

Applicant requests a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-4 (Residential) zone.

This would allow a new 16' by 17'6" (280 sq. ft.) carport over a driveway which is proposed to be located to within 4 feet of the front property line.

The required front and rear yard cumulative setback total in the R-4 zone district is 45 feet.

BACKGROUND

The ZBA approved Special Exceptions for encroachments in the required rear yard setback in October 1988 and February 2014 (see enclosed approvals). The applicant is now requesting the Special Exception J for a carport over a driveway. She is proposing to add a second story to her house; the new proposed carport will match the house in materials and design and will not rise higher than the roof of the new second story. There is no utility easement at the front property line. As of the date of this report, the applicant's designer has not submitted structural drawings for review.

CALCULATIONS

Permitted carport area = 446.80 sq. ft. (2,234 sq. ft. [existing living area] ÷ 5)

Requested area of carport = 280 sq. ft. (16' x 17.5')

Required front and rear yard setback total = 45'

Requested front and rear yard cumulative setback = 22'

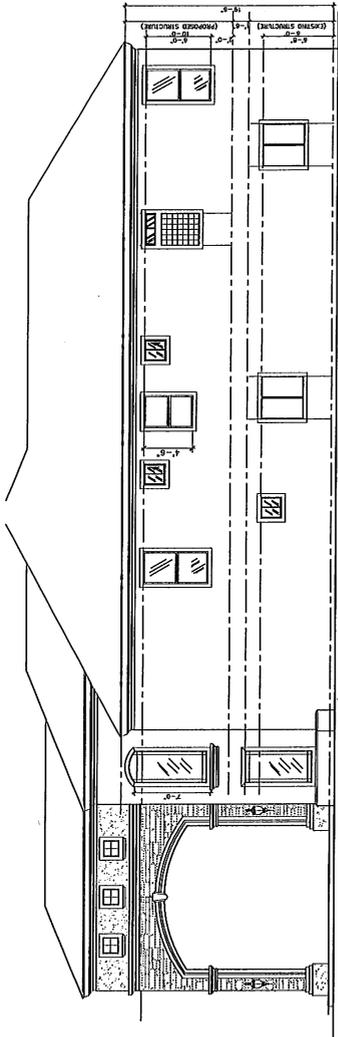
STAFF RECOMMENDATION

Staff recommends postponement as the applicant has not provided structural drawings.

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

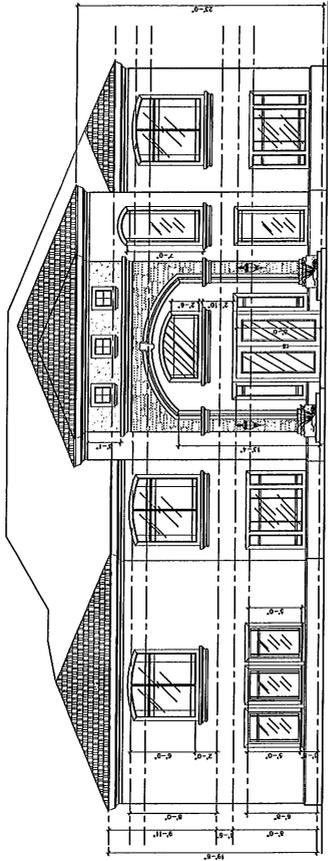
"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

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, with the first-floor area of the dwelling defined as the sum of the gross horizontal area, exclusive of garages, atriums, stairwells, and open porches, measured from the exterior faces of the exterior walls; 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."



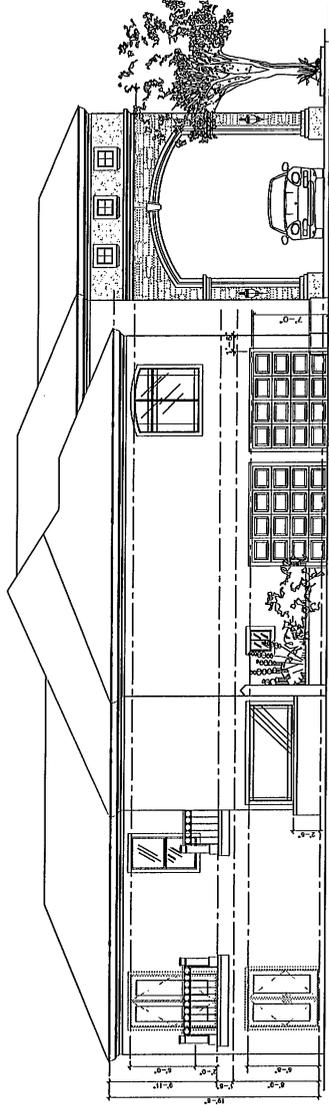
3 WEST ELEVATION
PROPOSED FRONT VIEW

SCALE: 3/16" = 1'-0"



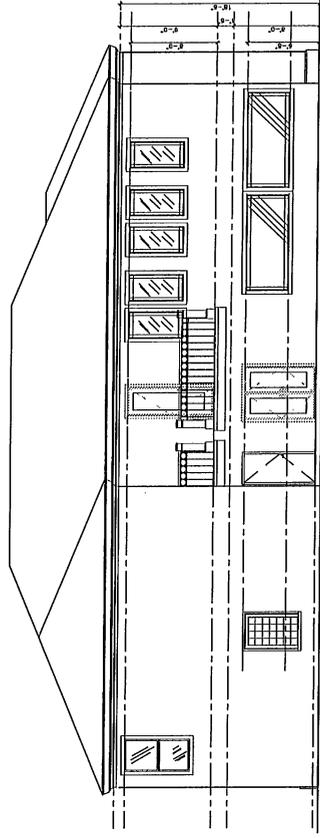
1 NORTH ELEVATION
PROPOSED FRONT VIEW

SCALE: 3/16" = 1'-0"



4 EAST ELEVATION
PROPOSED LEFT VIEW

SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
PROPOSED REAR VIEW

SCALE: 3/16" = 1'-0"

2ND FLOOR ADDITION/REMODEL FOR
Mr. and Mrs. Gilbert
8708 LANE DRIVE 81 PARK, TEXAS

SHEET TITLE
PROPOSED 2ND FLOOR
ADDITION/REMODEL
EXTERNAL ELEVATIONS



1100 W. W. WALKER, SUITE 100, DALLAS, TEXAS 75201
TEL: 972.333.1100
FAX: 972.333.1101
WWW.MASTERPLANDESIGNS.COM

A-3.0
X P X

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

ZONING BOARD OF ADJUSTMENT

February 10, 2014



B. Katherine Stern

Re: 8708 Lait Drive

Legal Description: Lot 18, Block 100, Cielo Vista Park, City of El Paso, El Paso County, Texas

Case #PZBA14-00001: This would allow a new addition of which a 14' by 8' (112 sq. ft.) portion is proposed to encroach into the required rear yard setback and to be located to within 17 feet of the rear property line. The required cumulative front and rear yard setback total is 45 feet in the R-4 zone district.

The Zoning Board of Adjustment, acting under the authority vested in it by Article 211.008 of the Local Government Code of the State of Texas and by Chapter 2.16 of the El Paso City Code, after due public notice at an Open Public Meeting on February 10, 2014, **GRANTED** the special exception under the criteria of Section 2.16.050 C (Rear Yard Setback).

The Board determined that the request for allowing the encroachment into the rear yard setback **QUALIFIED** under Section 2.16.050 C for the following reasons:

- The residence has been in existence with a valid certificate of occupancy for one continuous year;
- The maximum square footage allowed does not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
- A minimum ten-foot rear yard setback shall be maintained;
- The minimum side and side street yard setbacks are not reduced; and
- All remaining areas of the required rear yard shall be permanent open space.

Filed for permanent record the 10th day of February 2014 in the office of the Zoning Board of Adjustment.

Linda Castle
Senior Planner

PLEASE NOTE: Any privilege granted by this decision must be exercised within 12 months of the date of this decision after obtaining the necessary building permits for the proposed construction at the Building Permits & Inspections Division of the City Development Department. Inspections will be made by the Building Permits & Inspection Division of the City Development Department, and compliance with Board action will be noted in official Board records. This order may be revoked by the Board after notice and opportunity to be heard for violation of any of the conditions imposed.

The decision of the Zoning Board of Adjustment may be appealed by a person aggrieved by this decision or by any officer, department, board, or bureau of the municipality by filing an action with the District Court for this county within **10 Days** after the date of the hearing.

Mayor

Oscar Leeser

City Council

District 1

Ann Morgan Lilly

District 2

Larry Romero

District 3

Emma Acosta

District 4

Carl L. Robinson

District 5

Dr. Michiel R. Noe

District 6

Eddie Holguin Jr.

District 7

Lily Limón

District 8

Cortney C. Niland

City Manager

Joyce A. Wilson

City Development Department

222 S. Campbell | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-1611

B. Katherine Stern

8708 Lait

Cielo Vista Park, Block 100, Lot 18

GRANTED:
10/10/88

a special exception under Section 2.16.050.J (Special exceptions R-4 district) of the City of El Paso Zoning Ordinance, which would permit the construction of a 15 ft. by 11 ft. residential addition (a spa) located to within 17 ft. from the rear property line

ZONING MAP



NOTIFICATION MAP

