

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

This would permit the construction of a 28'4" by 20'6" carport that is proposed to encroach 20' into the required front yard setback.

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

**BACKGROUND**

The applicants have enclosed their garage and are requesting to add a carport that is proposed to encroach 20 feet into the required front yard setback. The applicant's plans indicate that the roof of the carport is to have the same pitch and gable as the roof and gable of the house with matching shingles and also that the brick pillars of the carport will match the brick of the house. The Building Permits & Inspections Division has reviewed the plans and found them to be acceptable with the condition that the engineered truss package will be provided prior to issuance of building permit.

**CALCULATIONS**

Permitted carport area = 635 sq. ft. (First floor area under roof = 2,425 ÷ 5 = 485 sq. ft. + 150 sq. ft. of permitted porch)

Requested carport area = 581 sq. ft. (28.50' x 20.50')

Required front yard setback = 25'

Requested front yard setback = 5"

**STAFF RECOMMENDATION**

Staff recommends approval of the request for the Special Exception K pending written approval by Building Permits & Inspections and with the condition that the applicant will submit the engineered truss package with his plans for building permit.

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

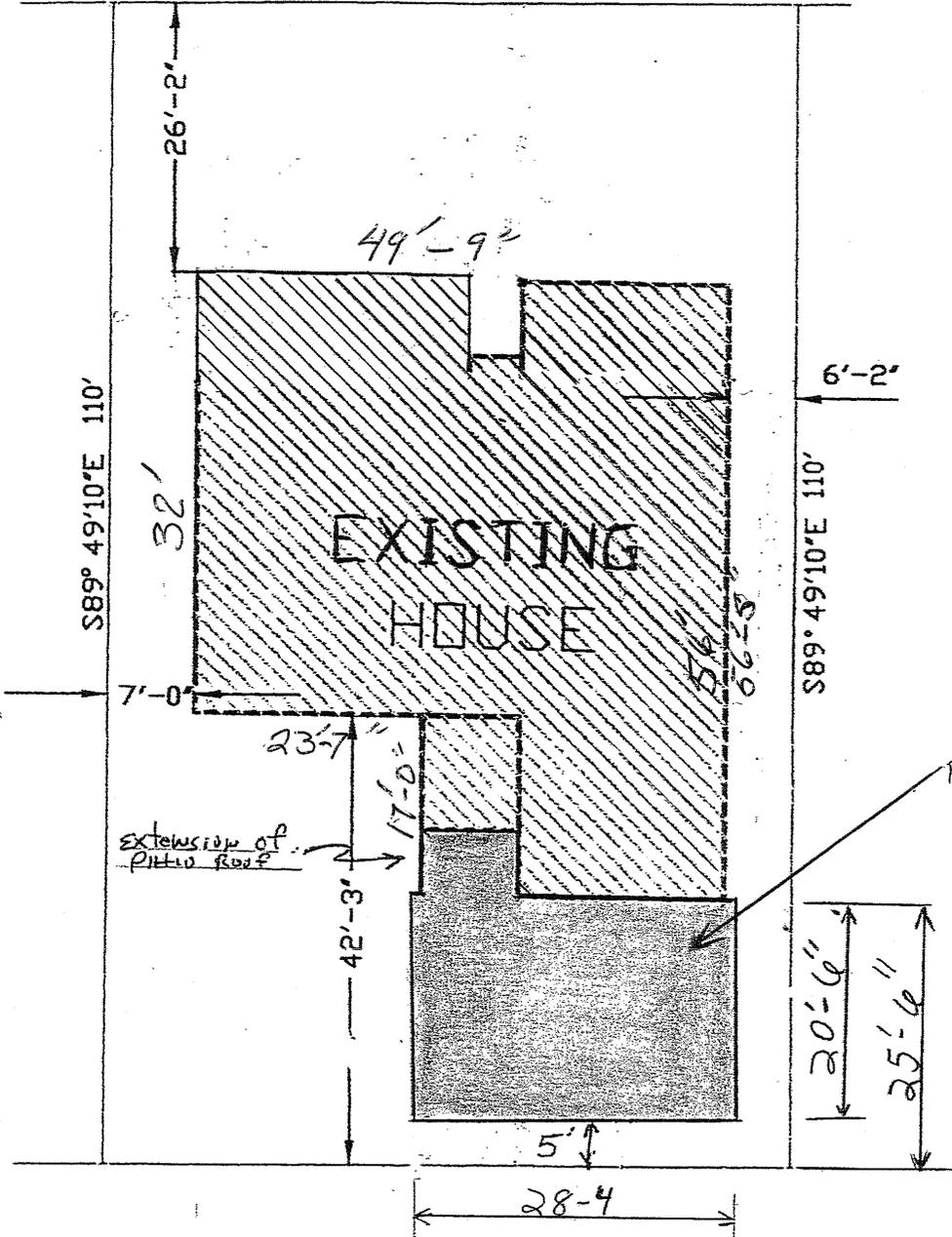
"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

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; and,
10. 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; and,
11. The public convenience and welfare will be substantially served; and,
12. The use of neighboring property will not be substantially injured; and,
13. Include any conditions and safeguards which the Board deems appropriate, such as site arrangement, landscaping and hours of operation."

**ITEM #1**



N0° 10' 50" W 63.18'



635 ALLOWED  
581 REQUESTED

PROPOSED  
CARPORT

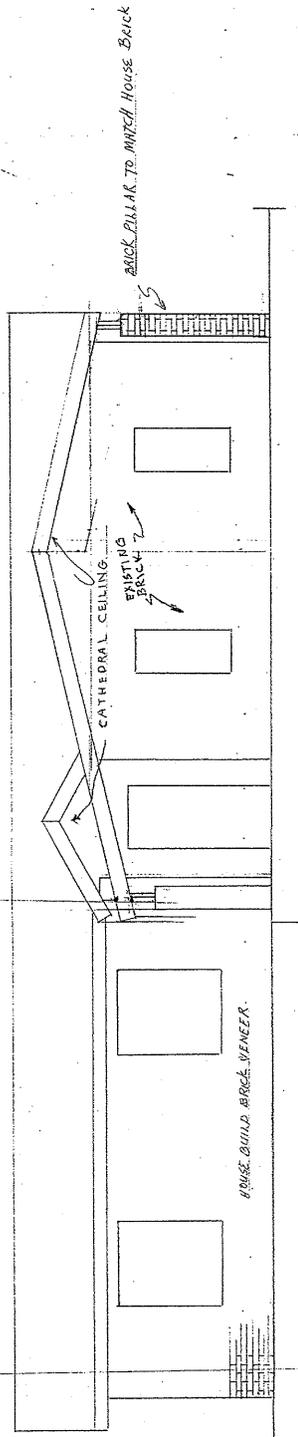
EXTENSION OF  
PATIO ROOF

1805 ROBERT WYNN

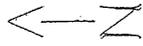
SCALE

N →

FRONT VIEW

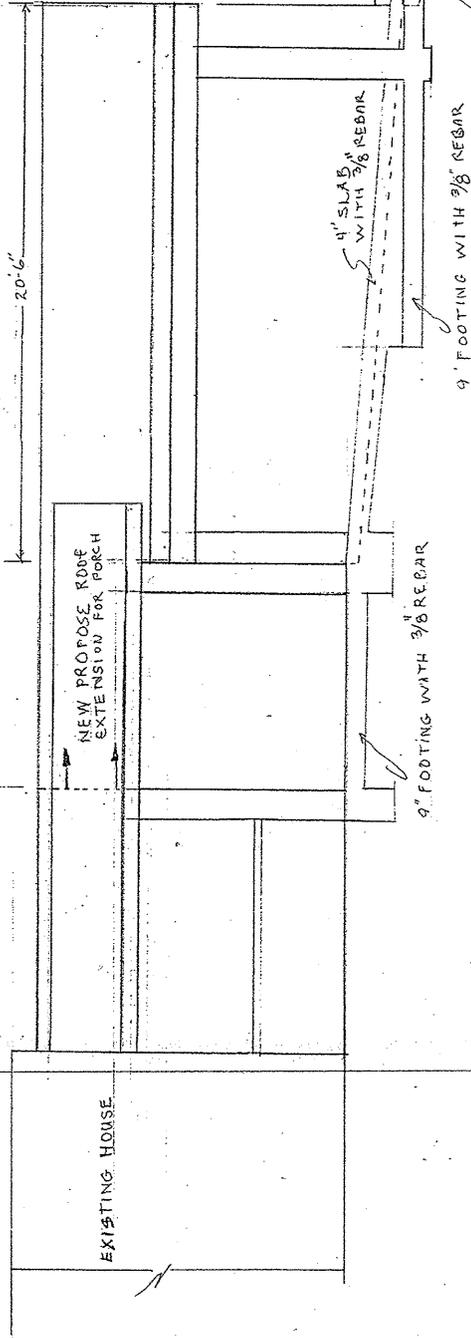


NOTES:  
1. PROPOSED EXTENSION OF CARPORT TO HAVE SAME FITCH/CABLE ROOF & ROOF SHINGLE MATCHING  
2. PROPOSED EXTENSION OF BRICK MATCH EXISTING BRICK  
3. PROPOSED EXTENSION OF PORCH ENTRANCE TO HAVE SAME FITCH & CABLE SAME AS EXISTING PORCH



SIDE VIEW

NEW PROPOSED CARPORT 20'-6"



SLOPE  
SIDEWALK

5'-0"

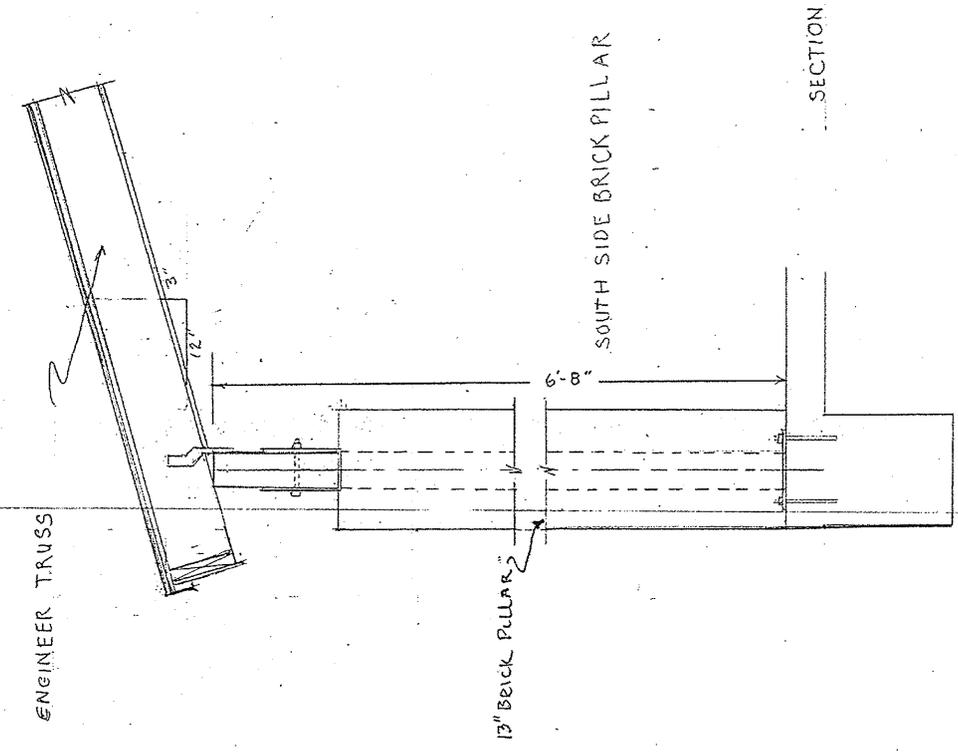
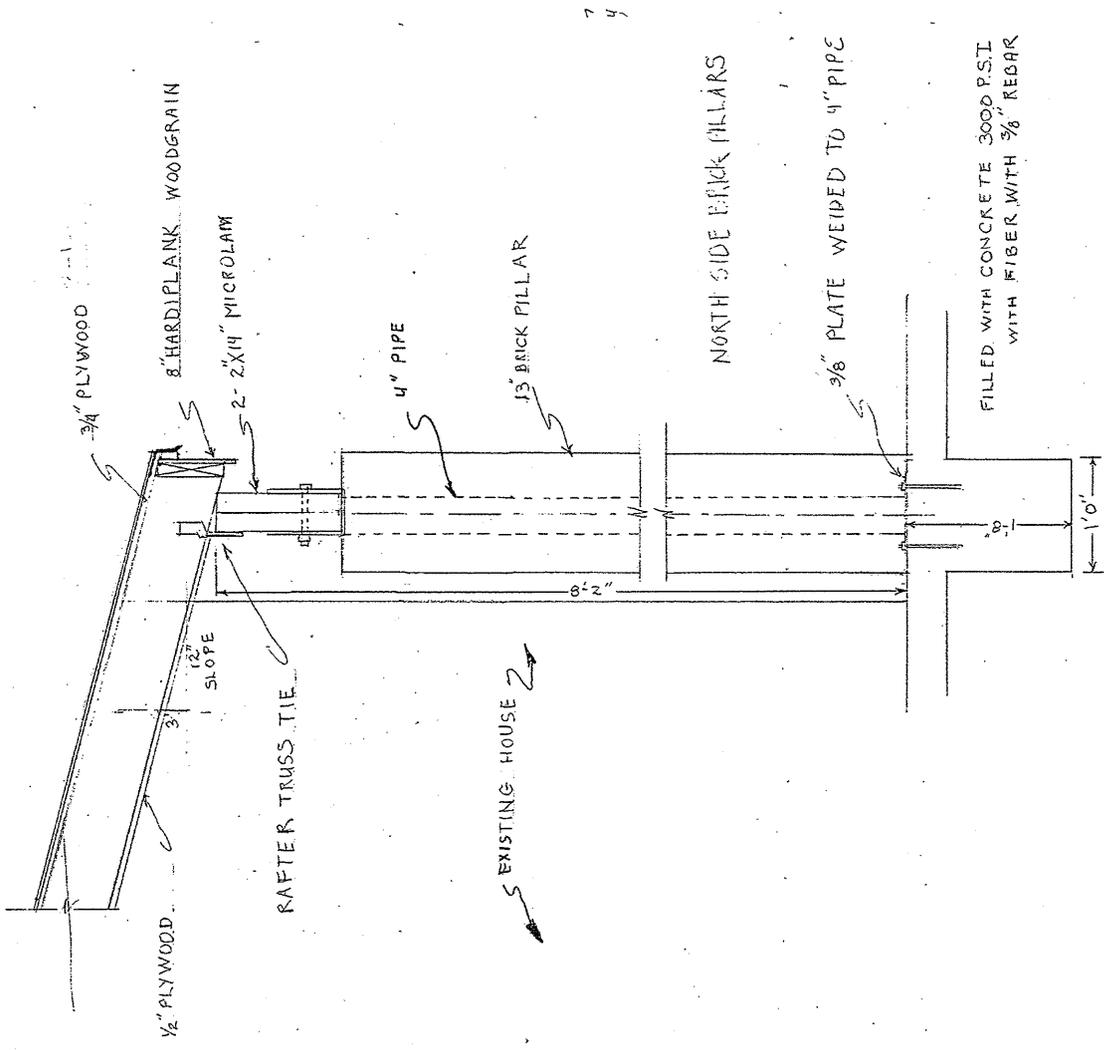
4" SLAB WITH 3/8" REBAR

4" FOOTING WITH 3/8" REBAR

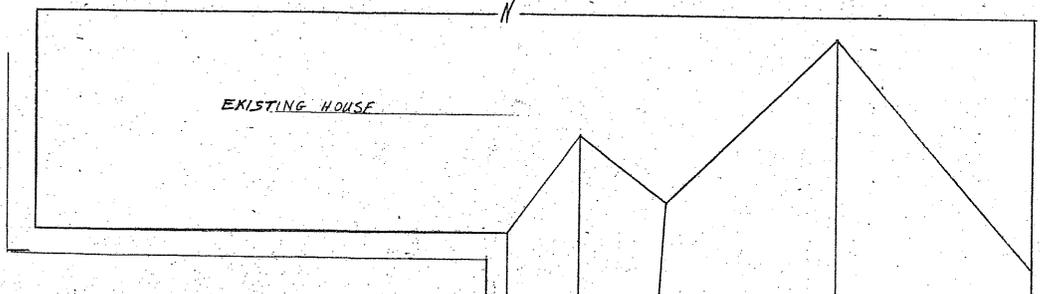
4" FOOTING WITH 3/8" REBAR

FOOTING OF BRICK WALK (RELOCATION)

JESUS FLORREAGA
1805 ROBERT WYNN ST
SIDE VIEW CARPORT SCALE 1/4" = 1'-0"



JESUS FLORREAGA  
 1805 ROBERT WYNN SF  
 PILLAR SURFICIAL SCALE 1/4" = 1'-0"



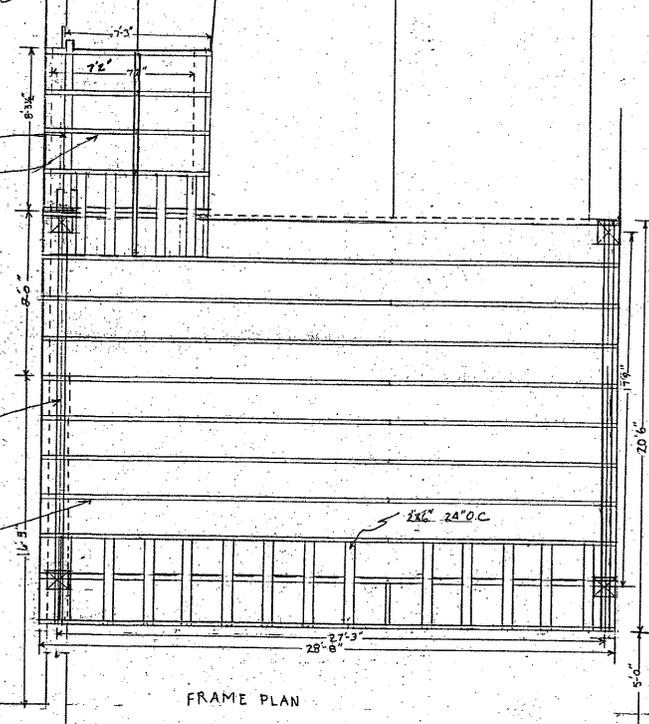
STRUCTURE PLAN

OVERHANG  
 4x6 BASE  
 ENGINEER CATHEDRAL CEILING  
 2x8 RAFTERS  
 CEILING TRUSS 5'-2 1/2" O.C.  
 DFW

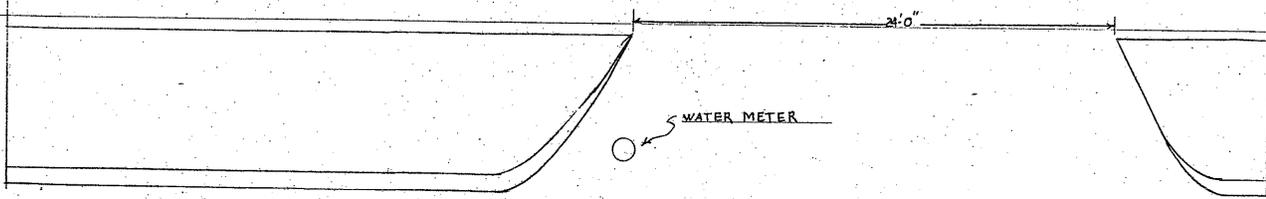
TOP VIEW

2-2x14 1/4 MICROLAM

ENGINEER TRUSS 10'2 1/2" O.C.



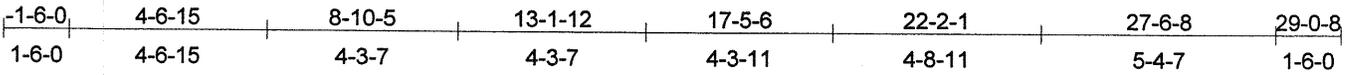
FRAME PLAN



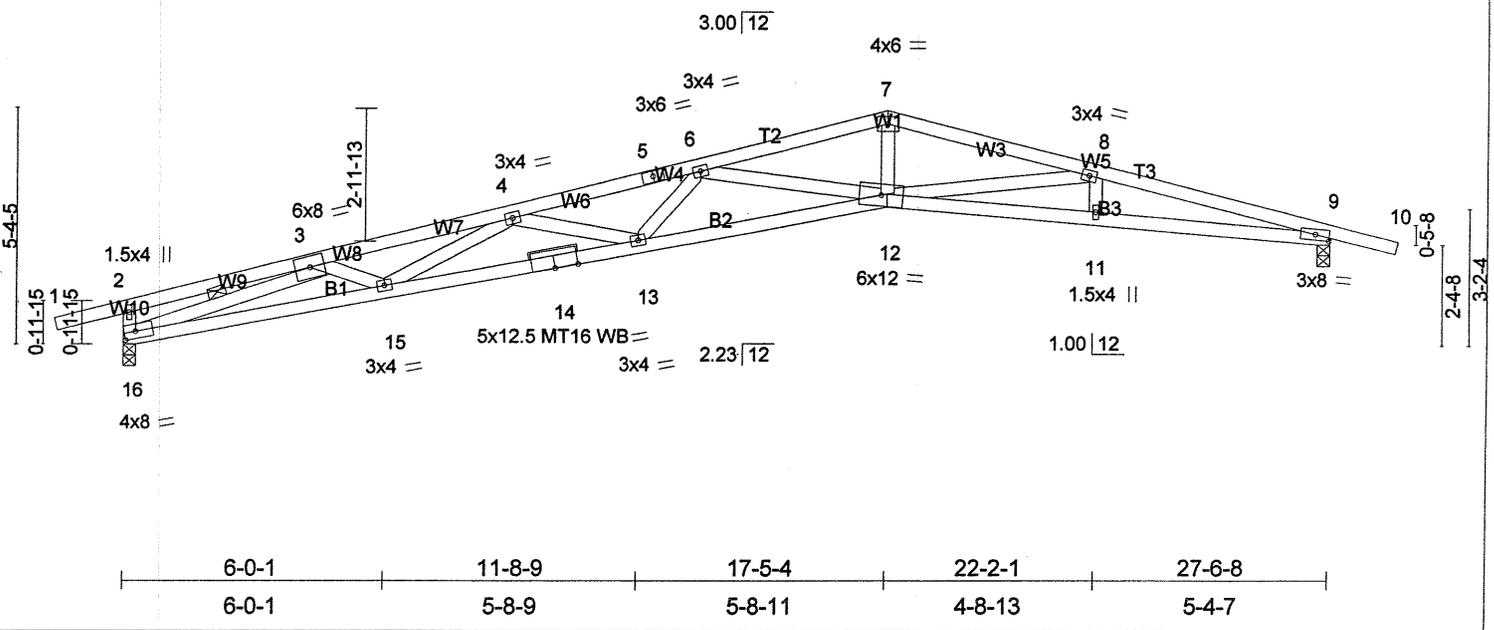
JESUS FLORREAGA  
 1805 ROBERT WYNN ST  
 SCALE 1/4" = 1'-0"

Job	Truss	Truss Type	Qty	Ply	0 0
CHUY ELORRIAGA	S01	SPECIAL	10	1	

Job Reference (optional)



Scale = 1:52.2  
Camber = 7/8 in



LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 20.0	2-0-0	TC 0.41	in (loc) l/defl L/d	MT20	169/123
TCDL 10.0	Plates Increase 1.25	BC 0.83	Vert(LL) -0.54 12-13 >603 360	MT16	116/127
BCLL 0.0	Lumber Increase 1.25	WB 0.95	Vert(TL) -1.37 12-13 >238 180		
BCDL 10.0	Rep Stress Incr YES	(Matrix)	Horz(TL) 0.56 9 n/a n/a		
	Code IRC2003/TPI2002			Weight: 94 lb	

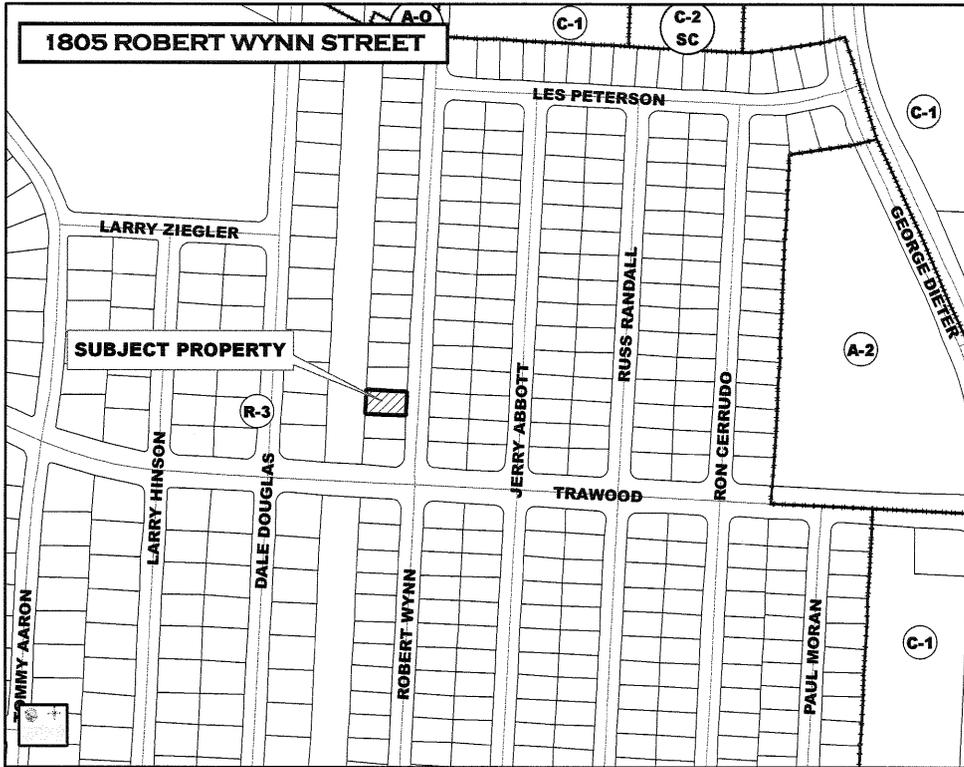
LUMBER	BRACING
TOP CHORD 2 X 4 SPF 1650F 1.5E	TOP CHORD Structural wood sheathing directly applied or 2-11-6 oc purlins.
BOT CHORD 2 X 4 SPF 1650F 1.5E	BOT CHORD Rigid ceiling directly applied or 8-6-2 oc bracing.
WEBS 2 X 4 WW Stud *Except* W10 2 X 4 SPF No.2, W9 2 X 4 SPF No.2	WEBS 1 Row at midpt 3-16

**REACTIONS** (lb/size) 16=1191/0-3-8, 9=1191/0-3-8  
 Max Horz 16=114(load case 5)  
 Max Uplift 16=-211(load case 3), 9=-178(load case 4)

**FORCES** (lb) - Maximum Compression/Maximum Tension  
 TOP CHORD 1-2=0/24, 2-3=-36/53, 3-4=-4365/527, 4-5=-4896/587, 5-6=-4849/593, 6-7=-3864/412, 7-8=-3859/416, 8-9=-4318/368, 9-10=0/13  
 BOT CHORD 15-16=-568/3646, 14-15=-693/4896, 13-14=-682/4905, 12-13=-582/4669, 11-12=-325/4121, 9-11=-325/4117  
 WEBS 3-15=0/691, 4-15=-716/172, 4-13=-174/129, 6-13=0/310, 6-12=-981/236, 8-12=-566/133, 8-11=0/168, 2-16=-249/146, 3-16=-3896/488, 7-12=-110/1543

- NOTES**
- 1) Unbalanced roof live loads have been considered for this design.
  - 2) Wind: ASCE 7-02; 100mph; h=25ft; TCCL=6.0psf; BCDL=6.0psf; Category II; Exp C; enclosed; MWFRS; end vertical left and right exposed; Lumber DOL=1.00 plate grip DOL=1.00.
  - 3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 4) All plates are MT20 plates unless otherwise indicated.
  - 5) This truss requires plate inspection per the Tooth Count Method when this truss is chosen for quality assurance inspection.
  - 6) Bearing at joint(s) 16, 9 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
  - 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 211 lb uplift at joint 16 and 178 lb uplift at joint 9.
  - 8) This truss is designed in accordance with the 2003 International Residential Code sections R502.11.1 and R502.10.2 and referenced standard ANSI/TPI 1.

# ZONING MAP



# NOTIFICATION MAP

