

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 a proposed 19.5' by 21' carport of which a 19.5' by 20' portion will encroach in the required front yard setback and located to within 5' of the front property line.

The required front and rear cumulative setback total is 50' in the R-3 zone district.

BACKGROUND

The applicant is requesting a special exception for a carport with roof shingles and brick that are proposed to match the existing house. The carport roof is proposed to be lower than the existing roof. There is no utility easement at the front property line. The applicant was granted a Special Exception on October 28, 2002, for an addition in the rear yard.

CALCULATIONS

Permitted carport area = 432.80 sq. ft. (2,164 sq. ft. first floor area ÷ 5)

Carport area proposed to encroach in required front yard setback = 392 sq. ft. (19.5' x 20')

Required front yard setback = 25'

Requested front yard setback = 5'

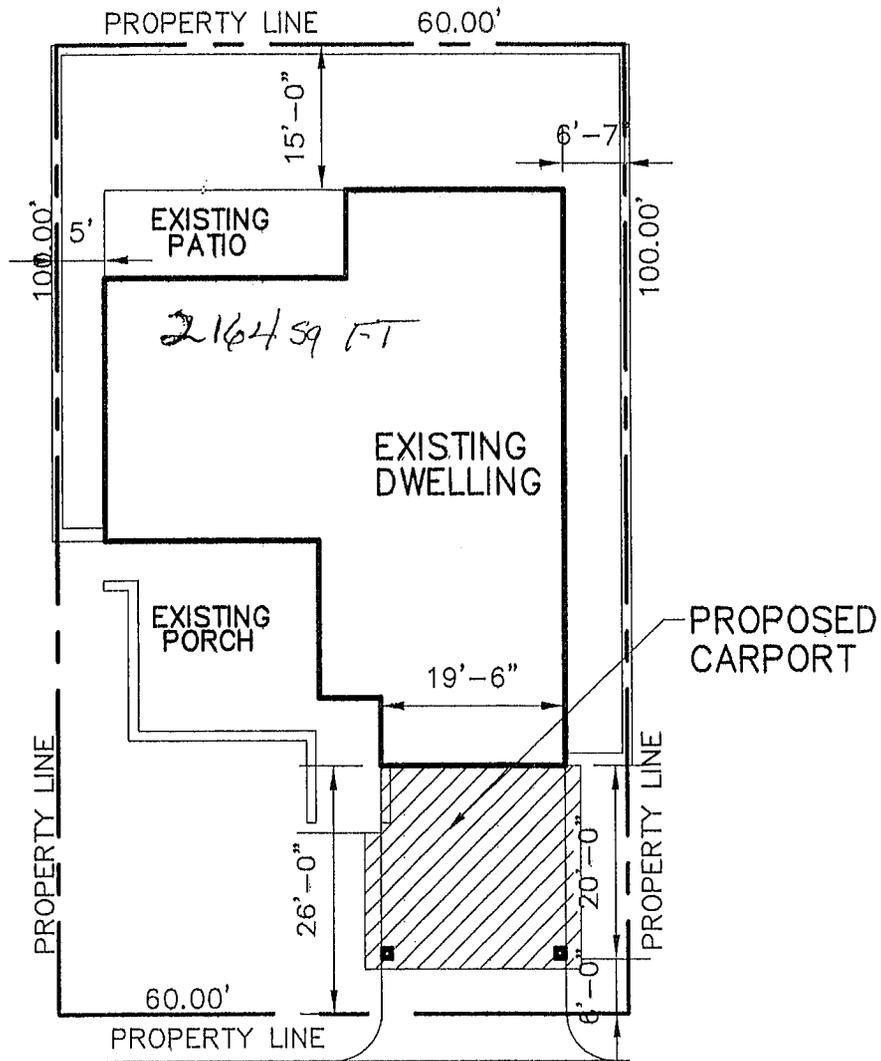
STAFF RECOMMENDATION

Staff recommends approval of the request as it meets the requirements of the Special Exception K, pending receipt of the structural review by Building Permits & Inspections.

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."



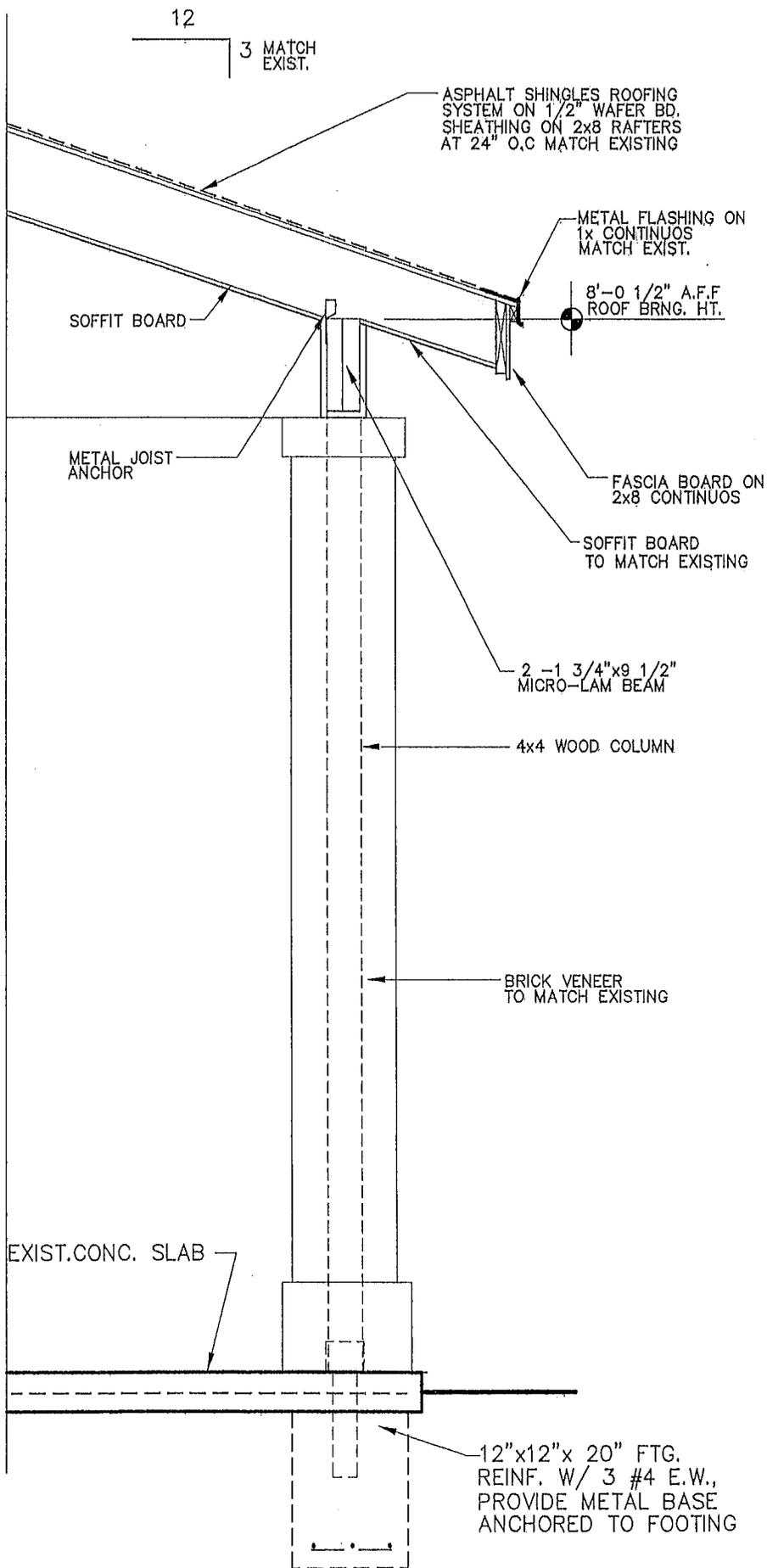
1518 DALE DOUGLAS

SITE PLAN

Scale: 1' = 20.0"

LEGAL DESCRIPTION

LOT 31, BLOCK 209
 VISTA DEL SOL UNIT 37
 CITY OF EL PASO , EL PASO COUNTY , TEXAS.



1 WALL SECTION

SCALE : 3/4" = 1'-0"

Vista Del Sol 37, Block 209, Lot 31

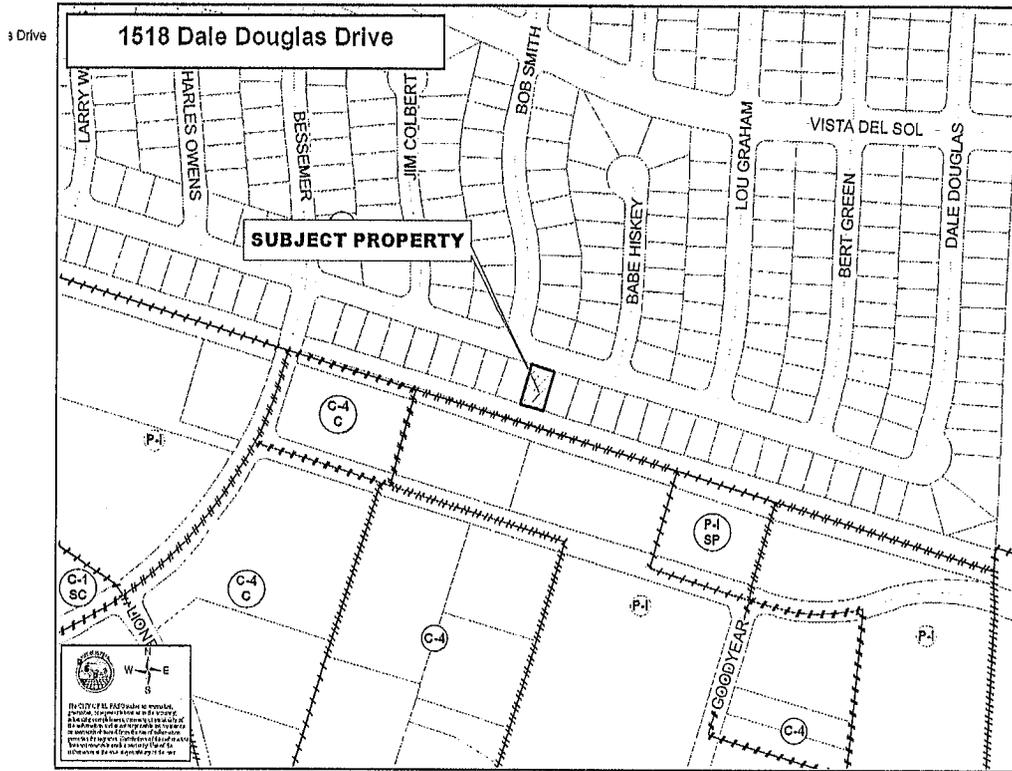
Larry Butler

GRANTED: 10/28/02:

A Special Exception under Section 2.16.050 "G" (Rear Yard Setback, R-3 Zone) of the City of El Paso Zoning Ordinance. This would permit the construction of a 20' by 10' addition located to within 15' of the rear property line. A 25' rear yard setback is required in a R-3 zone.

The Board finds that this request is within its jurisdiction under Section 2.16.050 and that this request does meet all requirements of such section.

ZONING MAP



NOTIFICATION MAP

