PZBA15-00017 9528 Roanoke Drive Jaime and Carmen Chavez
Applicants request a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-4 (Residential) zone.

This would allow a 22.5' by 20.75' carport (467 square feet) which is proposed to encroach in the required front yard setback and to be located to within 5.50 feet of the front property line.

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

BACKGROUND

The applicants built a carport which encroaches into the required front yard setback. The existing carport was not issued a building permit nor approved by the ZBA.

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 = 467 sq. ft. (house area of 2,335 sq. ft. ÷ 5)
Requested carport area = 467 sq. ft. (22.5' x 20.75')
Required front and rear yard setback total = 45'
Requested front and rear yard cumulative setback = 33.5'

STAFF RECOMMENDATION

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

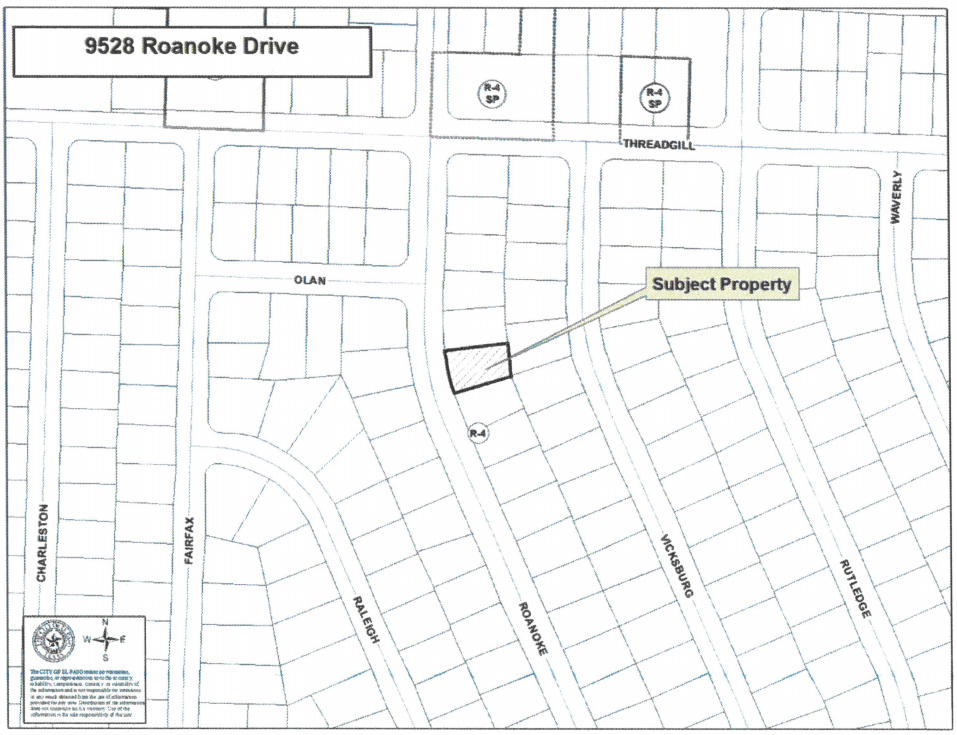
Note to the applicant: Driveways must meet code requirements and the building permits must be obtained if not already secured.

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

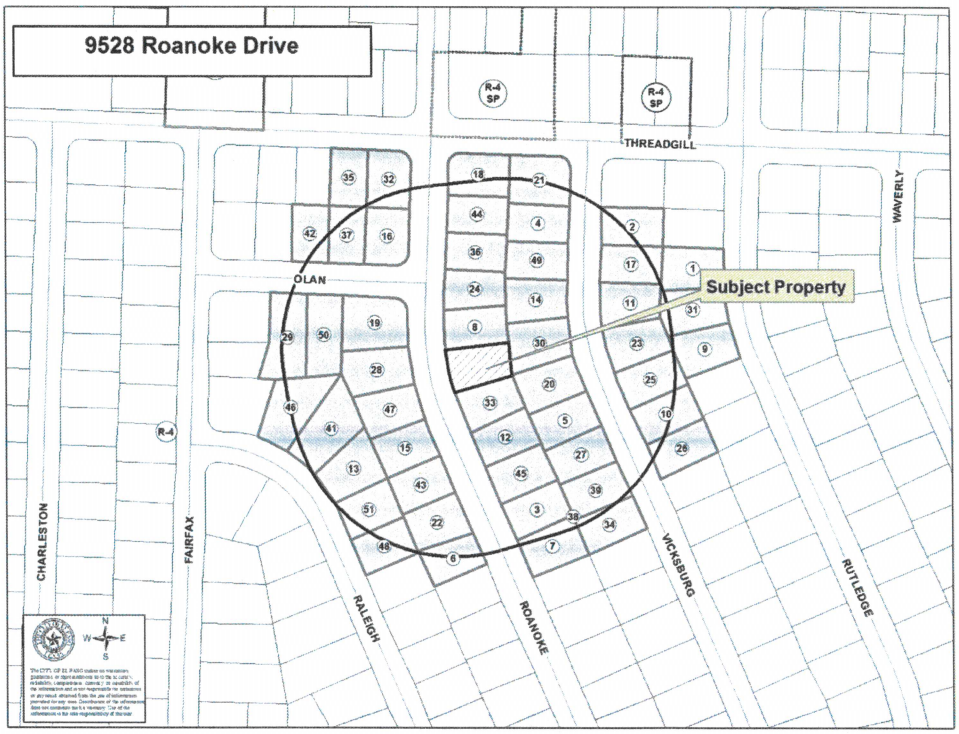
"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

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."

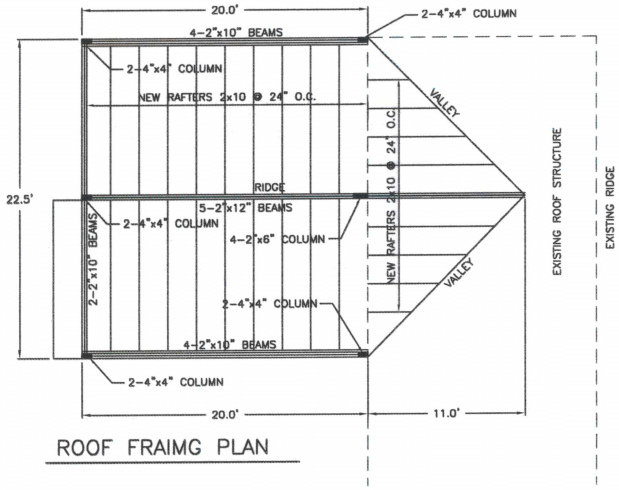
ZONING MAP



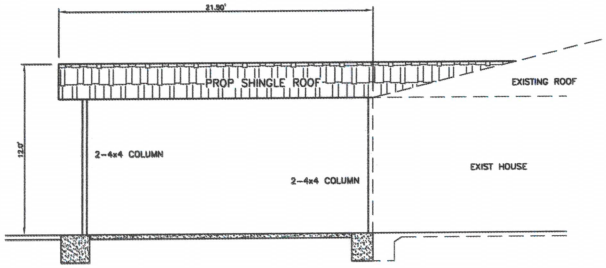
NOTIFICATION MAP



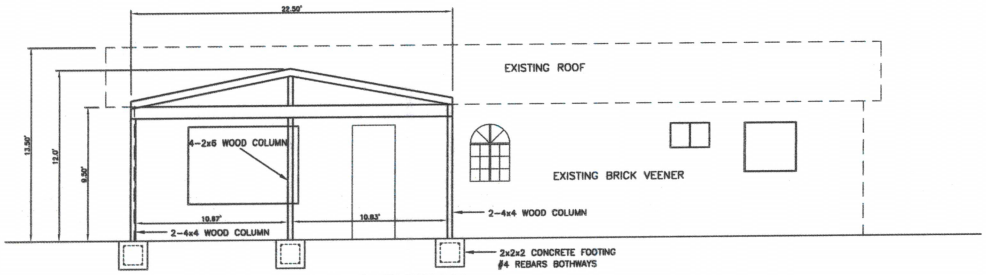
ITEM #3



ROOF FRAIMG PLAN



RIGHT SIDE ELEVATION



FRONT ELEVATION

LEGAL DESCRIPTION

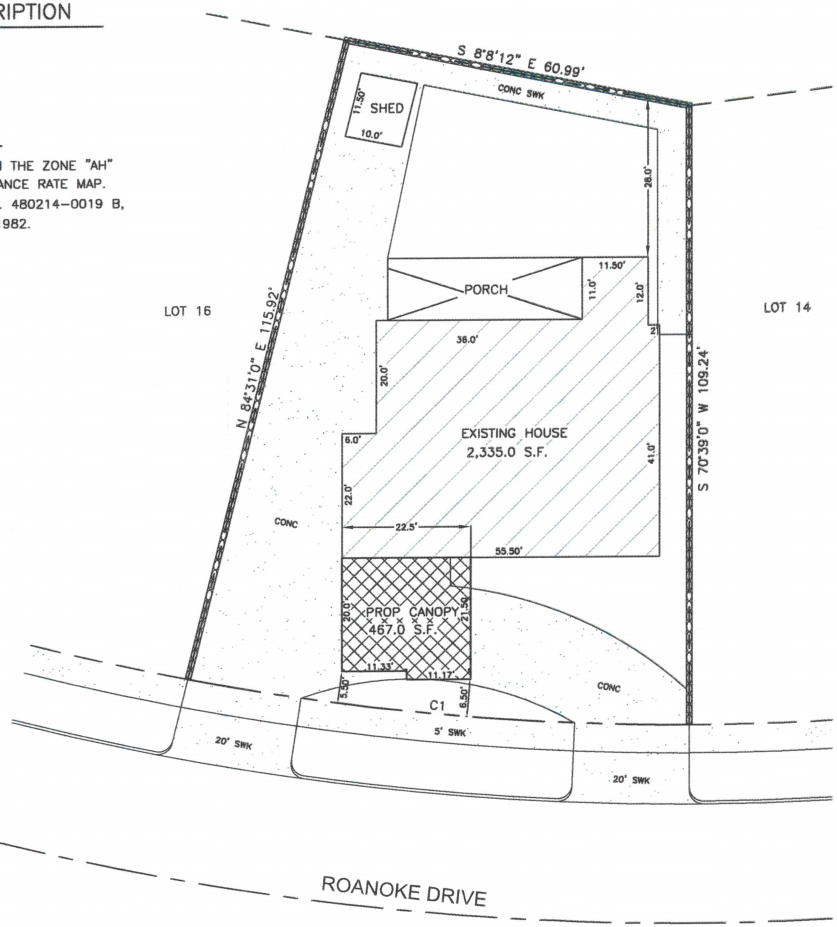
LOT 15
BLOCK 8
SKYVIEW SECTION 1

FLOOD ZONE

THIS AREA LIES WITHIN THE ZONE "AH" AS PER FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 480214-0019 B, DATED OCTOBER 15, 1982.

ZONING

R-4



SITE PLAN

SCALE: 1"=10'

CURVE	DELTA	CHD BEARING	TANGENT	RADIUS	ARC LEN	CHD LEN
C1	10°51'44"	S 13°46'13" E	44.21	465.00	88.16	88.02

Fermin Dorado
July 1, 2015

REVISED 07-1-15
REVISED 06-29-15

X:\drawings\9528 ROANOKE\CARPORT.DWG
REFERENCES - - BENCHMARKS
SCALE:
DATE 06/30/11
DESIGN BY FD
DRAWN BY SGG
CHKD. BY FD
APPD. BY FD
DATE | REVISIONS | BY

DORADO ENGINEERING, INC. TEXAS REGISTERED ENGINEERING FIRM F-5984
ENGINEERS SEAL
FERMIN DORADO 37512

DORADO
ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E VANDELL EL PASO, TEXAS 79903 (915)562-0002

PROJECT NAME
PROPOSED CARPORT
9528 ROANOKE DRIVE

SHEET TITLE

SHEET
1 OF 1