

Applicant requests a Special Exception under Section 2.16.050 K (Carport over a Driveway) in an R-3A/sp (Residential/special permit) zone.

The request is for an existing 16' by 20' carport that encroaches in the front yard setback and is located to within 1' of the front property line.

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

BACKGROUND

The applicant built a carport that encroaches in the front yard setback and is requesting the special exception to legalize the addition. The carport matches the existing house and the carport roof is lower than the roof of the house. The Engineering & Construction Management Department has requested revised structural drawings. There is a 10' utility easement at the front property line and the applicant is obtaining letters from the utility companies.

CALCULATIONS

Permitted carport area = 335.20 sq. ft. (1,676 sq. ft. first floor area ÷ 5)

Carport area proposed to encroach in required front yard setback = 304 sq. ft. (16' x 19')

Required front yard setback = 15'

Requested front yard setback = 1'

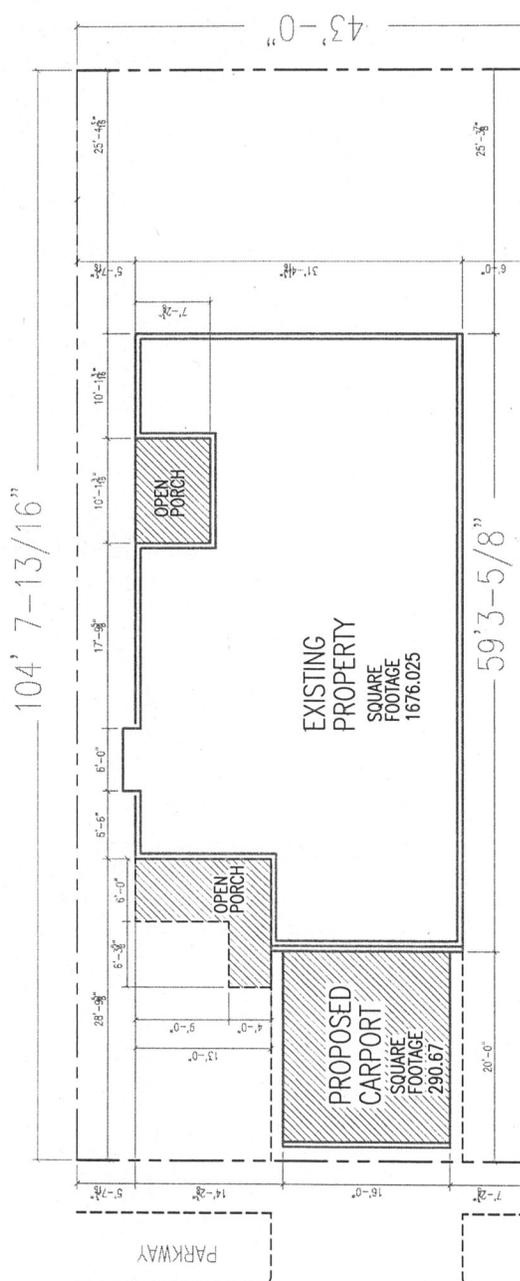
STAFF RECOMMENDATION

Staff recommends postponement of the case for 4 weeks to the meeting of October 11, 2010, pending receipt of letters from the utility companies and revised structural drawings.

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."



11626 EDWARD JAMES AVE.

FLOOR PLAN
SCALE 3/16"=1'-0"

General Notes

| No. | Revisions/Issues | Date |
|-----|------------------|------|
| | | |

Prep Name and Address

H. ESCOBEDO
11626 EDWARD JAMES
EL PASO TEXAS

Project Name and Address

LOT 44,BLK 1
STANTON HEIGHTS UNIT 2
VOL. 73 PAGE 3

Project ID

07/26/2010

1/8"=1'-0"

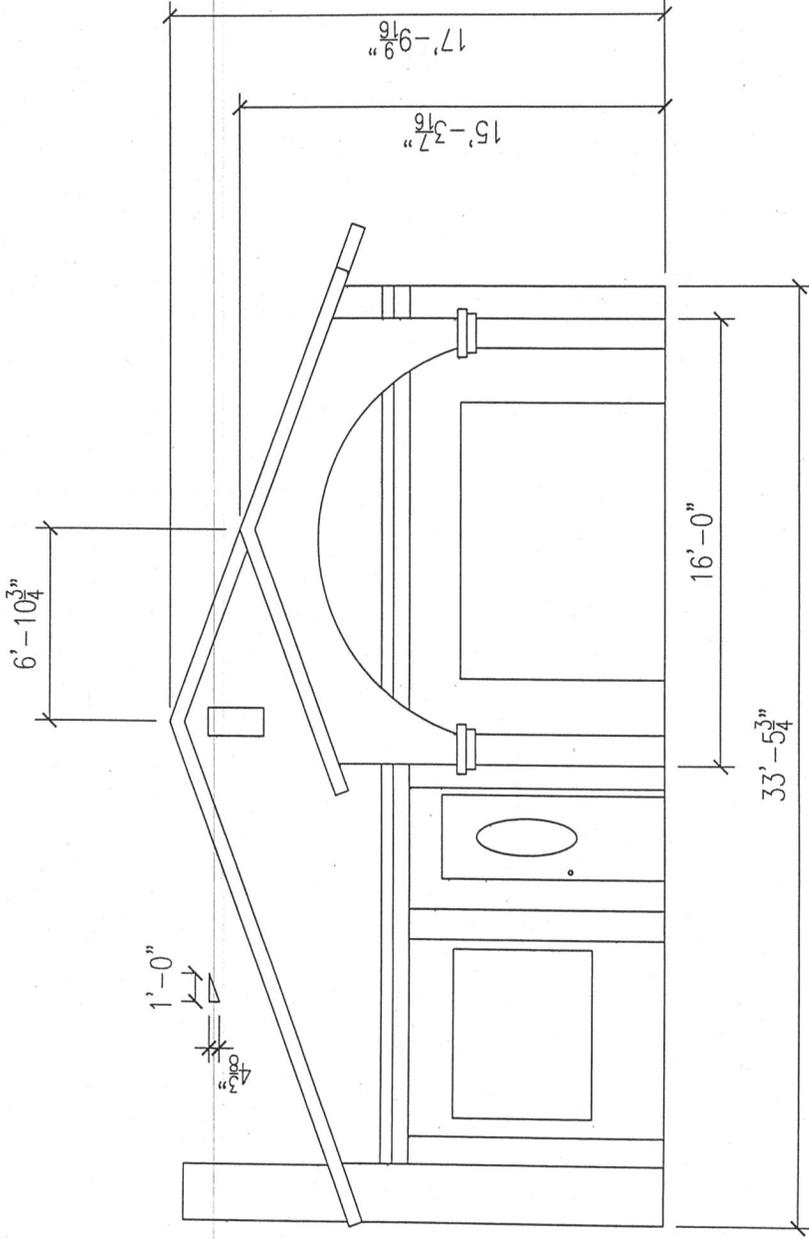
General Notes

| No. | Revisions/Issues | Date |
|-----|------------------|------|
| | | |
| | | |

Site Name and Address
H. ESCOBEDO
11626 EDWARD JAMES
EL PASO TEXAS

Project Name and Address
LOT 44, BLK 1
STANTON HEIGHTS UNIT 2
VOL. 73 PAGE 3

| Sheet No. | Date | Scale |
|------------|------|--------------|
| 07/26/2010 | | 1/8" = 1'-0" |



FRONT VIEW
SCALE 1/2" = 1'-0"

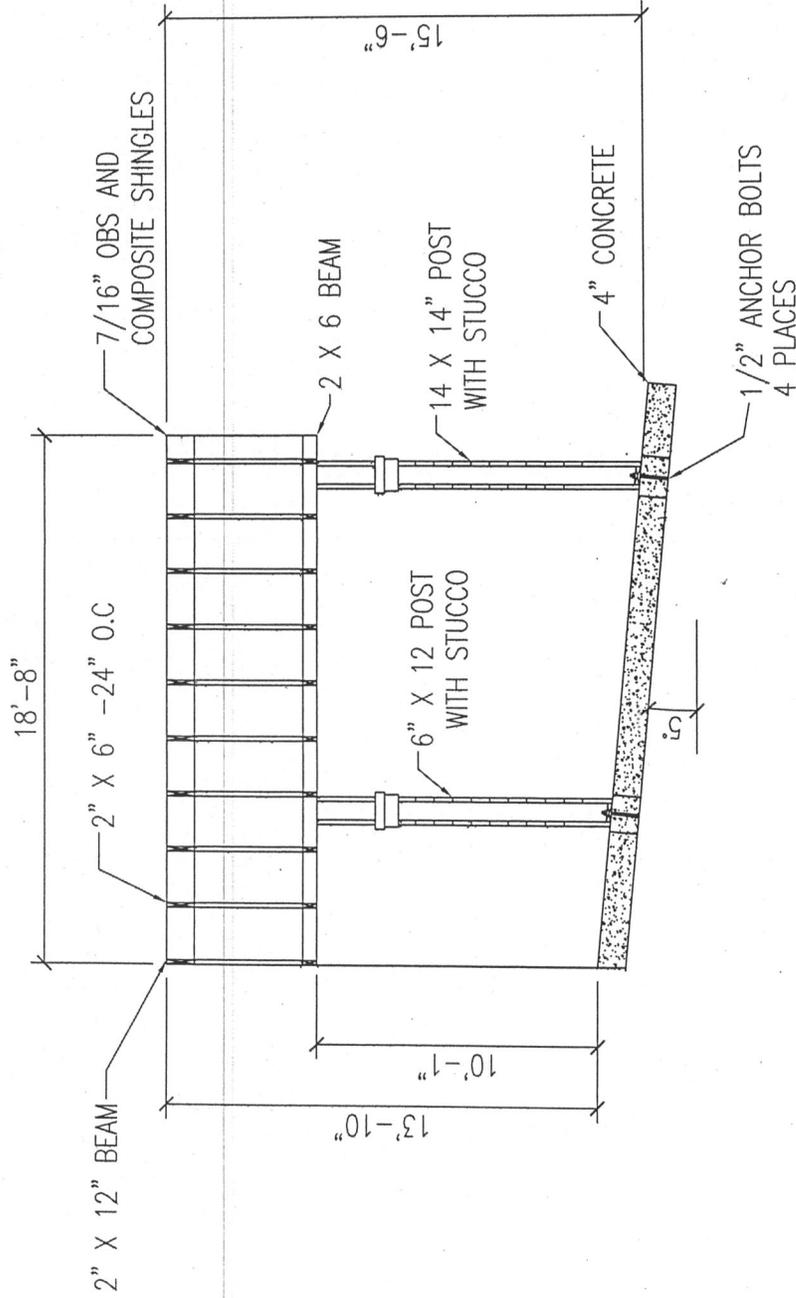
General Notes

| No. | Revisions/Notes | Date |
|-----|-----------------|------|
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Project Name and Address
H. ESCOBEDO
11626 EDWARD, JAMES
EL PASO, TEXAS

Project Name and Address
LOT 44 BLK 1
STANTON HEIGHTS UNIT 2
VOL. 73 PAGE 3

Sheet No.
07/26/2010
1/8" = 1'-0"



SIDE VIEW
SCALE 1/2" = 1'-0"

