

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) and Special Exception K (Carport over a Driveway) in an R-4 (Residential) zone.

This would permit a 34.90' by 13' addition that is proposed to encroach 6.3' into the required rear yard setback and to be located to within 13.7' of the rear property line. This would also permit a 20.30' by 20' carport that is proposed to encroach 20' into the required front yard setback and to be located to within 5' of the front property line.

The required cumulative front and rear yard setback total is 45 feet in the R-4 zone district.

BACKGROUND

The applicant is requesting the Special Exceptions for an addition of which a 219.87 square foot portion encroaches in the rear yard setback. In addition, he is also requesting the special exception for a carport that is proposed to match the existing house in materials and design and with a roof that does not rise higher than the roof of the house. The Engineering & Construction Management Department has requested revised structural drawings.

CALCULATIONS

Required front and rear yard setback = 45'

Requested front and rear yard setback = 18.70'

Permitted encroachment in rear yard = 413.55 sq. ft. (27.57' [82.73' lot width ÷ 3] x 15' [3/5 of 25'])

Requested encroachment in rear yard = 218.87 sq. ft.

Permitted carport area = 470.61 sq. ft. (2,353.14 sq. ft. area of house ÷ 5)

Carport area proposed to encroach in front yard setback = 406 sq. ft. (20.30' x 20')

STAFF RECOMMENDATION

Staff recommends approval of the request for the Special Exceptions, pending review by Construction Management of the carport structural drawings.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

“Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; provided, however, that:

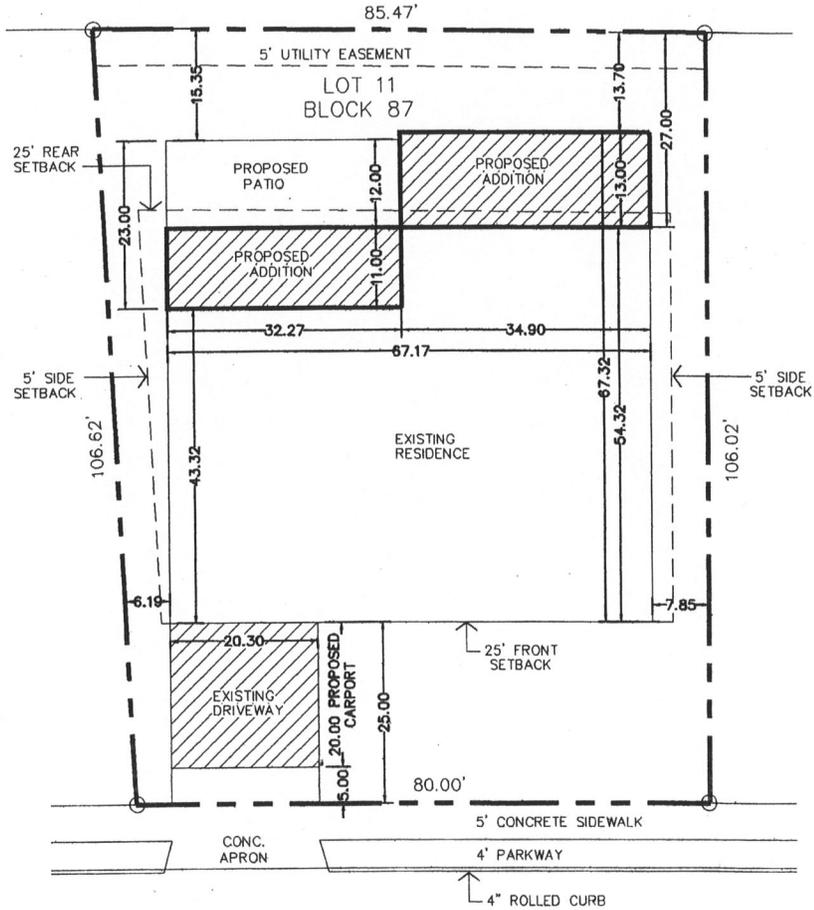
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yards shall not be reduced;
5. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred eighty square feet;
6. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space; and
7. The extension shall not permit the creation of an additional dwelling unit for rental purposes.”

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."

NOTE:
 CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL OVERHEAD
 AND UNDERGROUND UTILITIES CONNECTION FOR NEW HOME.
 PROVIDE THE MOST ECONOMICAL CONNECTIONS.
 CONTRACTOR TO CALL AND NOTIFY TEXAS "ONE CALL" SYSTEM
 1-800-844-8377 OR 1-800-DIG-TESS
 BEFORE ANY EXCAVATION OR DIGGING WORK.



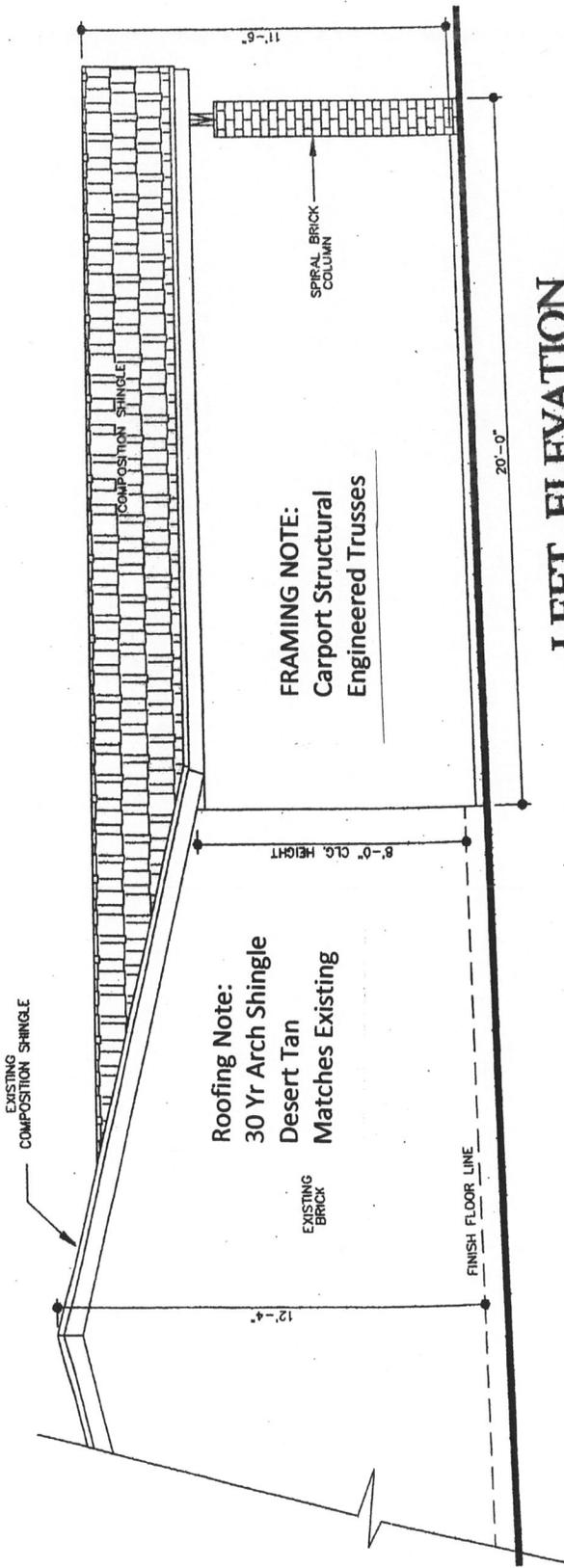
8609 WS BURGESS

CIELO VISTA PARK SUB.

LOT 11

BLOCK 87

<p>LEGAL DESCRIPTION: LOT 11, BLOCK 87, CIELO VISTA PARK CITY OF EL PASO, EL PASO COUNTY, TEXAS</p>	<p>DATE: AUG 2010</p> <p>SCALE: 1" = 20'</p>	<p>TO BE BUILT BY:</p>  <p>JKS PROPERTIES, INC. 6236 QUAIL STREET EL PASO, TEXAS 79924 PHONE (915) 857-4500 NM LICENSE 75762</p>	<p><i>Legacy Residential Design</i></p> <p><small>Please designs that accustom up to your needs. N. Trumbull Plaza (915) 857-1000</small></p>
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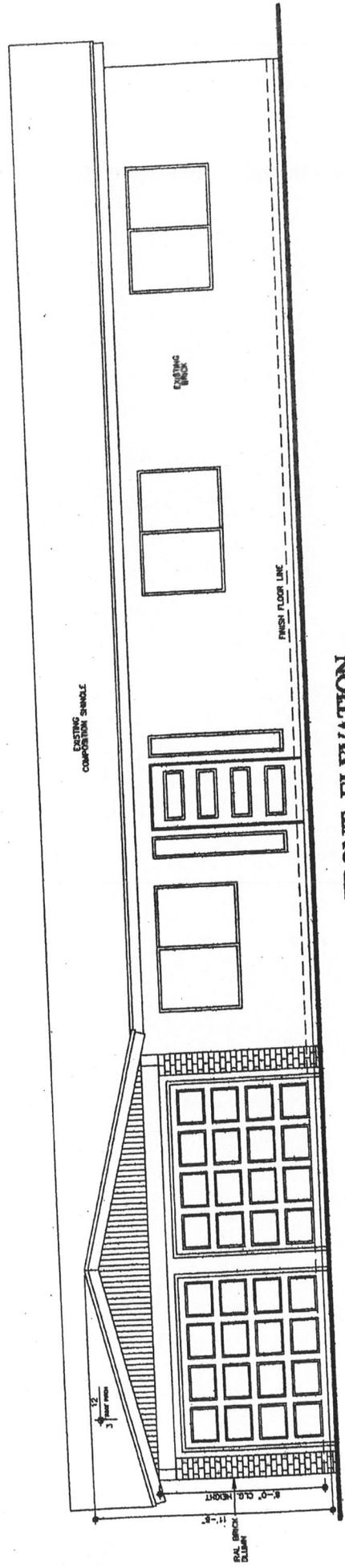


Roofing Note:
 30 Yr Arch Shingle
 Desert Tan
 Matches Existing

FRAMING NOTE:
 Carport Structural
 Engineered Trusses

LEFT ELEVATION

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



FRONT ELEVATION

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

LEGAL DESCRIPTION:
 LOT 11, BLOCK 87, CIELO VISTA PARK
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

TO BE BUILT BY:



JES PROPERTIES, INC.
 626 QUEL STREET
 EL PASO, TEXAS 79904
 PHONE 910 877-4800
 NM LICENSE 15762

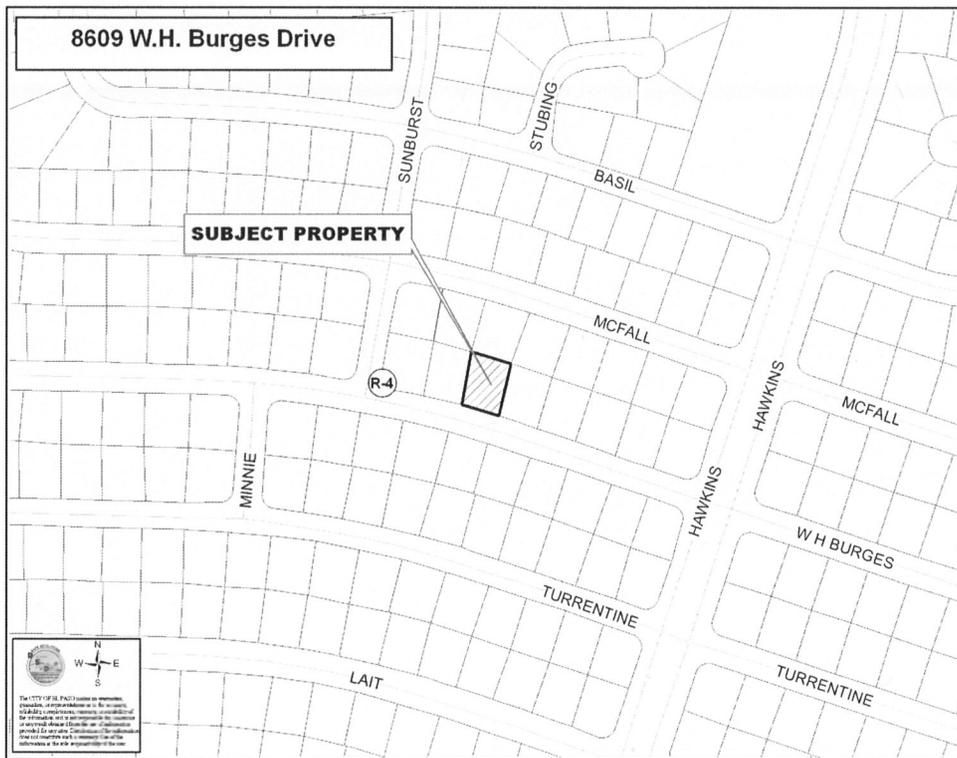
DATE:
 AUG 2010

SCALE:
 1" = 20'

*Legacy Residential
 Design*

Make design decisions up to your needs.
 915 W. 11th Street El Paso, TX 79902
 Phone: (910) 838-1102

ZONING MAP



NOTIFICATION MAP

