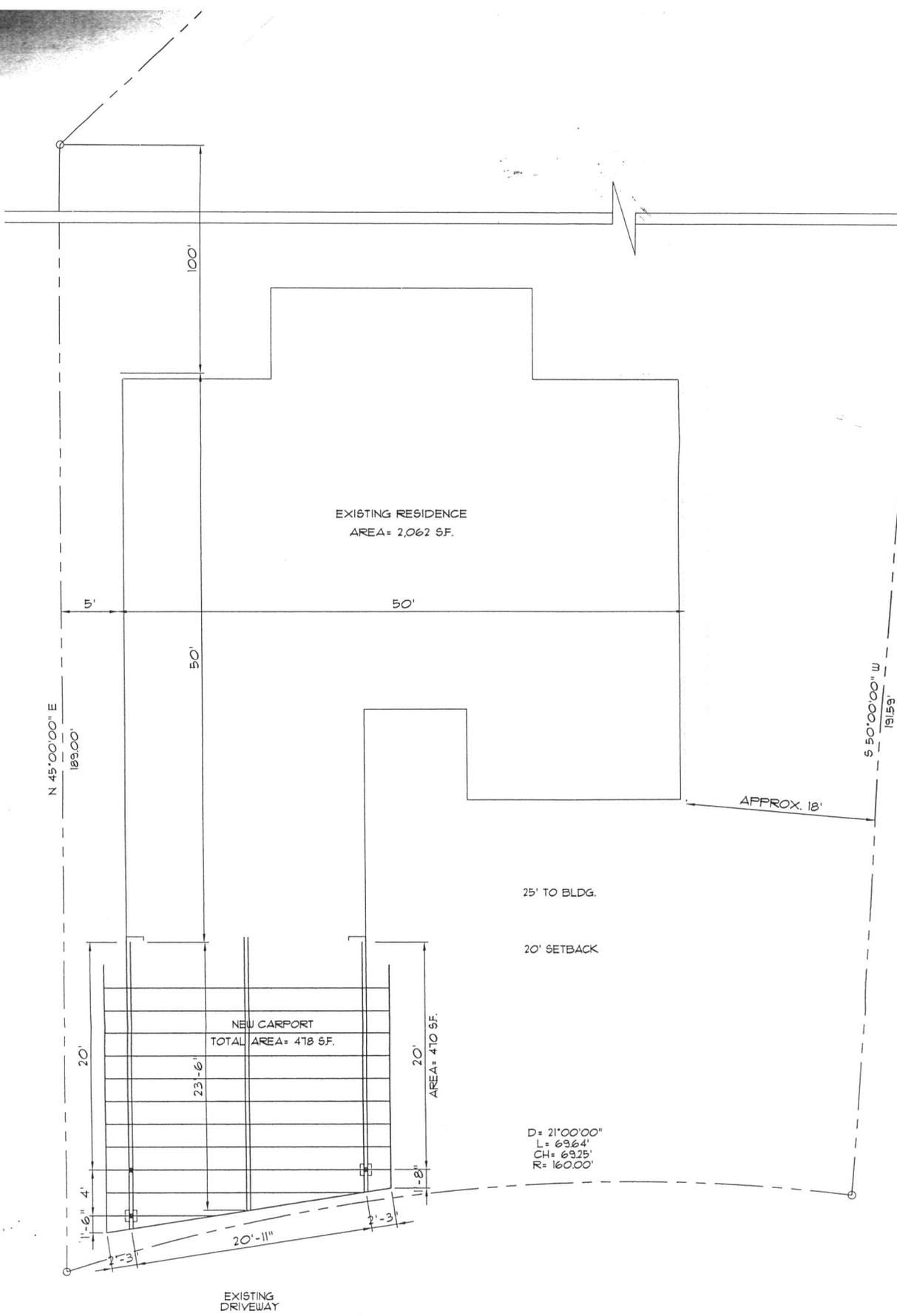
NEW CARPORT FOR:
MR. & MRS. MARIO CUEVAS
104 COLINA ALTA DRIVE
EL PASO, TEXAS

DATE	JUNE 2000
SCALE	AS SHOWN
PROJECT NO.	100048-11
SHEET NO.	A.01

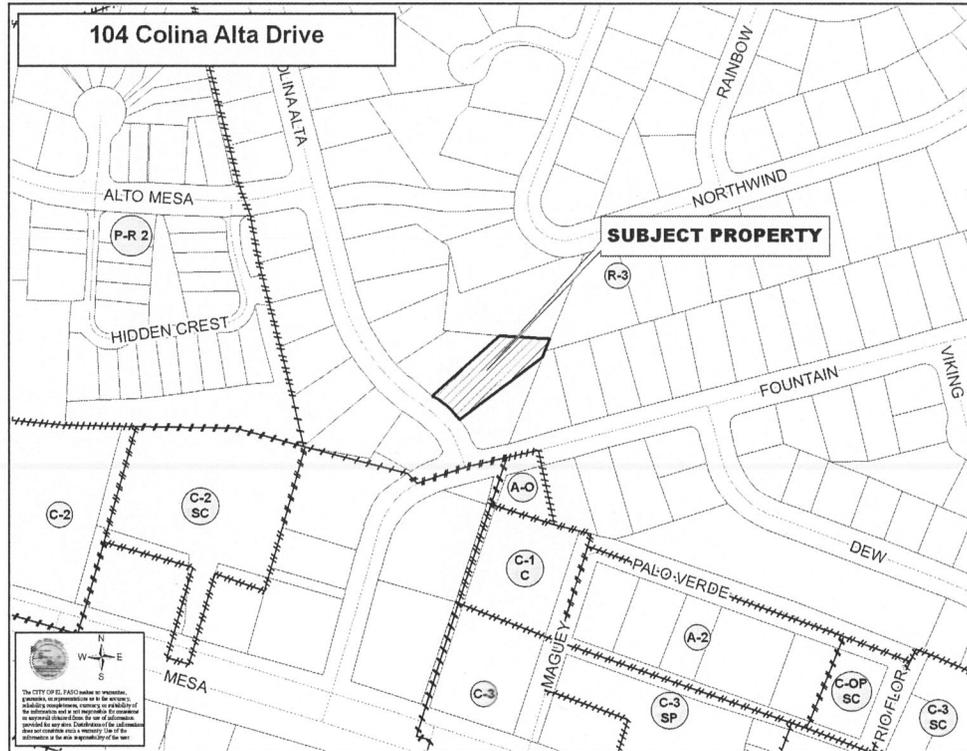
DATE: JUNE 2000
SCALE: AS SHOWN
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SHEET NO.: A.01



ALL DIMENSIONS TO BE FIELD VERIFIED!



ZONING MAP



NOTIFICATION MAP

