

REVISED

PZBA14-00031

11693 Shapleigh Court

Josie & Ernesto Saucedo

Applicants request 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 a 22' by 18.5' portion of an existing carport which encroaches into the required front yard setback and is proposed to be located to within 7 feet of the front property line.

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

BACKGROUND

The applicants built a carport which encroaches into the required front yard setback. They also built a structure in the side street yard which is located to within 0 feet of the side street property line. The site plan shows the demolition of the structure in the side street yard setback and the reduction of the existing carport to meet the size requirement of the Special Exception J. The roof of the carport is not higher than the roof of the house; the materials will match the house. There is a utility easement at the front property line, and the applicant is required to obtain letters of no objection from the utility companies. Building Development & Permitting reviewed the structural drawings and states that corrections to the plans are required at time of building permit.

CALCULATIONS

Permitted carport area = 410 sq. ft. (2,050 sq. ft. living area ÷ 5)

Requested area of carport = 407 sq. ft. (22' x 18.5')

Required front and rear yard setback total = 45'

Requested front and rear yard setback total = 38'

STAFF RECOMMENDATION.

Staff recommends approval of the request for the Special Exception J per the submitted site plan, such plan showing the smaller storage shed located at the west side property line to be reduced in size so that there is five (5) feet distance to the main structure.

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.”