

**Applicants request a Special Exception under Section 2.16.050 K (Carport over a Driveway) in an R-3 (Residential) zone.**

The request is for a 23' by 20' carport which is proposed to encroach in the required front yard setback and to be located to within 5'6" of the front property line.

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

**BACKGROUND**

The applicant is requesting a carport that is proposed to be constructed to match the existing house in materials and design. The roof of the carport shall rise no higher than the roof of the house. The Engineering & Construction Management Department reviewed the structural plans and notes no objection. The applicant was granted a special exception in 1973 to encroach into the rear yard setback. Please see enclosed decision card and conditions of that special exception. It appears the applicant has constructed an addition to the house that is larger than was permitted by the special exception and that encroaches in the rear yard to within 10' of the rear property line. Also, a condition of the special exception was that any accessory building be no more than 100 square feet; the existing storage shed is 231 square feet. Further, there is a porch located in the side yard that is built to the side property line.

**CALCULATIONS**

Permitted carport area = 486.60 sq. ft. (2,433 sq. ft. first floor area ÷ 5)

Carport area proposed to encroach in required front yard setback = 460 sq. ft. (23' x 20')

Required front yard setback = 25'

Requested front yard setback = 5'6"

Permitted square feet encroachment in rear yard = 390 sq. ft. (26' [78' lot width ÷ 3] x 15' [3/5 of 25'])

Requested square feet encroachment in rear yard = 340 sq. ft. (34' x 10')

Required rear yard setback = 25'

Requested rear yard setback = 10'

**STAFF RECOMMENDATION**

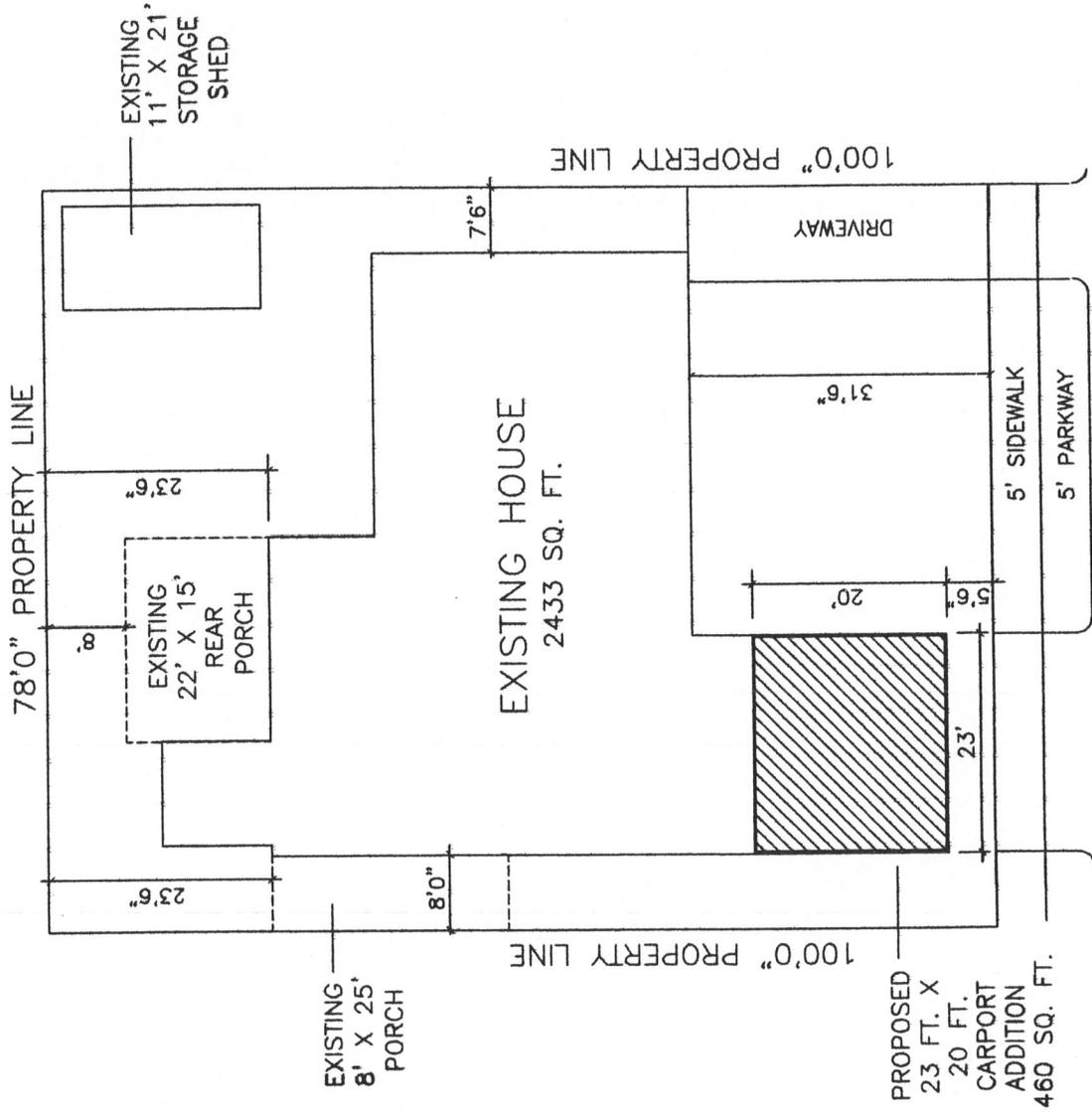
Staff recommends postponement of the case to the meeting of October 11, 2010.

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

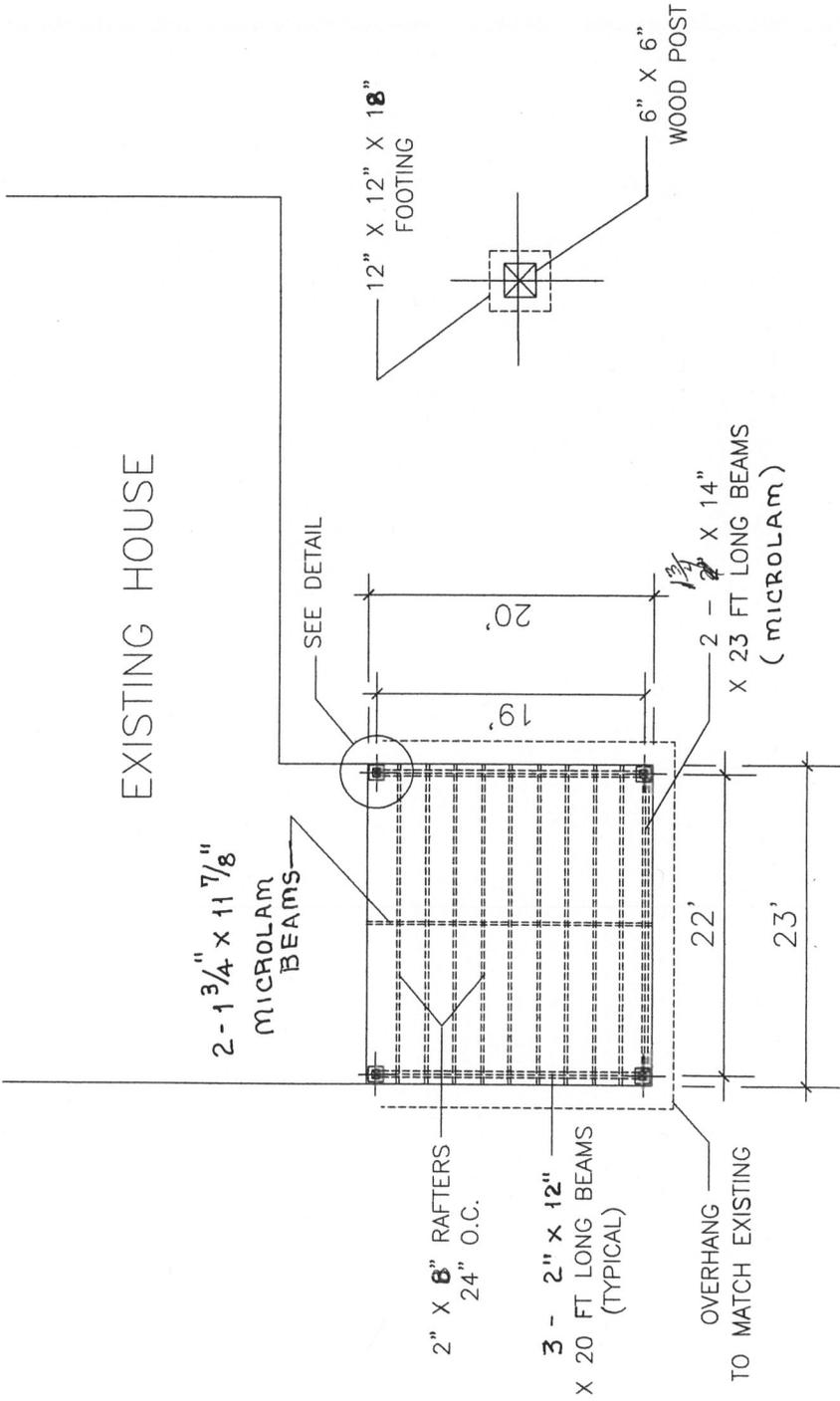
"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

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."

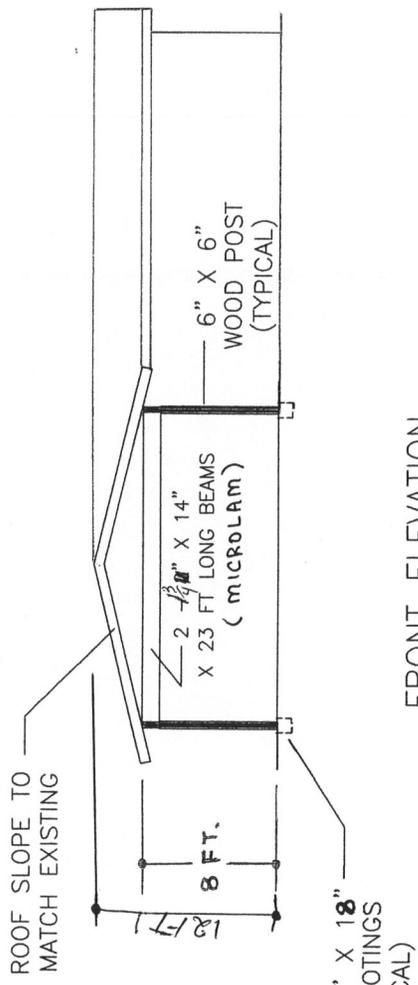
SCALE: 1" = 20 FEET



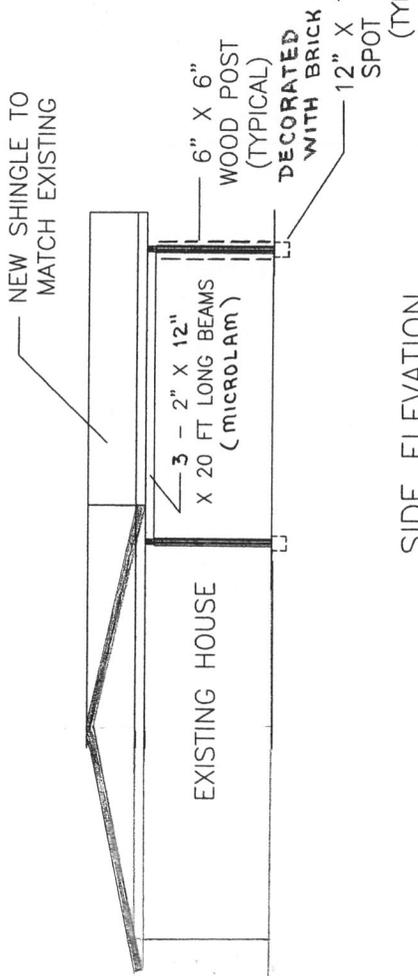
3325 WEDGEWOOD LANE



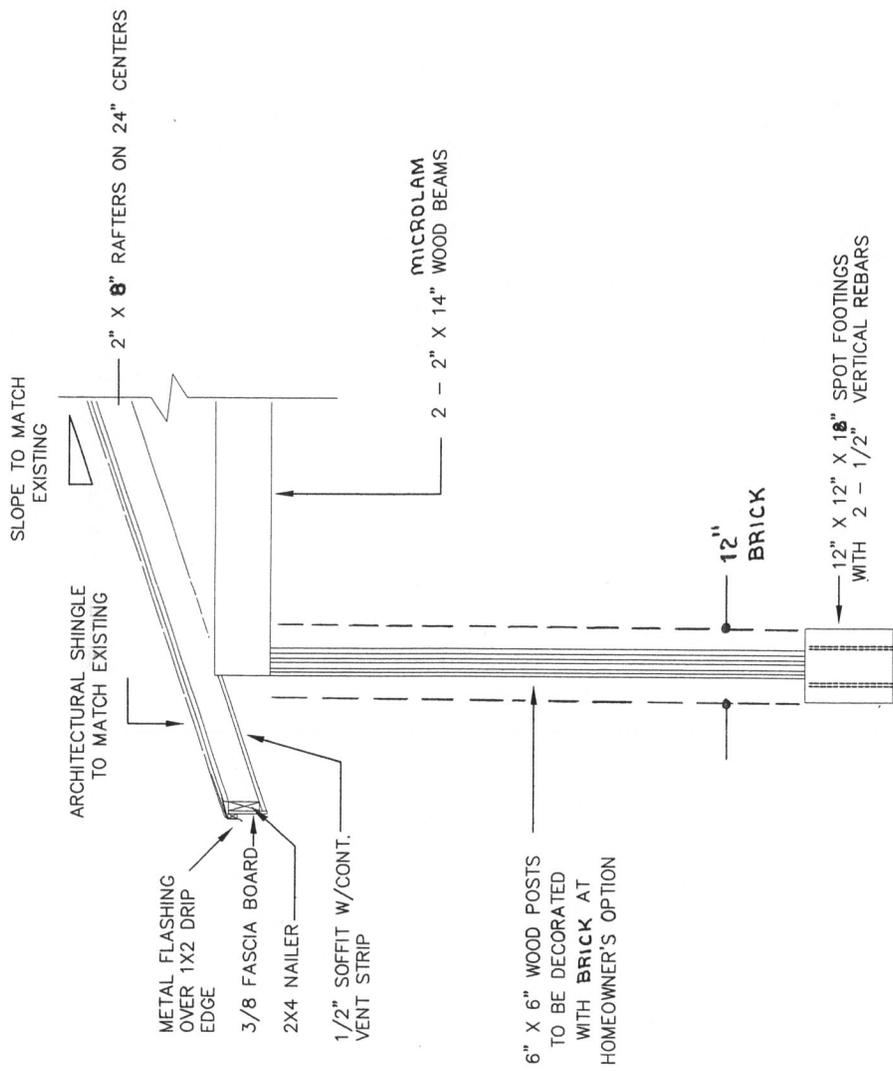
ROOF FRAMING AND PLAN VIEW



FRONT ELEVATION



SIDE ELEVATION



## Open Carport Detail

NOT TO SCALE

S. 65 ft. of Lot 16 and the N. 13 ft. of Lot 17, Block 17, Scotsdale Unit 2.

Francisco R. Gil

requests a special exception from Section 25-19 (B) (2) (dimensional standards of the R-3 zone) of the City of El Paso Zoning Ordinance.

NOVEMBER 28, 1973 - GRANTED: a special exception from Section 25-19 (B) (2) (dimensional standards of the R-3 zone) of the City of El Paso Zoning Ordinance, which would permit the construction of a 10 ft. by 10 ft. residential addition at the rear of an existing residence to within 23 ft. of the rear property line as per plot plan submitted and with the following conditions:

1. No detached accessory structure in excess of 100 sq. ft. shall exist or be later constructed on the site.
2. All remaining areas of the required rear yard shall be maintained as permanent open space.

The Board finds that this request is within the jurisdiction of this Board under Section 25-14 (m) and that such request does meet all requirements of such Section.

# ZONING MAP



# NOTIFICATION MAP

