ZBA09-00029 **8408 "B" Mercury Street** **Saul Esparza**

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

This would permit the construction of a 19.80' by 18.33' carport that is proposed to be located to within 5' of the front property line.

The required front yard setback is 20' in the R-4 (Light Density Residential) zone.

BACKGROUND

The applicant is requesting to add a carport that is proposed to be located to within 2.5' of the front property line. The proposed design shows a tiled carport roof that is higher than the house. It is the applicant's contention that the existing house has an existing front porch with a tiled, pitched roof which is higher than the flat-roofed house, and that the proposed design is an extension of the current design. There is a 5' utility/drainage/access easement at the front property line, and per Section 19.16.120 of the prior Subdivision Code in effect at the time of platting, no permanent structures shall be erected over a drainage easement. Structural review of the carport plans by Building Permits & Inspection is pending.

CALCULATIONS

Permitted carport area = 593 sq. ft. (2,965 sq. ft. first floor area ÷ 5)
Requested carport area = 363 sq. ft. (19.80' x 18.33')
Carport area encroaching in required 20' setback = 297 sq. ft. (19.80' x 15')
Required front yard setback = 20'
Requested front yard setback = 5'

STAFF RECOMMENDATION

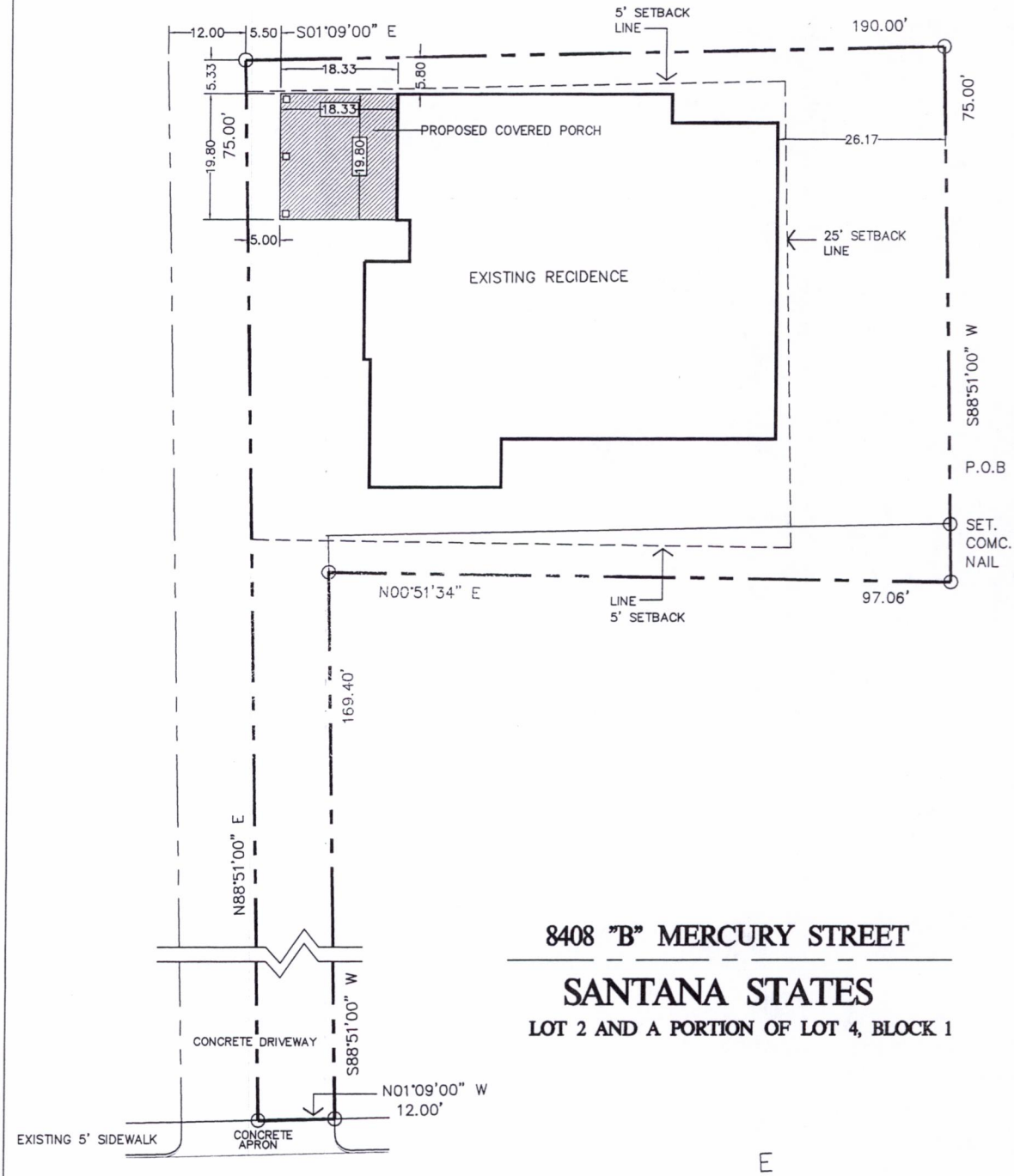
Staff recommends denial because the height of the proposed carport roof rises higher than the roof of the house.

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."

ITEM #4



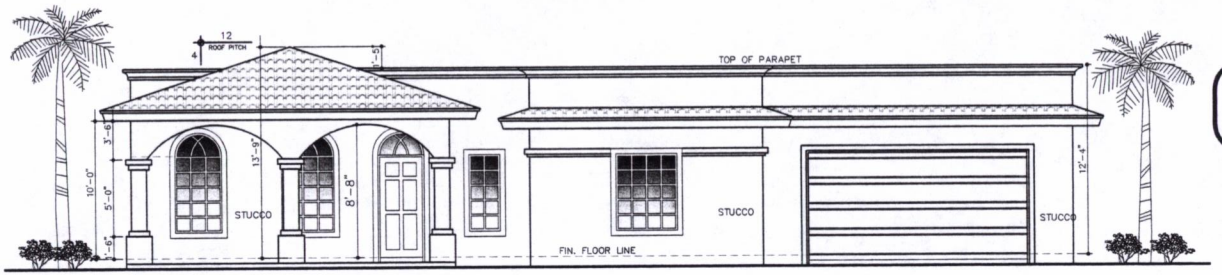
8408 "B" MERCURY STREET

SANTANA STATES

LOT 2 AND A PORTION OF LOT 4, BLOCK 1

LEGAL DESCRIPTION: LOT 2 AND A PORTION OF LOT 4, BLOCK 1 SANTANA STATES CITY OF EL PASO, EL PASO COUNTY, TEXAS	DATE: MAY 2009 SCALE: 1"=20'	TO BE BUILT BY: SANTANA HOMES	LUIS LOPEZ FRAMING SERVICES PHONE: (915) 861-5117 LUIS A. LOPEZ DRAFTSMAN AND 2-10 H.B.W. INSPECTOR VISTA DEL SOL ARCHITECTURE DESIGN 214 GONZALES ST. EL PASO, TX. 79907 PHONE (915) 858-6284 CELL (915) 494-1958

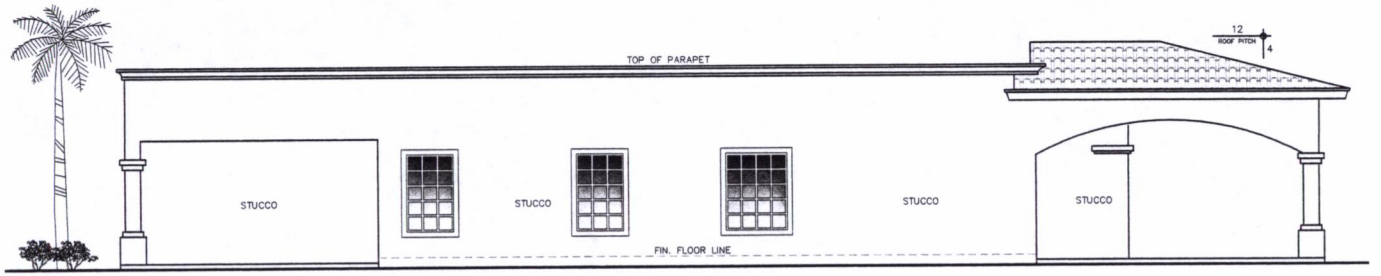
PLAN# 29(20



AREA FOOTAGE:
LIVING AREA:
FLOOR : 2965 S.F.
PORCH: 476 S.F.

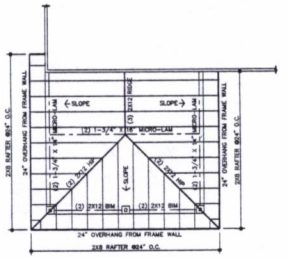
FRONT ELEVATION

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



LEFT ELEVATION

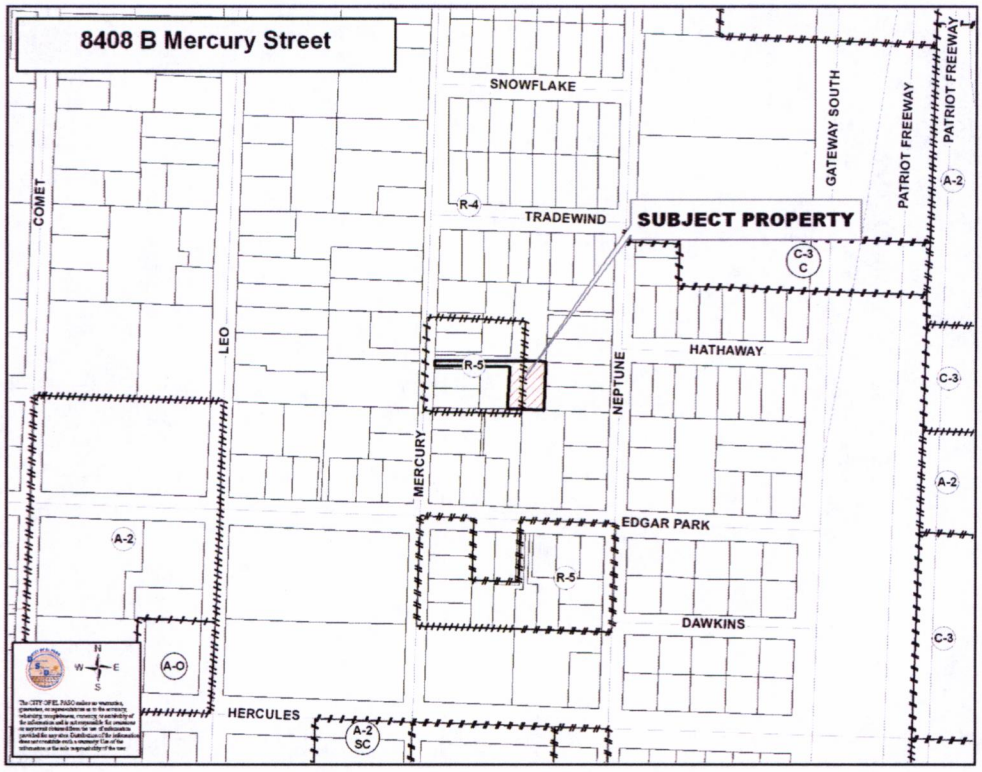
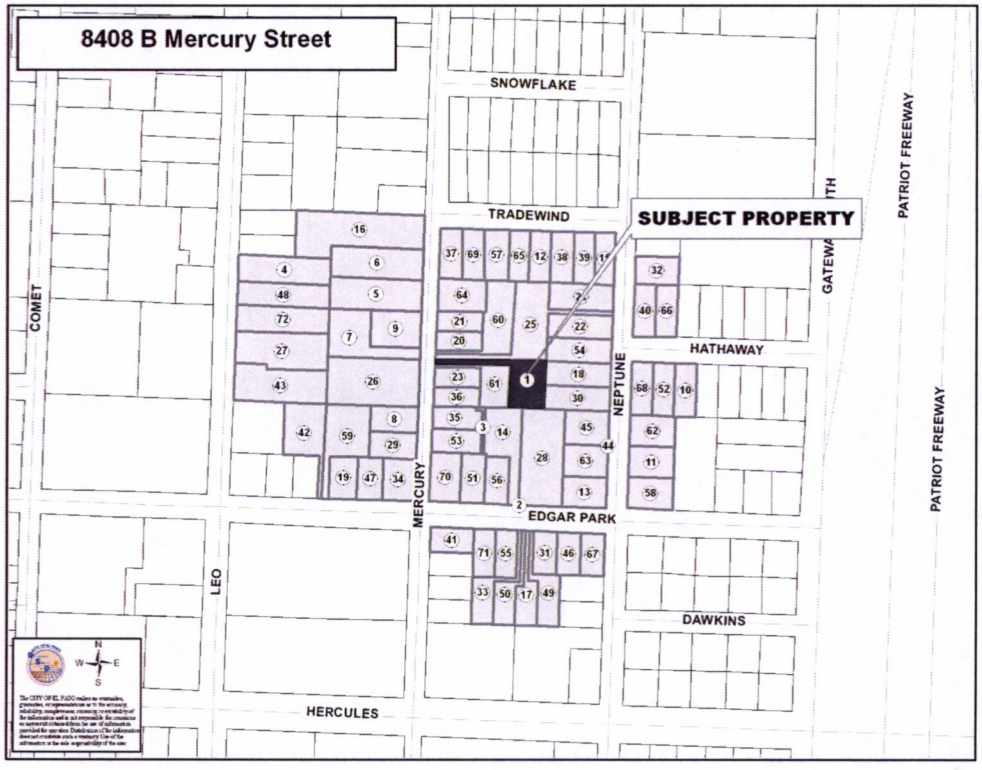
SCALE: 1/4"=1'-0"



ROOF PLAN

SCALE: 1/8"=1'-0"

ZONING MAP



NOTIFICATION MAP