

**Applicant requests a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-3A/sc (Residential/special contract) zone.**

This would allow an 18' by 18' carport (324 square feet) which is proposed to encroach in the required front yard setback and to be located to within 2 feet of the front property line.

The required front and rear yard cumulative setback total in the R-3A/sc zone district is 45 feet.

**BACKGROUND**

The applicant is 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 a utility easement at the front property line and the applicant's representative is asking the utility companies to review the request. Building Development & Permitting has reviewed the structural plans and notes no objections.

**CALCULATIONS**

Permitted carport area = 324 sq. ft. (1,620 sq. ft. ÷ 5)

Requested area of carport = 324 sq. ft. (18' x 18')

Required front and rear yard setback total = 45'

Requested front and rear yard cumulative setback = 27'

**STAFF RECOMMENDATION**

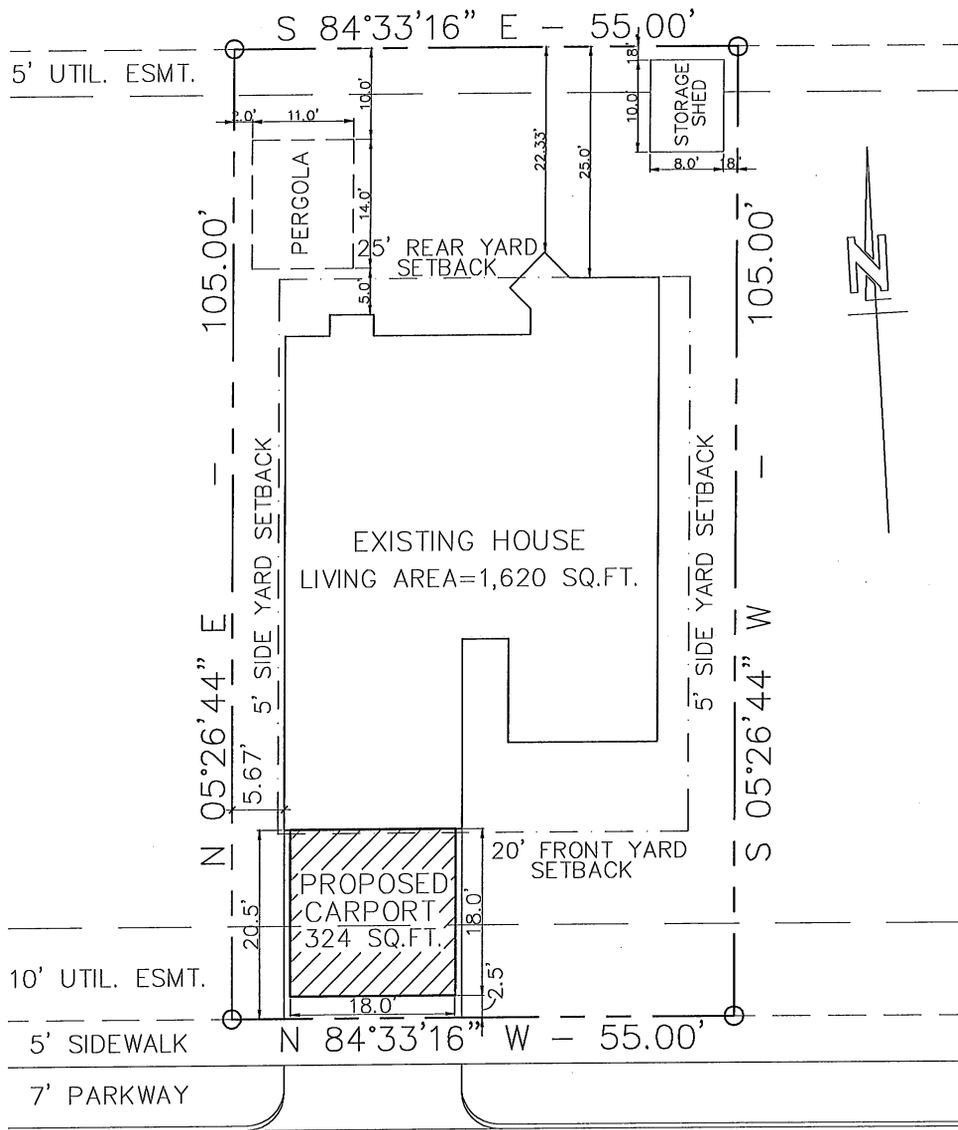
Staff recommends approval of the request as it meets the requirements of the Special Exception J.

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.”

**ITEM #7**

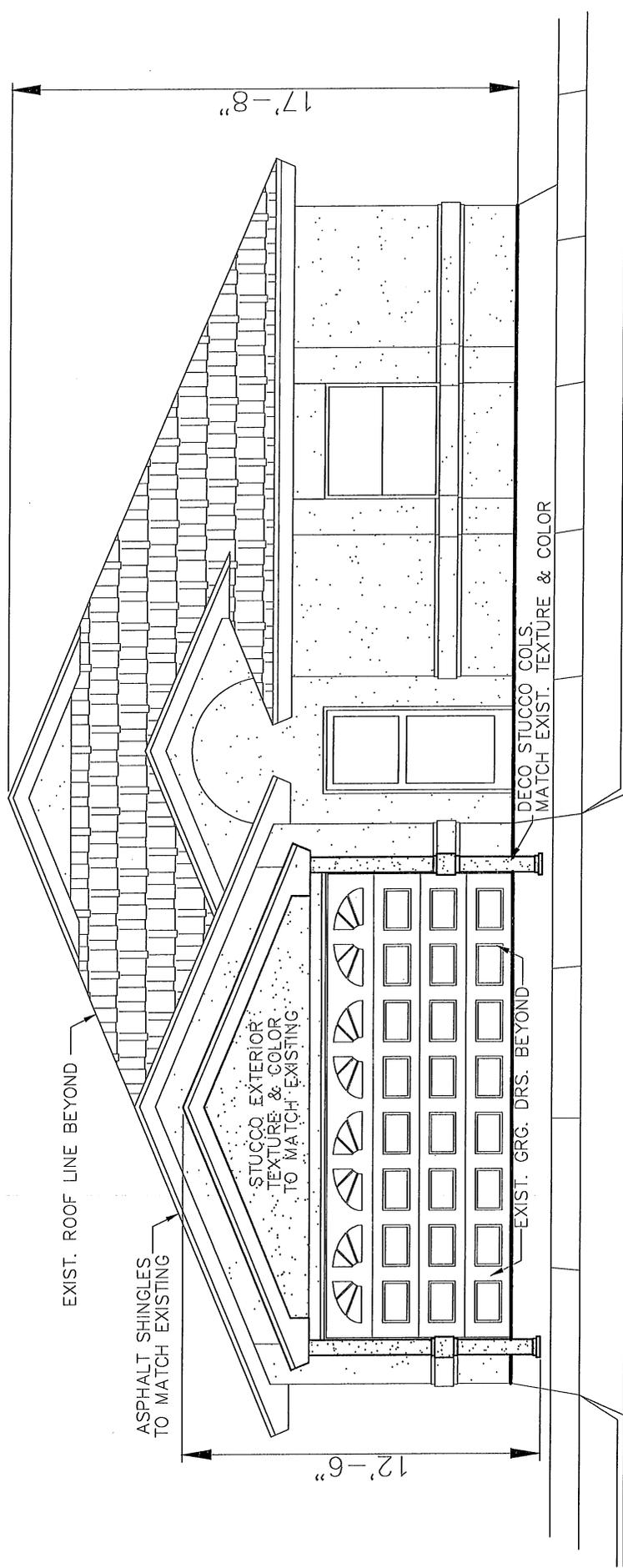


11557 SPENCER DRIVE

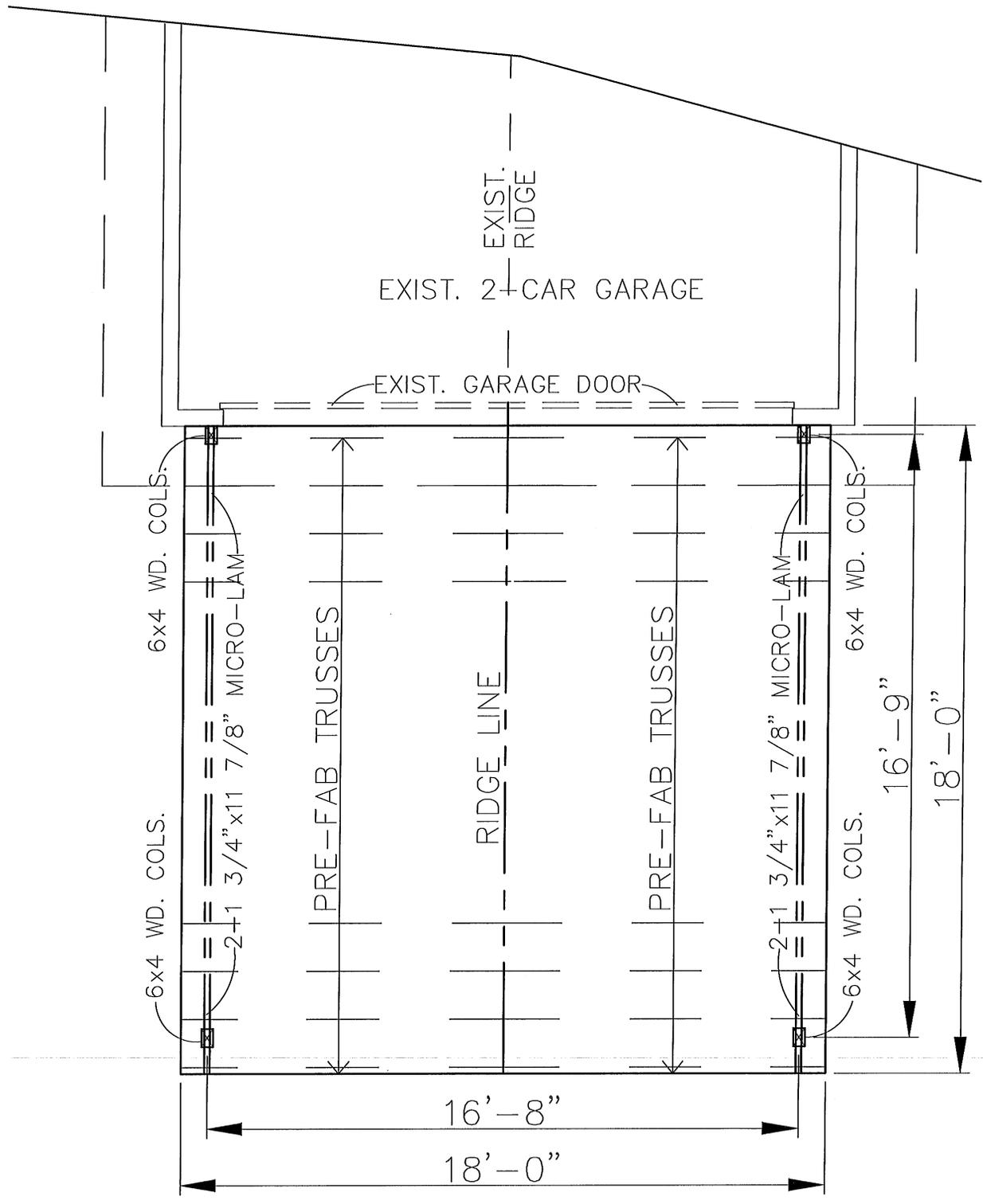
LEGAL DESCRIPTION

LOT 40 - BLOCK 71  
VISTA HILLS - UNIT 22  
CITY OF EL PASO, TEXAS

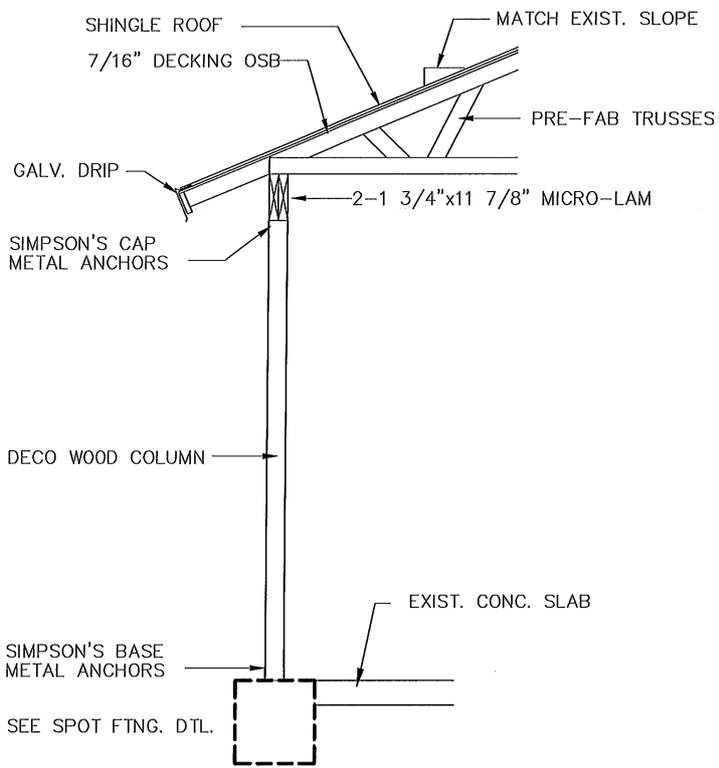
SITE PLAN 20'



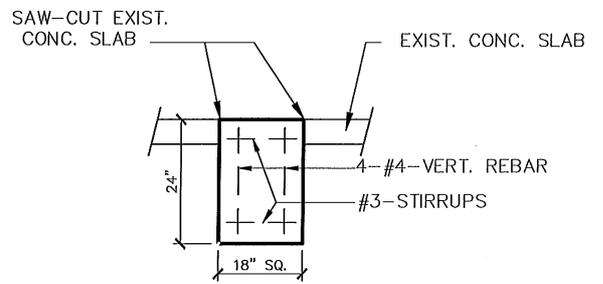
FRONT VIEW      3/16"



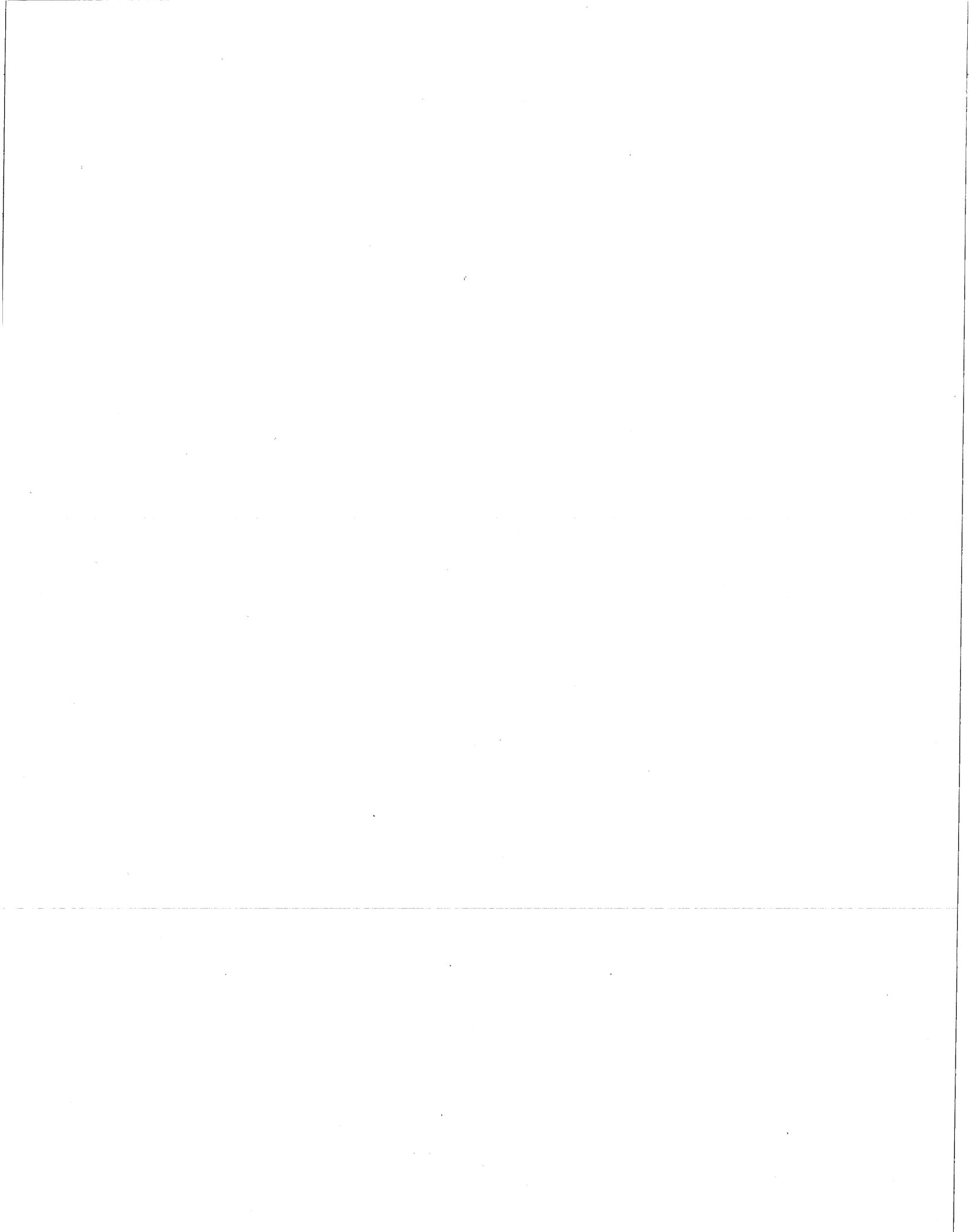
ROOF FRAMING PLAN 1/4"



TYPICAL COLUMN DETAIL



SPOT FOOTING DETAIL





## City Development Department

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**City Manager**  
Tommy Gonzalez

**TO:** Zoning Board of Adjustment Staff  
**FROM:** Tony De La Cruz, Senior Plans Examiner  
**DATE:** July 30, 2014  
**RE:** PZBA14-000027, Structural Review

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I have reviewed the plans for ZBA case PZBA 14-00027 located at 11557 Spencer 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.

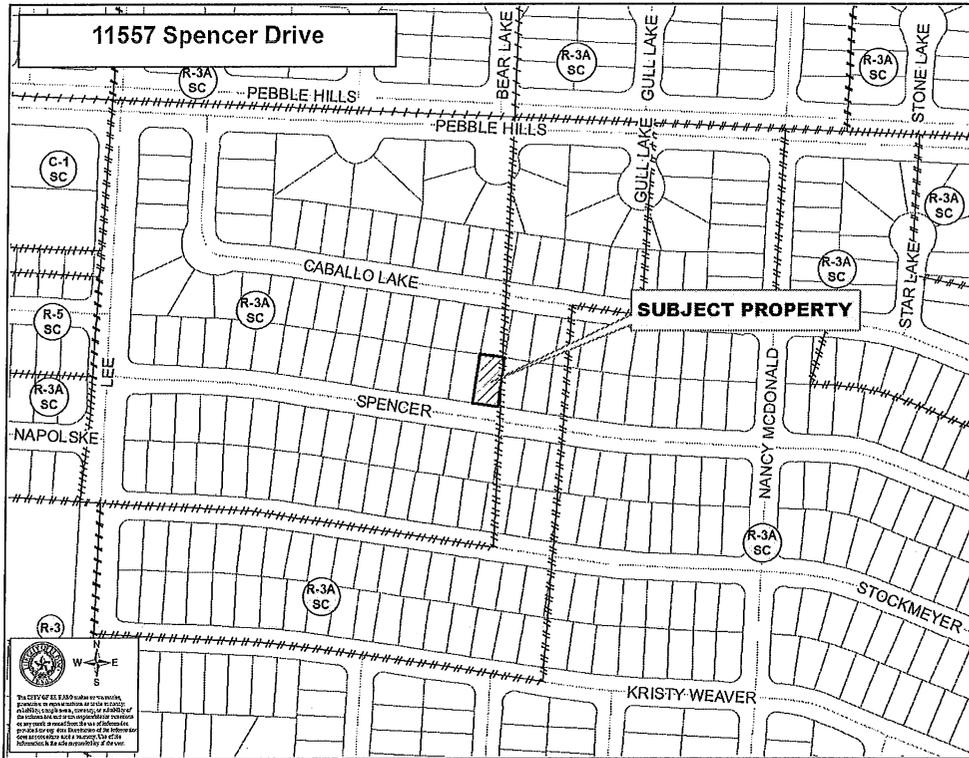
Respectfully,  
Tony De La Cruz  
Senior Plans Examiner



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

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# ZONING MAP



# NOTIFICATION MAP

