

Applicant requests a Special Exception under Section 2.16.050 J (Driveway over a Carport) in an R-3 (Residential) zone.

This would permit a 25.5' by 19' carport which is proposed to encroach into the required front yard setback and to be located to within 13 feet of the front property line.

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

BACKGROUND

The applicant is requesting a carport that will encroach in the front yard. There is no utility easement at the front property line. The structural plans for the carport have been approved by Building Permits & Inspections; however, the written approval is pending. The carport will match the house in materials and design and the carport roof will rise no higher than the roof of the house.

CALCULATIONS

Permitted carport area = 726 sq. ft. (3,630.59 sq. ft. first floor area under roof ÷ 5)

Requested area of carport = 476 sq. ft. (25.05' x 19')

Required front and rear yard setback total = 50'

Requested front yard setback = 13'

STAFF RECOMMENDATION

Staff recommendation is for approval, pending receipt of written approval from Building Permits & Inspections, with the condition that the overhang is located no closer than 3 feet to the easterly side property line.

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; 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 for rental purposes nor shall it constitute an extension of the living area of the dwelling.

ZONING MAP



NOTIFICATION MAP

