

Applicants request a Special Exception under Sections 2.16.050 J (Carport over a Driveway) in an R-5 (Residential) zone.

This would allow a 19.5' by 21.5' carport (419 square feet) which is proposed to encroach in the required front yard setback and to be located to within 4 feet of the front property line.

The required front and rear yard cumulative setback total in the R-5 zone district is 45 feet.

BACKGROUND

The applicants are requesting to add a carport over a driveway which is proposed to match the house in materials and design and to rise no higher than the roof of the house. There is no utility easement at the front property line. Building & Development Permitting has reviewed the structural plans and notes no objections. A search of permit records does not show a permit for the second curb cut.

CALCULATIONS

Permitted carport area = 429 sq. ft. (2,145 sq. ft. ÷ 5)

Requested area of carport = 419 sq. ft. (19.5' x 21.5')

Required front and rear yard setback total = 45'

Requested front and rear yard cumulative setback = 24.5'

STAFF RECOMMENDATION

Staff recommends approval of the request as it meets the requirements of the Special Exception J with a **CONDITION**: that a permit be obtained for the additional curb cut.

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.”

NOTES

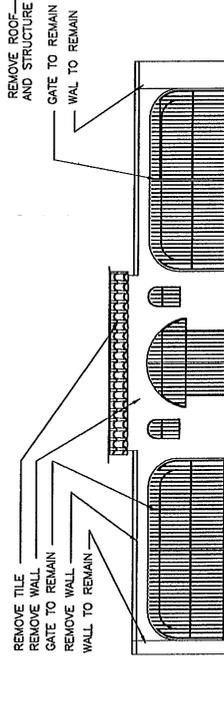
PLAT OF SURVEY

(C) THOMAS MANRO 9 EXC 5 FT
 BLOCK C LOT 9 EXC 5 FT
 THOMAS MANOR SUBDIVISION
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

GENERAL CONTRACTOR SHALL REFER TO LANDSCAPE PLAN (IF REQUIRED OR PROVIDED) FOR SPRINKLER SLEEVES AND LOCATIONS OF EXISTING TREES (IF ANY) TO BE RELOCATED AND EXTENDS TO NEW LANDSCAPING IN GENERAL TO BE ADDED.

GENERAL NOTES:

- ANY DISCREPANCIES FOUND IN ANY OF THE PLANS OR SPECIFICATIONS OR ON THE FIELD MUST BE REPORTED TO THE EPG PLANNING CONSULTANTS FOR CORRECTION BEFORE WORK IS COMMENCED.
- ALL CONTRACTORS SHALL CONSTRUCT AND MAINTAIN ANY AND ALL CONSTRUCTION BARRIERS, AND OTHER PROTECTION DEVICES AS REQUIRED BY THE OWNER AND AS REQUIRED BY APPLICABLE STATE, LOCAL, AND ALL BUILDING CODES, AGENCIES, AND REGULATIONS APPLICABLE TO THE PROJECT.
- ALL CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AS THEY RELATE TO THE WORK, PRIOR TO BIDDING.
- ALL CONTRACTORS SHALL VERIFY DIMENSIONS AND ALL EXISTINGS CONDITIONS PRIOR TO THE START OF ANY WORK. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS DETECTED AND INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS PRIOR TO PROCEEDING WITH THE WORK.



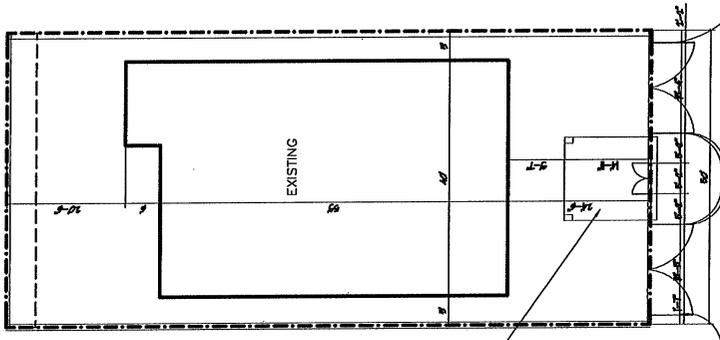
Demo Elevation
SCALE 1/8" = 1'-0"

Carport Calculations

MAIN HOUSE AREA	935 SF.
HOUSE ADDITION	980 SF.
HOUSE ENCLOSED	250 SF.
TOTAL LIVING AREA	2145 SF.

2145 SF. / 5 = 429 S.F.
 BUILDERABLE CARPORT AREA 429 S.F.

21'-6" X 19'-2" = 412 S.F.
 NEW CARPORT AREA 412 S.F.
 OVERRHANG TO OVERRHANG



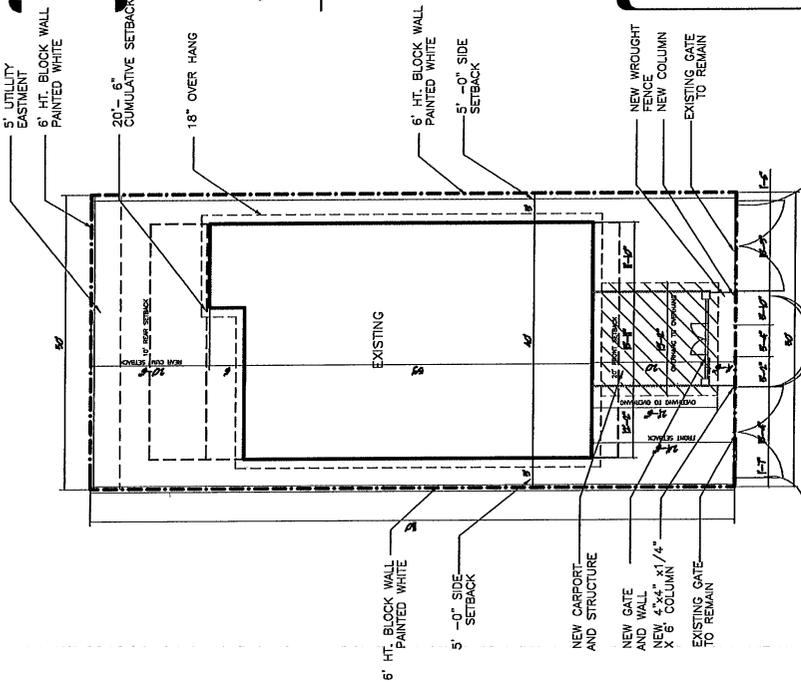
432
 MCCARTHY AVE.



DEMO.

Site Plan

SCALE 1/8" = 1'-0"



432
 MCCARTHY AVE.



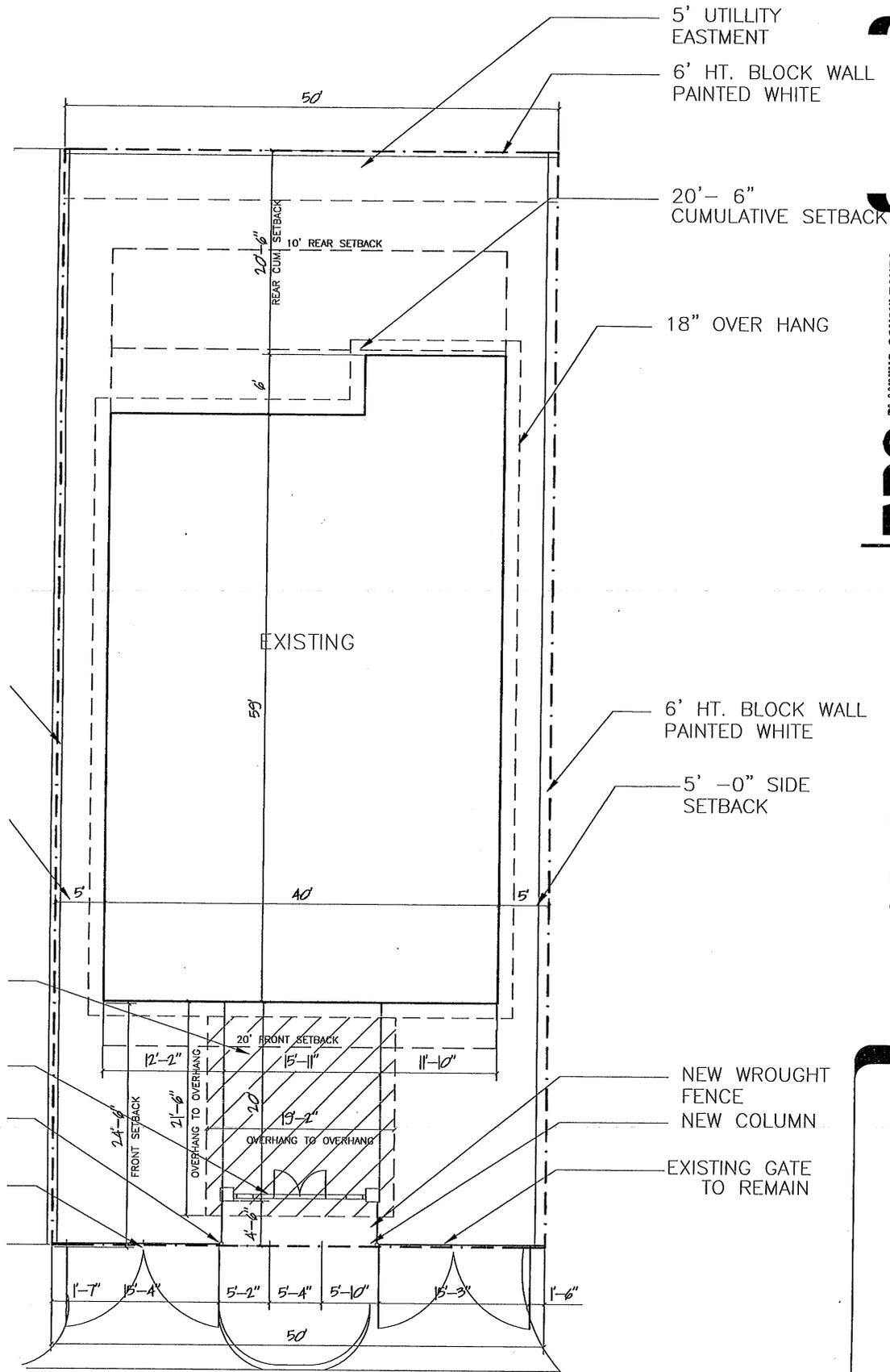
Site Plan

SCALE 1/8" = 1'-0"

A CARPORT
 FOR MR. & MRS. LOWELL
 432 MCCARTHY AVE.
 EL PASO, TEXAS

EPG
 ENGINEERS
 PLANNERS &
 ARCHITECTS
 300 LAKE ST., EL PASO, TX 79901 TEL. 532-5500

19
 SHEET

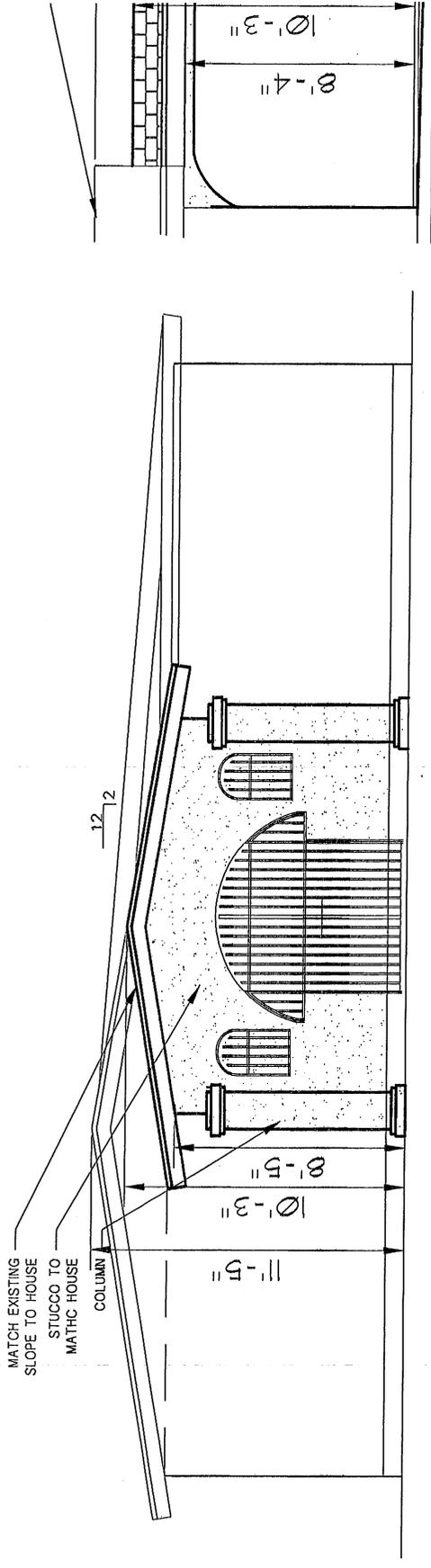


EPG
 PLANNING CONSULTANTS
 DESIGNERS,
 URBAN PLANNERS &
 CONSTRUCTION MANG.
 303 LEON ST., EL PASO, TX 79901 PH. 915 525-1850

SITE PLAN

432
 MCCARTHY AVE

ARPORT
 MR. & MRS. LOMELI
 MCCARTHY AVE.
 PASO, TEXAS

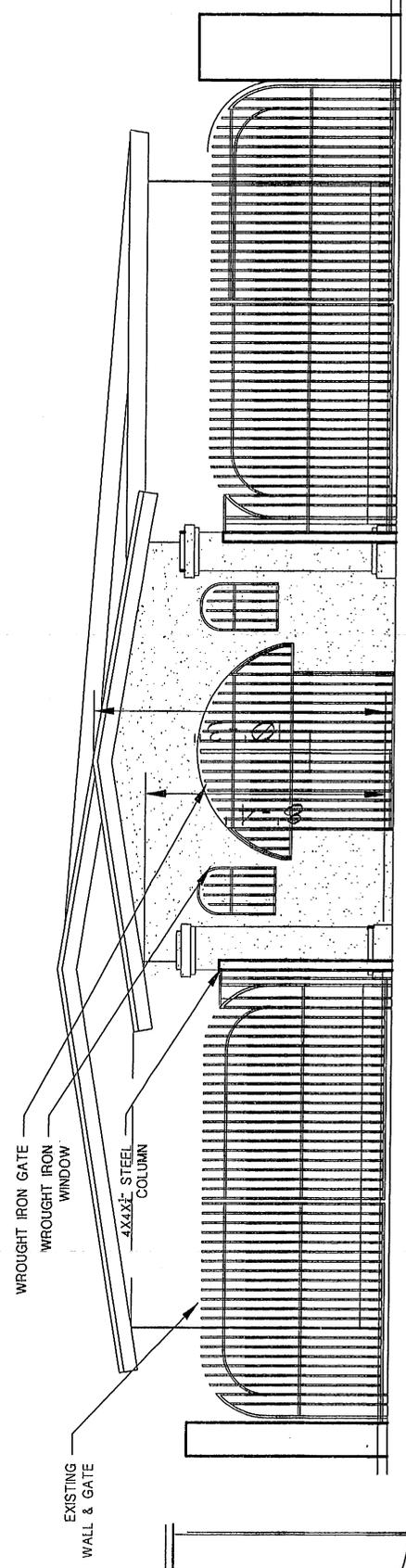


FRONT ELEVATION

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

SIDE ELEVATION

SCALE:



FRONT FENCE ELEV.

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

W
FENC
WALL
TOTI
25%



City Development Department

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District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

TO: Zoning Board of Adjustment Staff
FROM: Tony De La Cruz, Senior Plans Examiner
DATE: July 28, 2014
RE: PZBA14-00008, Structural Review

I have reviewed the plans for ZBA case PZBA 14-00008 located at 432 McCarthy Avenue. The Applicant is requesting a Special Exception J under Title 2.16.050 for a carport over the driveway.

The carport's structural design has been reviewed and found to be in compliance with all applicable structural code provisions.

This letter is written pursuant to Title 2.16.050 J.2., and provides written confirmation of review for the carport design based upon structural design considerations from the Building & Development Permitting Division of the City Development Department.

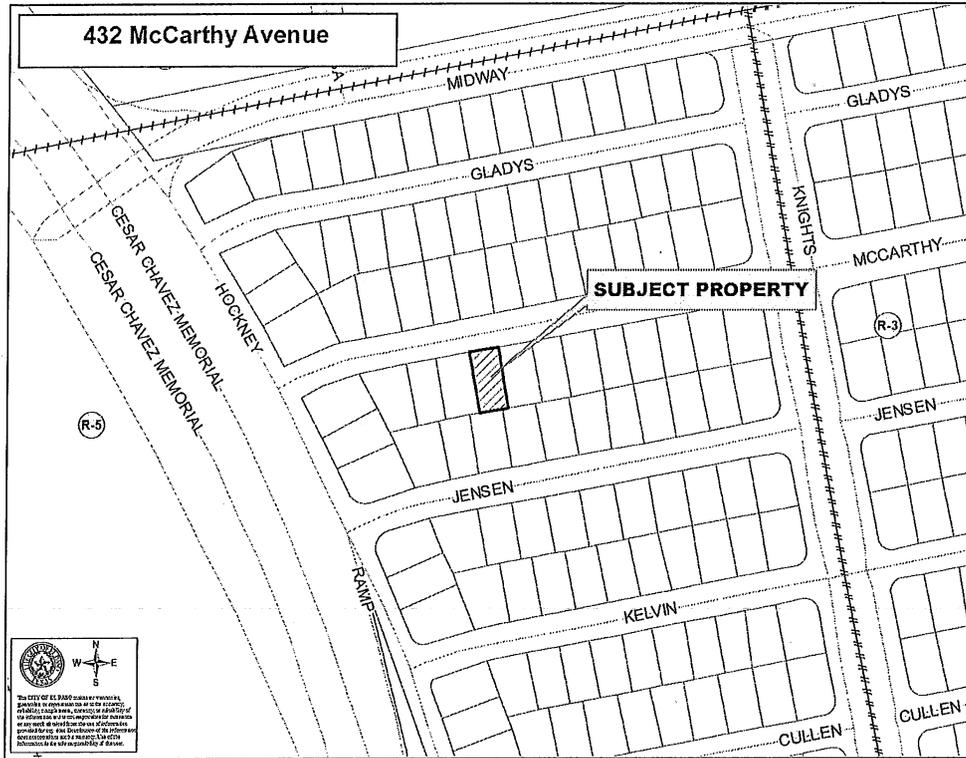
Respectfully,
Tony De La Cruz
Senior Plans Examiner



City Development Department
City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0083

Dedicated to Outstanding Customer Service for a Better Community

ZONING MAP



NOTIFICATION MAP

