

**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 21.11' carport (395 square feet) which is proposed to encroach in the required front yard setback and to be located to within 0 foot and 3.5 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 Special Exception J Carport over a Driveway which will encroach into the required front yard setback. There are no utility easements within 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 line of the existing house. The Building Development and Permitting Division reviewed the required structural plans and have determined they meet code requirements.

The Planning Division has not received any communications in support or opposition to the special exception request.

**CALCULATIONS**

Permitted carport area = 395 sq. ft. (house area of 1,975 sq. ft. ÷ 5)  
Requested carport area = 395 sq. ft. (21.11' x 18')  
Required front and rear yard setback total = 50'  
Requested front and rear yard cumulative setback = 26.1'

**STAFF RECOMMENDATION**

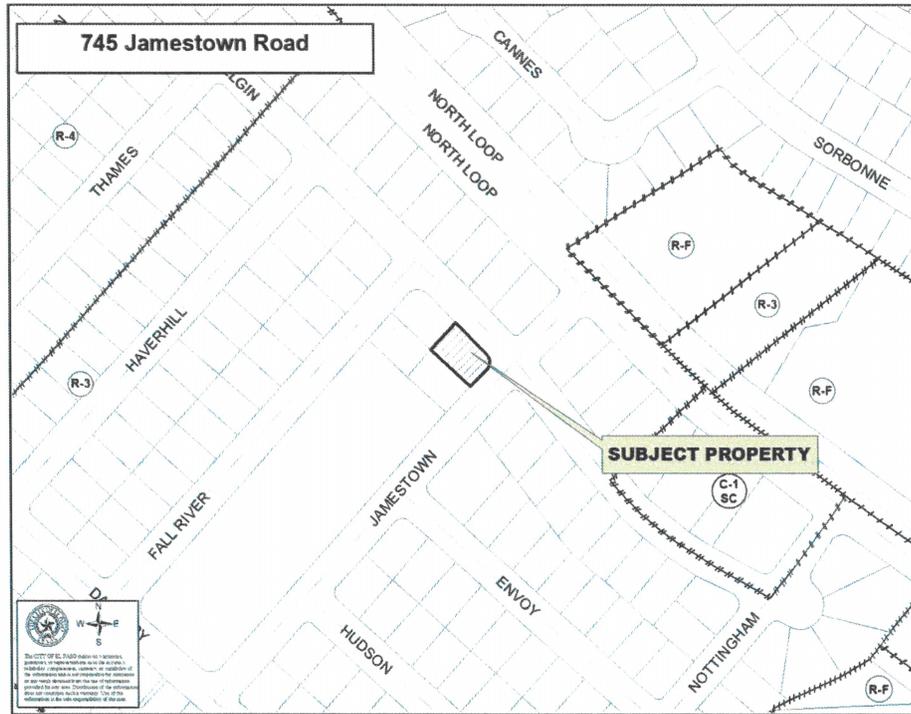
Staff recommends approval of the request as it meets the requirements of Special Exception J and the structural plans submitted.

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

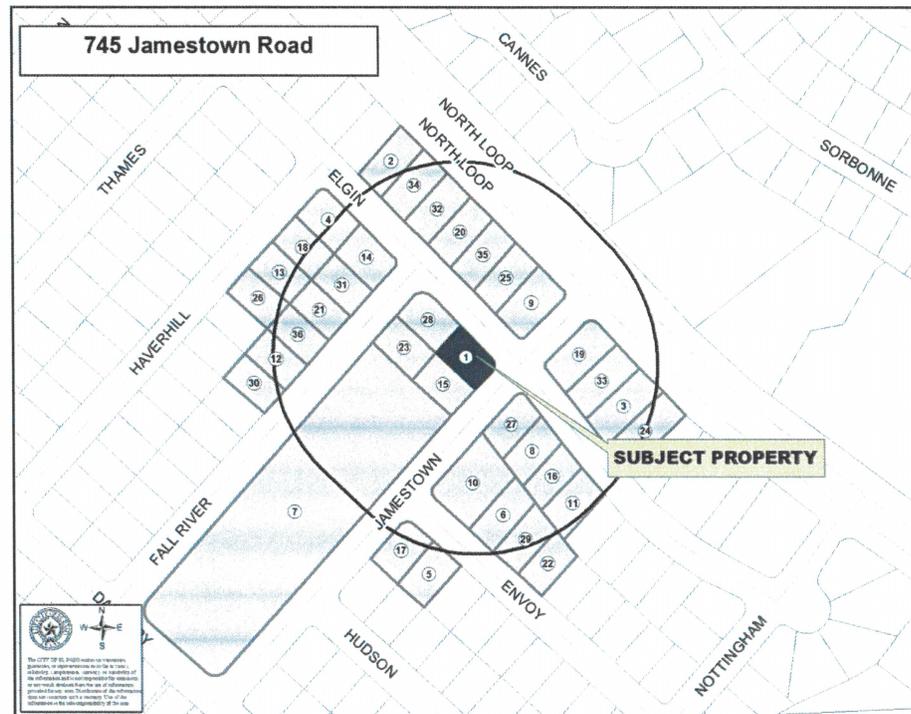
“Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

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.”

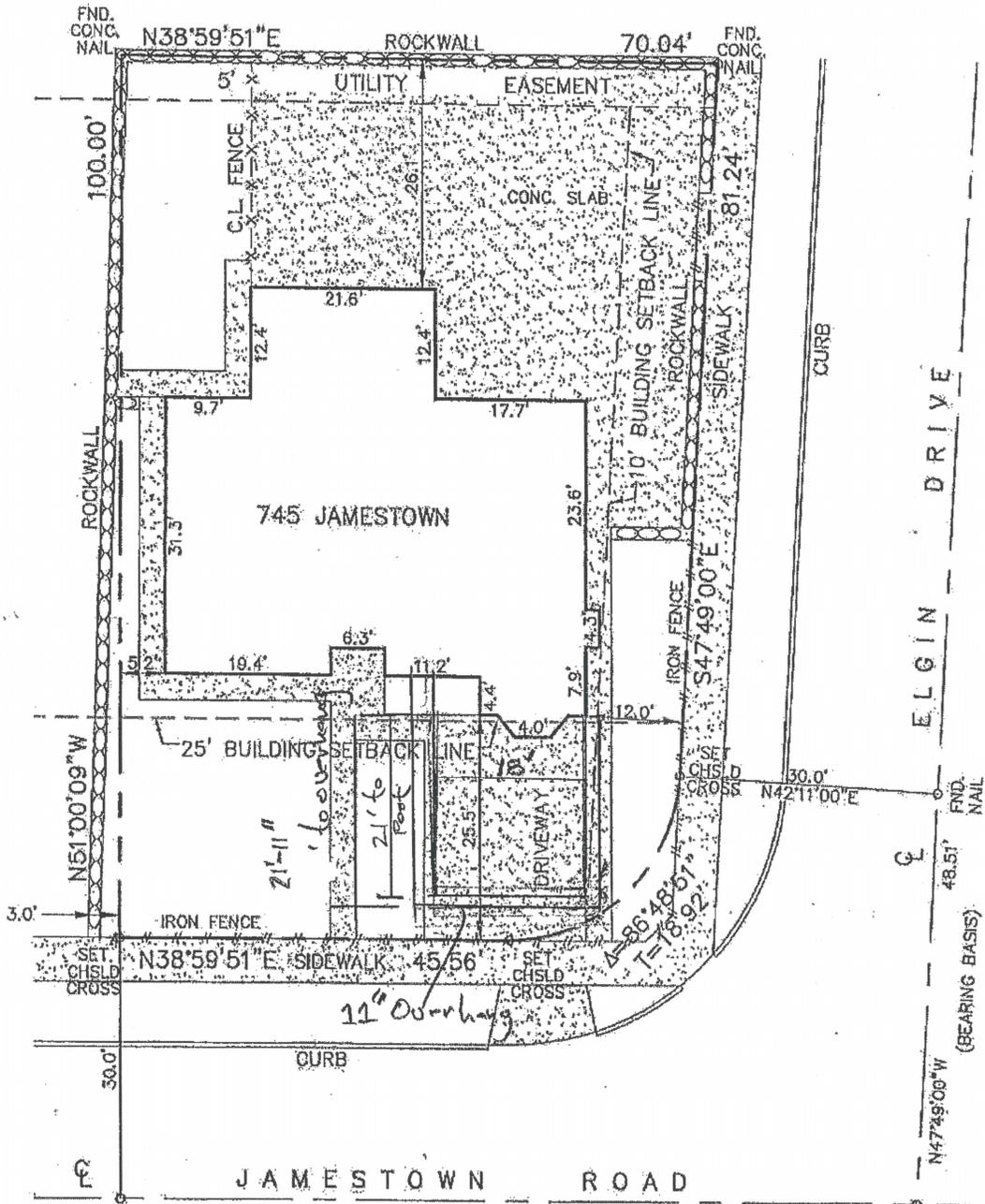
# ZONING MAP



# NOTIFICATION MAP

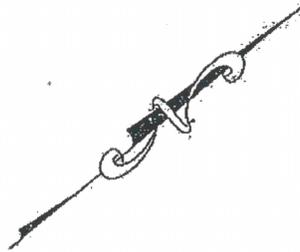


LOT 2



**CERTIFICATION**

I hereby certify that the foregoing Boundary and Improvement Survey was made by

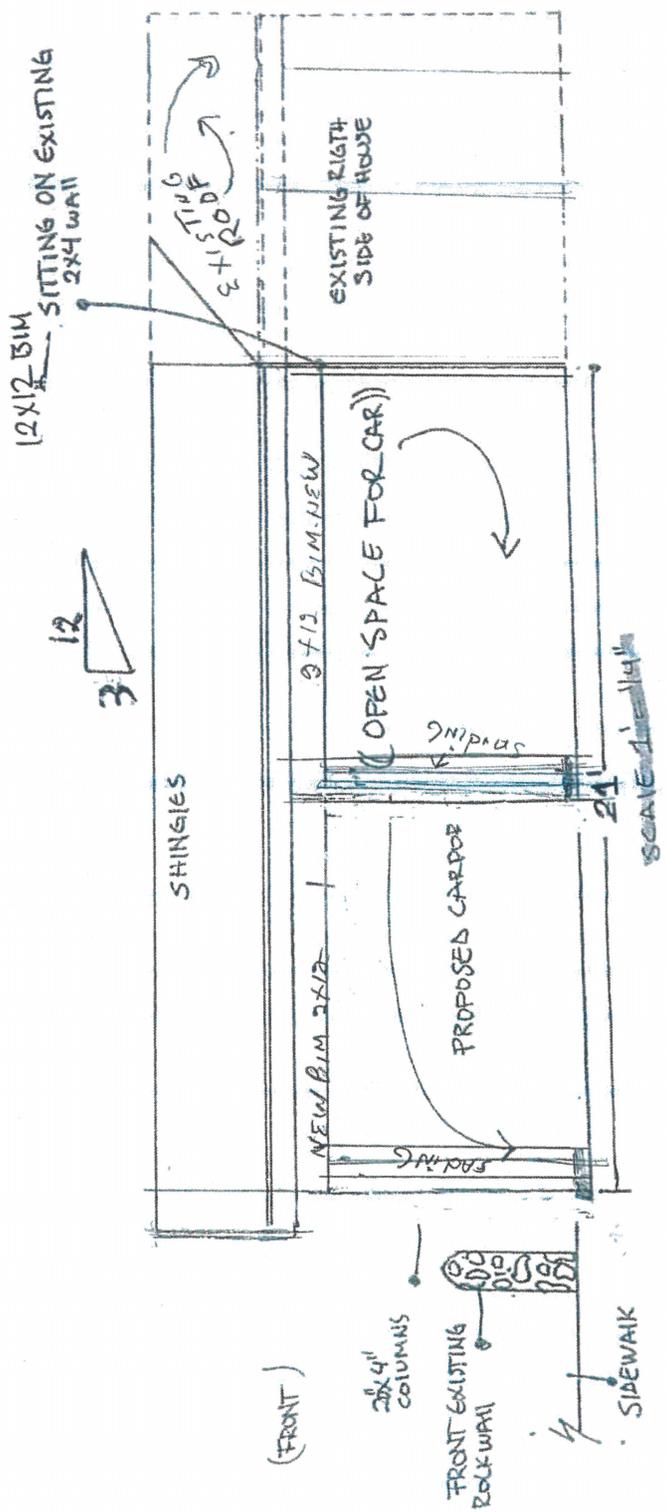


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Book 87 Page 19 Job No. 415-6

745 JAMESTOWN ROAD  
LOT 1, BLOCK 5,  
LANCASTER ADDITION UNIT 2,  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS

(RIGHT SIDE OF HOUSE)

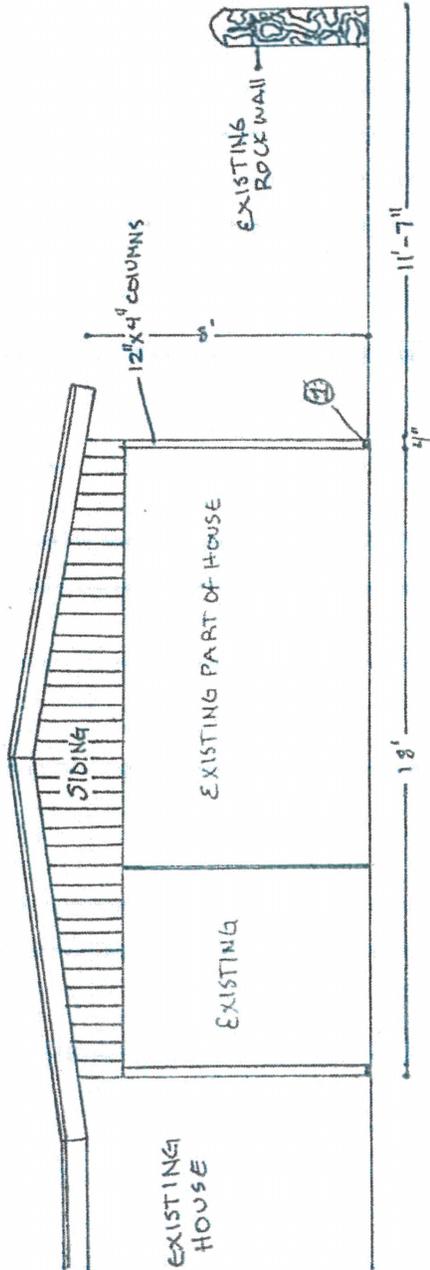
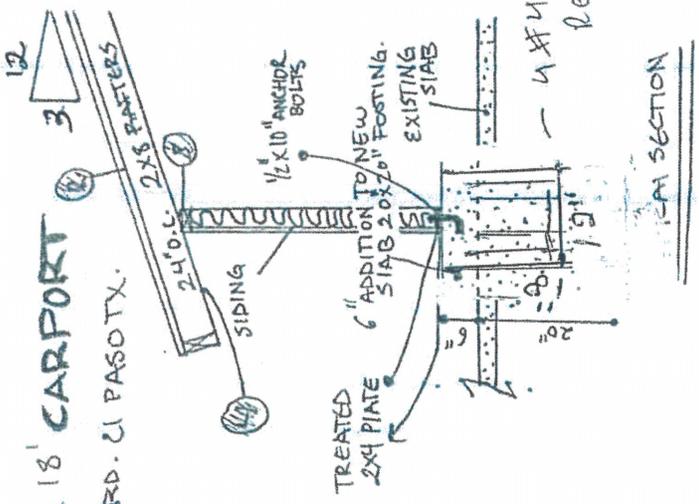


Nancy

# PROPOSED 20' X 18' CARPORT

745 JAMESTOWN RD. U PASOTX.

- 1 - 20' X 20" 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" X 4" Columns.
- 2 - 1/2" Roof Sheathing, Roof Feet Roof Shingles.
- 3 - Double Piate.
- 4 - Vented Soffit.



NEIGHBORS PROPERTY

DETAILS

- ① PROPOSED 12"x4" NEW COLUMNS TO SUPPORT NEW 2x12 BIMS.
- ② EXISTING WINDOW, AND 2x12 NEW BIMS SITTING ON 2x8 EXISTING WINDOW HEADER (WINDOW 50/40) EXISTING.
- ③ 2x12 BIM SUPPORT ON EXISTING WALL

