

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

This would allow a 22' by 14.8' carport (325 square feet) which is proposed to encroach in the required front yard setback and to be located to within 6.2 feet 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 applicants are requesting Special Exception J Carport over a Driveway which will encroach into the required front yard setback. There are no utility easements within the front property line. The plans show that the carport will match the house in materials and design and will rise no higher than the roof line of the existing house. The Building Development and Permitting Division reviewed the required structural plans and have determined they meet code requirements.

The Planning Division has not received any communications in support or opposition to the special exception request.

CALCULATIONS

Permitted carport area = 342.4 sq. ft. (house 1st floor area of 1712 sq. ft. ÷ 5)

Requested carport area = 325 sq. ft. (22' x 14.8')

Required front and rear yard setback total = 50'

Requested front and rear yard cumulative setback = 34.7'

STAFF RECOMMENDATION

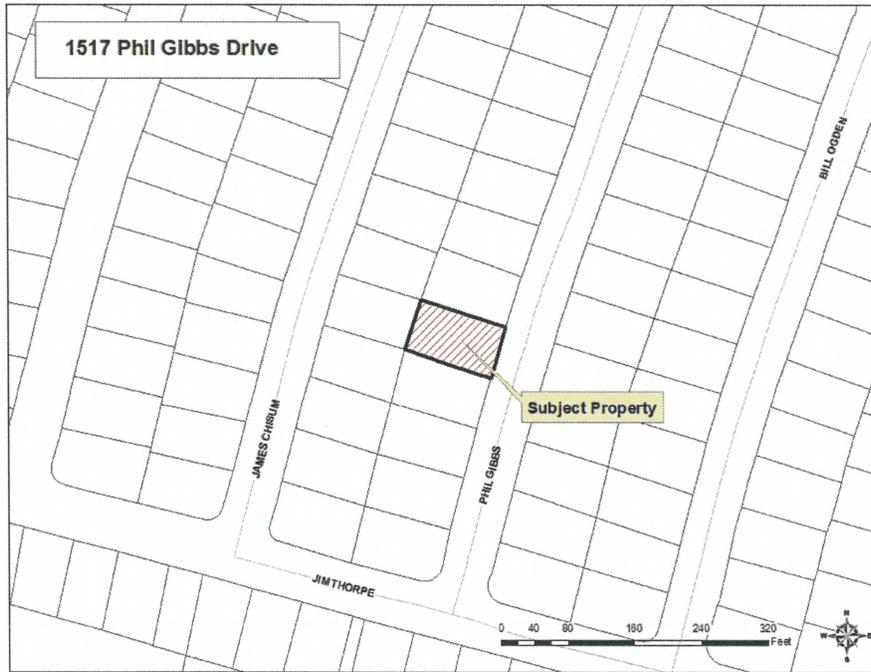
Staff recommends approval of the request as it meets the requirements of the Special Exception J.

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:

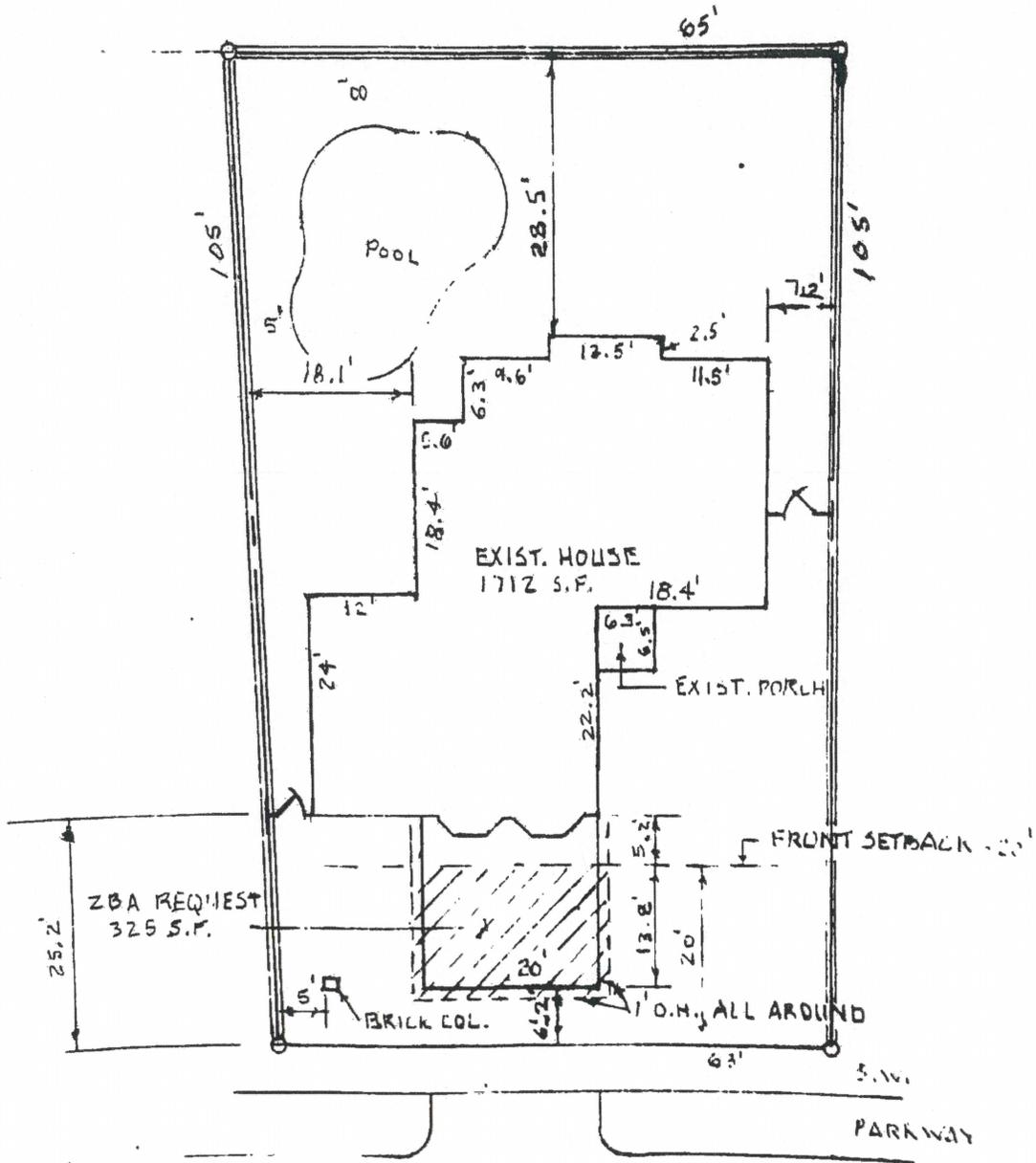
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The zoning board of adjustment has received the written approval of the structural design from the building official;
3. The carport shall be constructed of the same material, architectural design, 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 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.”

ZONING MAP



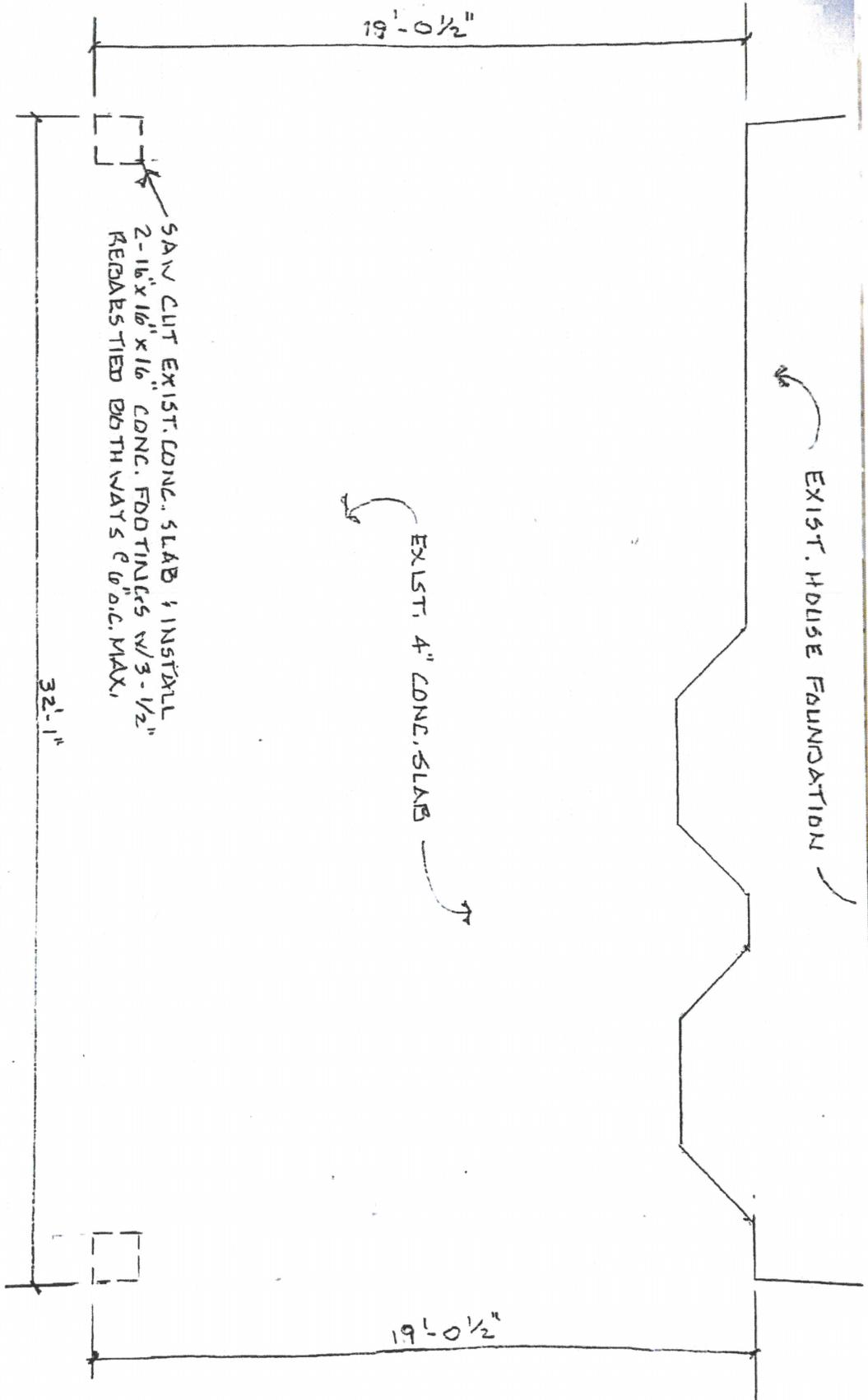
NOTIFICATION MAP





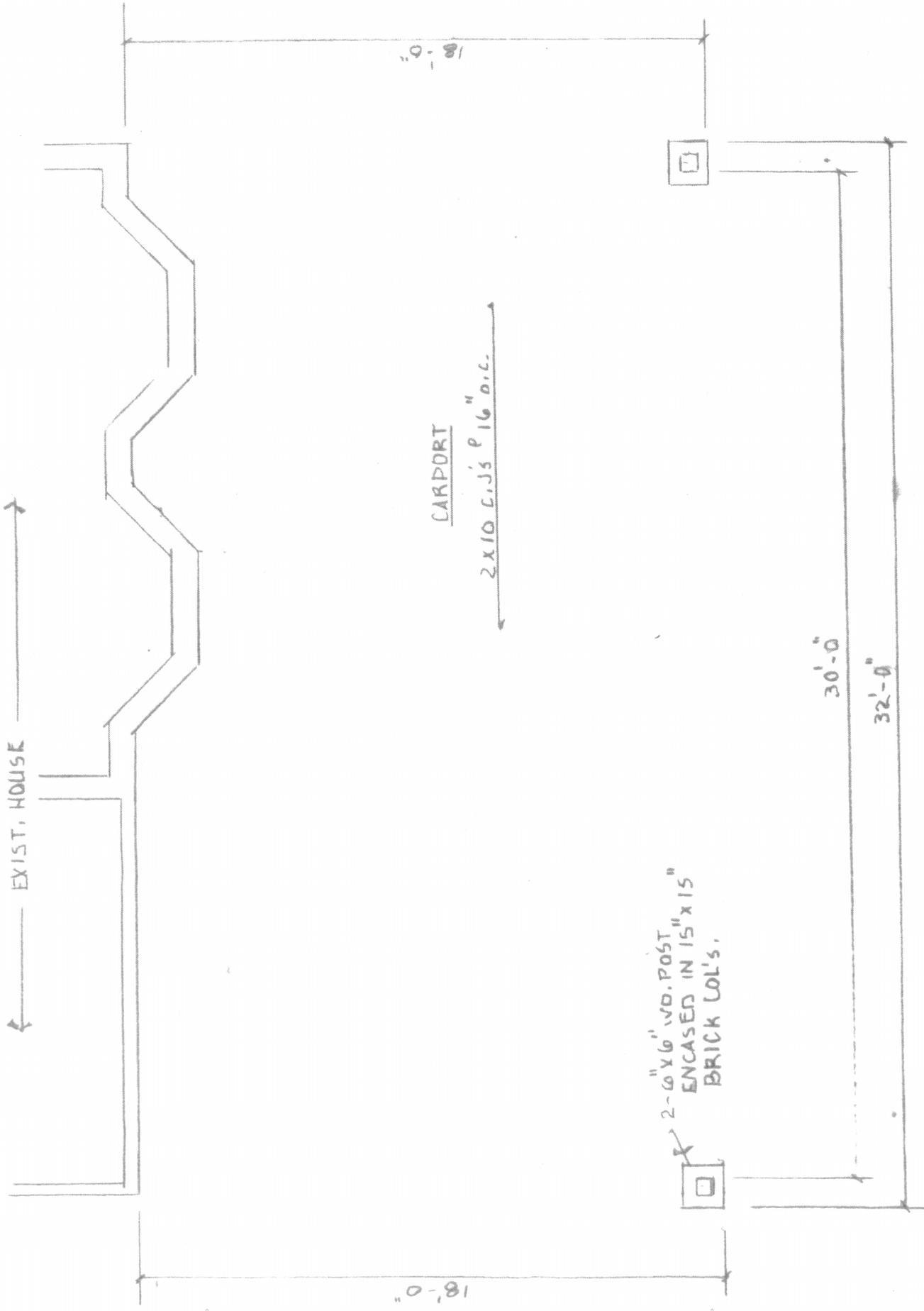
PLOT PLAN

OWNER: RICARDO BUENO
 ADDRESS: 1517 PHIL GIBBS
 LEGAL DESCRIPTION: 321 VDS # 66
 LOT-9

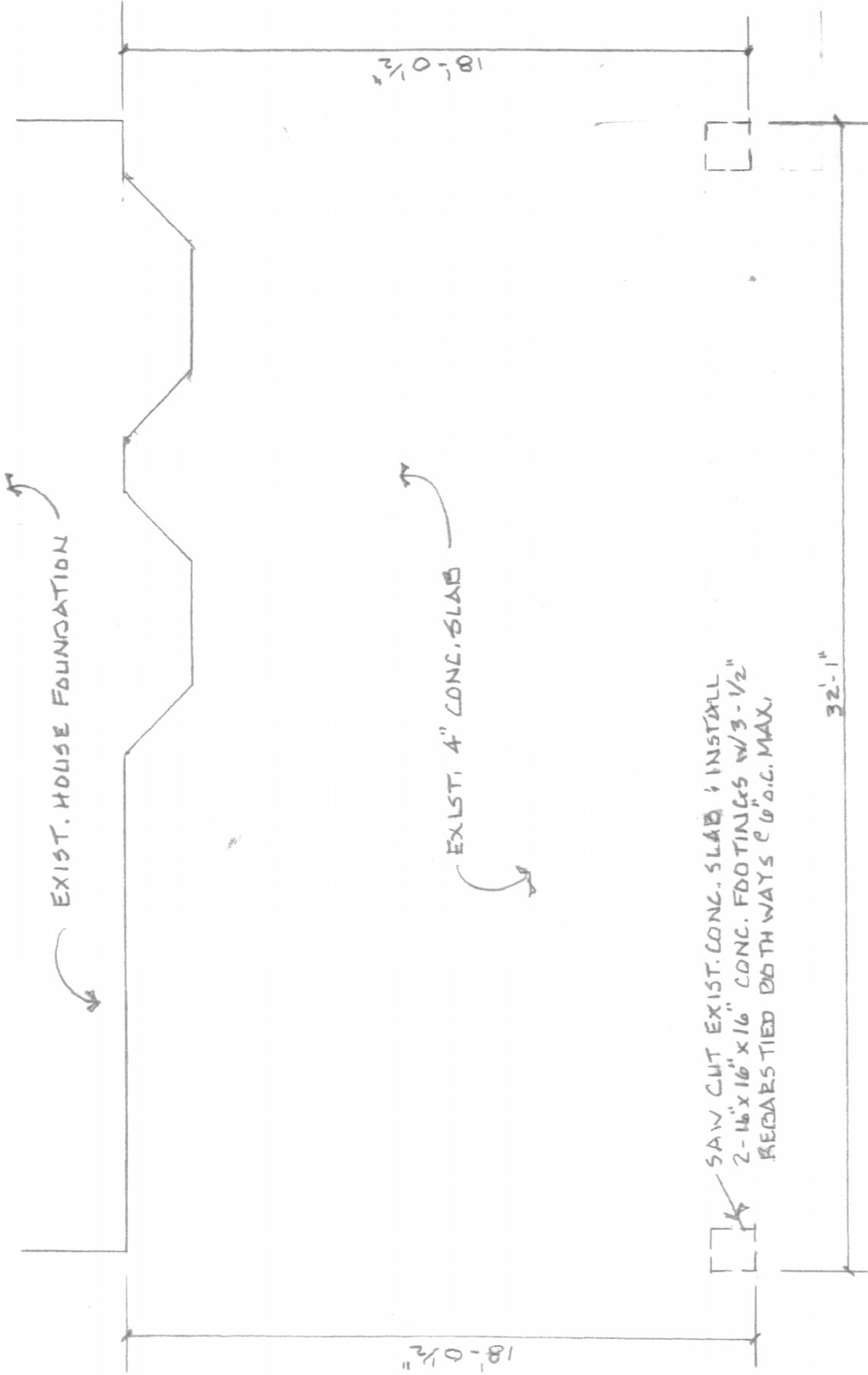


FOUNDATION PLAN

1/4"



FLOOR PLAN 1/4"



EXIST. HOUSE FOUNDATION

EXIST. 4" CONC. SLAB

SAW CUT EXIST. CONC. SLAB & INSTALL
 2-16" x 16" x 16" CONC. FOOTINGS W/ 3-1/2"
 REBAR TIED BOTH WAYS @ 6" O.C. MAX.

FOUNDATION PLAN

1/4"

CONVENTIONAL ROOF FRAMING

2x8 RAFTERS @ 24" o.c.

SHINGLES OVER 7/16" O.S.B.

FHA FLASHING
1x2 SPACER BRD.
7/16" FASCIA BRD.
7/16" SOFFIT

H.B. SIDING
2x10 C.J.S @ 16" o.c.

2-1 3/4" x 11 7/8" MICRO-LAMS

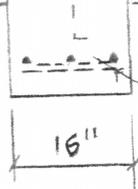
15" x 15" BRICK COL.

6" x 6" WOOD POST

METAL BASE ANCHORS

EXIST. 4" CONC MONO SLAB

16" x 16" x 16" CONC. FOOTING W/
3-1/2" REBARS TIED BOTH WAYS @ 6" o.c. MA

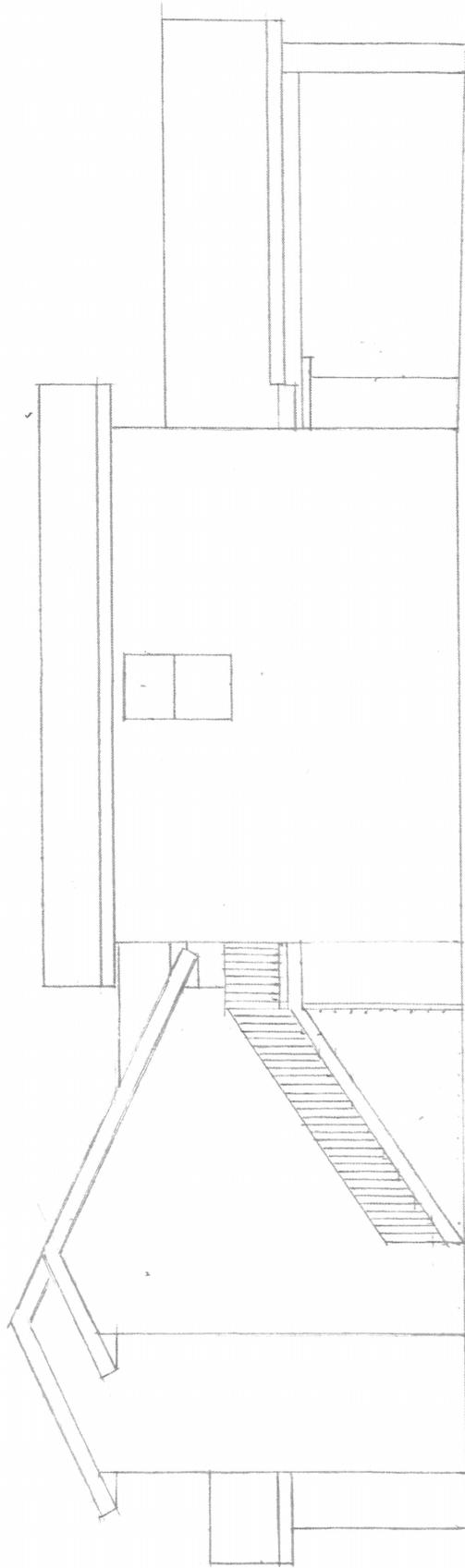


TYPICAL CONST. DETAIL

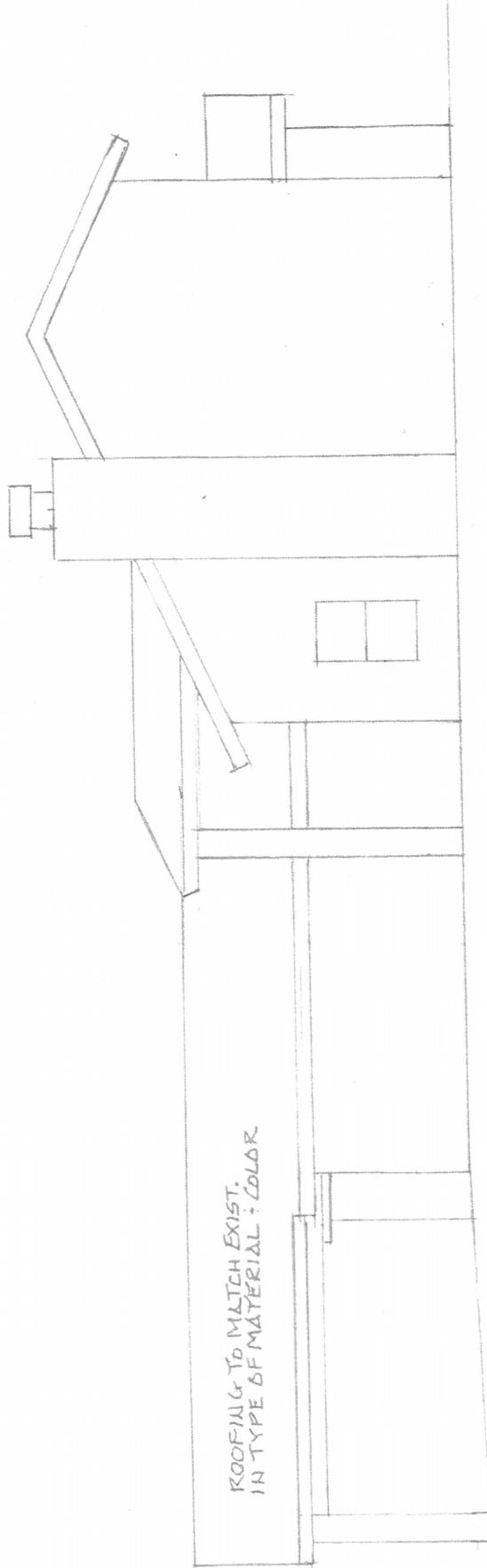
1/2"



FRONT VIEW
1/8"

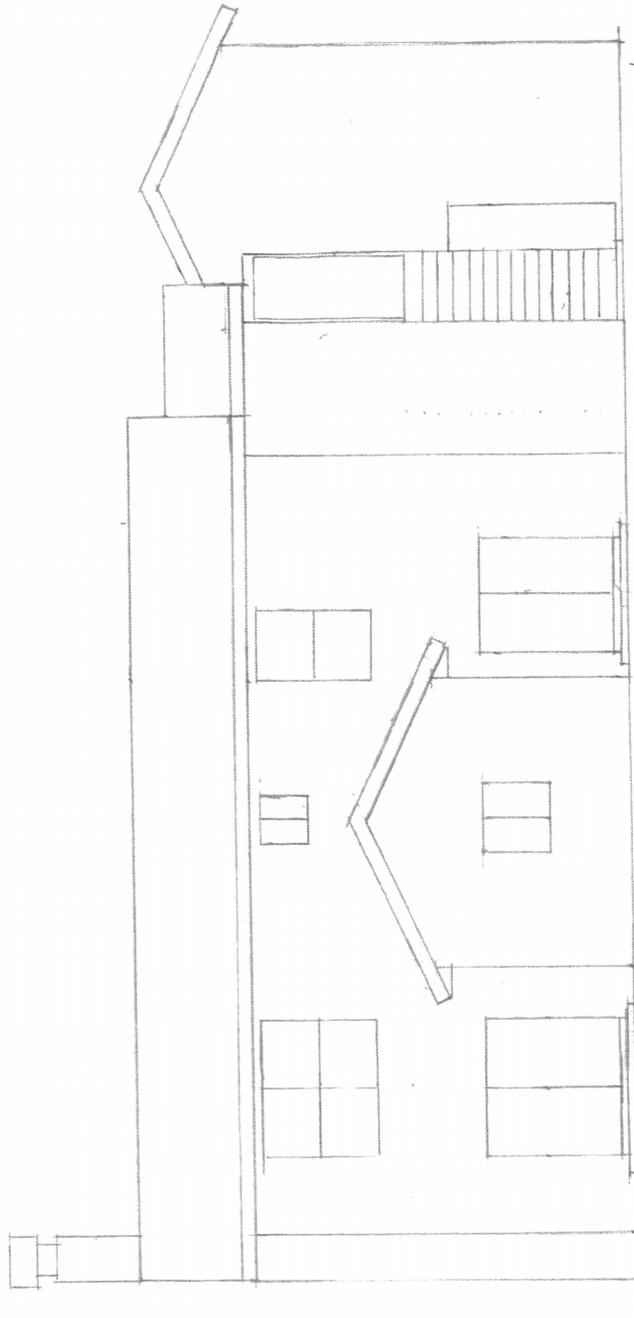


RIGHT SIDE VIEW
 $\frac{1}{8}''$

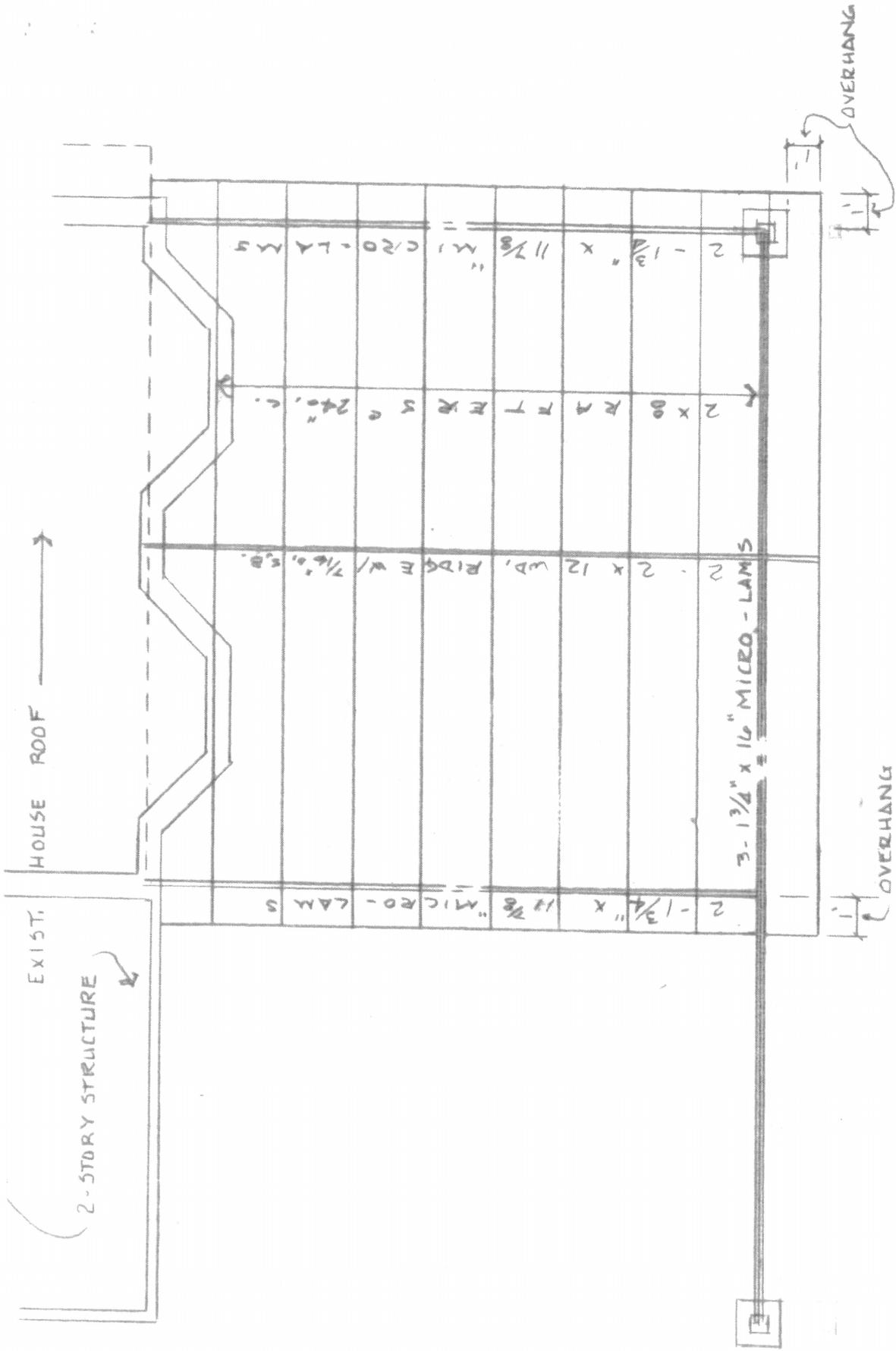


ROOFING TO MATCH EXIST.
IN TYPE & MATERIAL - COLOR

LEFT SIDE VIEW $\frac{1}{8}"$



REAR VIEW $\frac{1}{8}$ "



ROOF FRAMING PLAN