

Applicant requests Special Exceptions under Section 2.16.050 C (Rear Yard Setback) and Section 2.16.050 J (Carport over a Driveway) in an R-3 (Residential) zone.

This would allow an existing 14' by 12' addition of which a 14' by 9' portion encroaches into the required rear yard setback and is located to within 16' of the rear property line. Further, this would allow a new 16' by 20' carport that is proposed to encroach into the required front yard setback and to be located to within 5 feet of the front property line.

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

BACKGROUND

The applicant is requesting to build a carport over the driveway that will match the house in design and materials. There is no utility easement at the front property line. Building Permits & Inspections reviewed the structural plans and noted several issues with the structural plans. The applicant's representative submitted revised structural plans which have been approved.

Further, a portion of the porch in the rear yard has been enclosed for a storage room, and the request has been revised to include legalizing the enclosure. The case was postponed at the August 12, 2013 meeting for four weeks, to the next regularly scheduled meeting.

CALCULATIONS

Permitted area of encroachment in required rear yard = 315 sq. ft. (21' [63' lot width ÷ 3] x 15' [3/5 of 25'])

Requested area of encroachment = 126 sq. ft. (14' x 9')

Required rear yard setback = 25'

Requested rear yard setback = 16'

Permitted carport area = 383 sq. ft. (1,916 sq. ft. ÷ 5)

Requested area of carport = 320 sq. ft. (16' x 20')

Required front and rear yard setback total = 50'

Requested front and rear yard cumulative setback = 21'

STAFF RECOMMENDATION

Staff recommendation is for approval as the requests meet the requirements of the Special Exceptions C and J.

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 setback, which shall be measured to the rear property line; 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 setback;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and,
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.

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, with the first-floor area of the dwelling defined as the sum of the gross horizontal area, exclusive of garages, atriums, stairwells, and open porches, measured from the exterior faces of the exterior walls; 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.”

5624 Sarah Anne Avenue, PZBA13-00023, Request for Carport Special Exception, BP&I Review

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 https://www.elpasotexas.gov/ets/record/pzba13-00023

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Alternates ID	Record Type Alias	Application Name	Unit #	Status	Opened Date	Building #	Completed By Staff	Number	Direction	Street Name	Street Type	Address Zip Code	Record ID	Created By
PZBA13-00024	Zoning Board of Adjustment Record	1901 Roswell Rd		In Review	07/30/2013			1901		Roswell		79924	13P30-00000-00024	CRITZNX
PZBA13-00022	Zoning Board of Adjustment Record	5824 Sarah Anne		Postponed	07/24/2013			5824		SARAH ANNE	AVE	79924	13P30-00000-00022	HENRYW
PZBA13-00022	Zoning Board of Adjustment Record	7213 Klowa Creek (new...		Approved w Conditions	07/18/2013			7213		KOWA CREEK	DR	79911	13P30-00000-00022	CASTLELJ
PZBA13-00021	Zoning Board of Adjustment Record	1633 James Chisum Driv...		Approved w Conditions	07/16/2013			1633		JAMES CHISUM	DR	79936	13P30-00000-00021	GUERREROE
PZBA13-00019	Zoning Board of Adjustment Record	4360 Loma de Luna		Approved w Conditions	06/24/2013			4360		LOMA DE LUNA	DR	79934	13P30-00000-00019	CASTLELJ

Record ID: PZBA13-00023
 Cancel Help

Task Details Sub Tasks (0)

Workflow Tasks
 Application Submittal
 Task Assignment
 Engineering Traffic Review
 BP&I Review
 Site Verification Review
 Planning Review
 Completeness Check
 ZBA Meeting
 Post Action Items
 Close

Task Details BP&I Review
 Current Status: Passed
 Status Date: 08/29/2013
 Assigned Date: 08/06/2013
 Assigned to: TimePoint Solutions
 Comments: design sealed by engineer

Action By: Javier De La Cruz
 Action by Department: ECI Building Plan Review

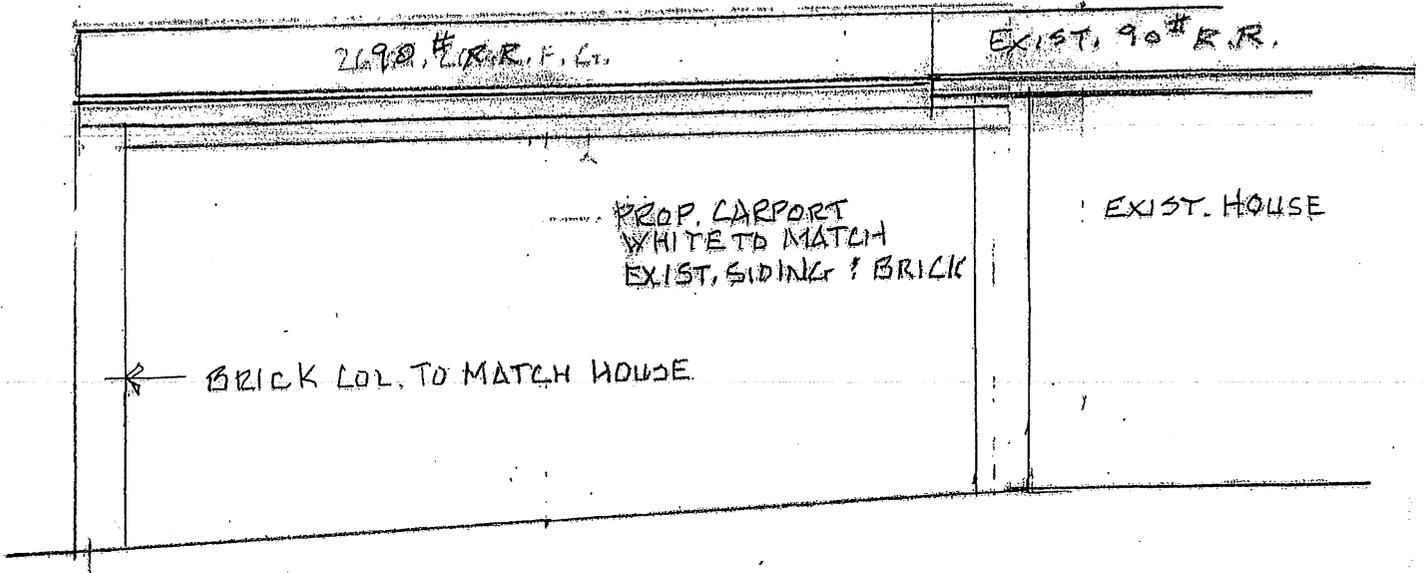
There currently are no ad hoc tasks defined.

My Reports
 3rd Party
 BP&I Mgmt. Sta

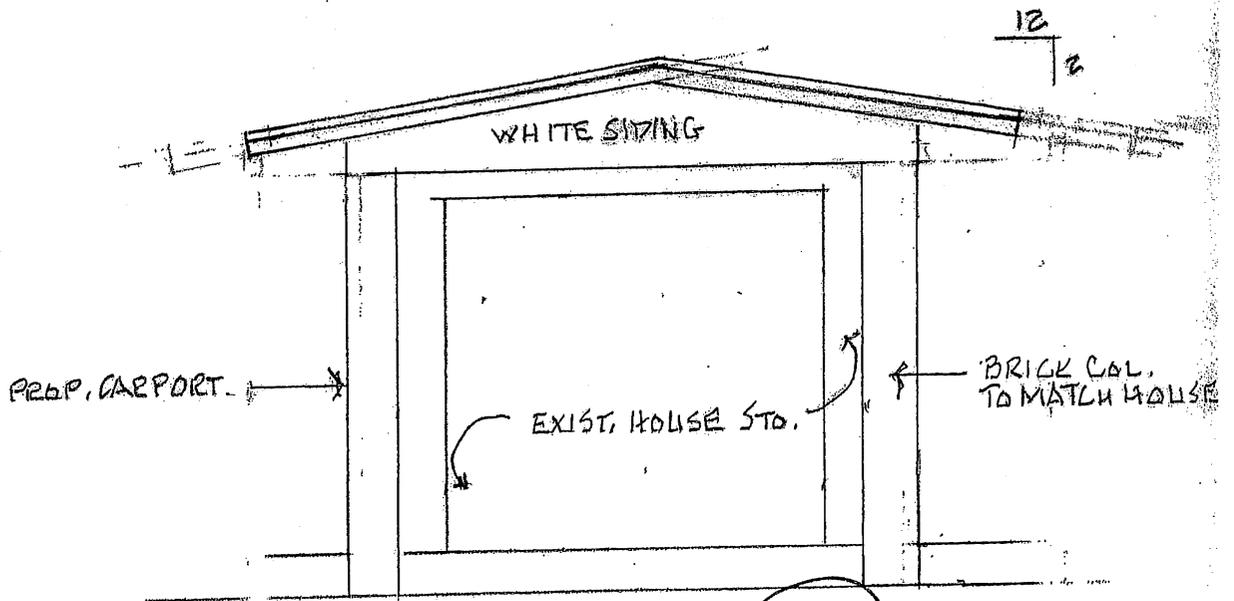
Done

Initialed by Juan Estala, Chief Plans Examiner

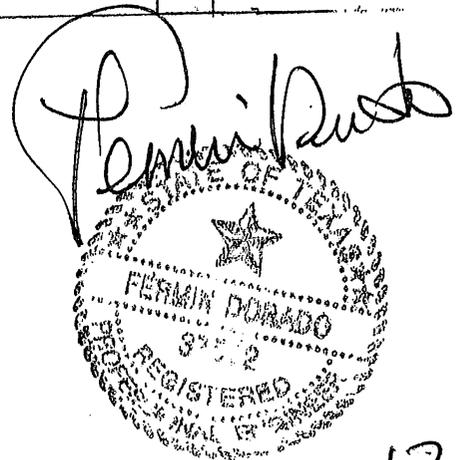




TYP. SIDE VIEW
1/4"



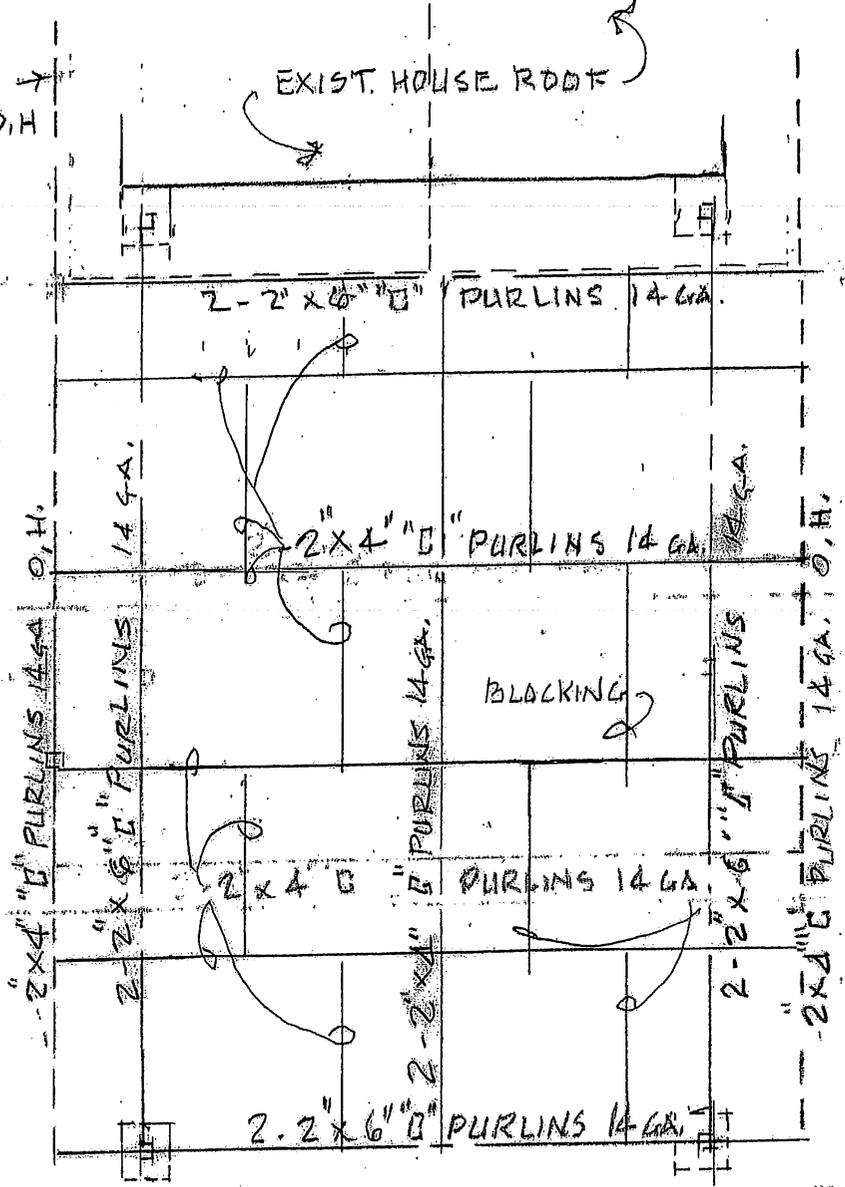
FRONT VIEW
1/4"



08.28.13

EXIST. ROOF O.H.

EXIST. HOUSE ROOF



ROOF FRAMING PLAN

1/4"



08.28.12

EXIST. CHAIN LINK FENCE

CH. LK GATE

EXIST. HOUSE

4 - 3" x 3" x 3/16" GA. STL. POSTS -
W/ BRICK COLUMNS TO MATCH
EXIST. HOUSE BRICK

CARPORT

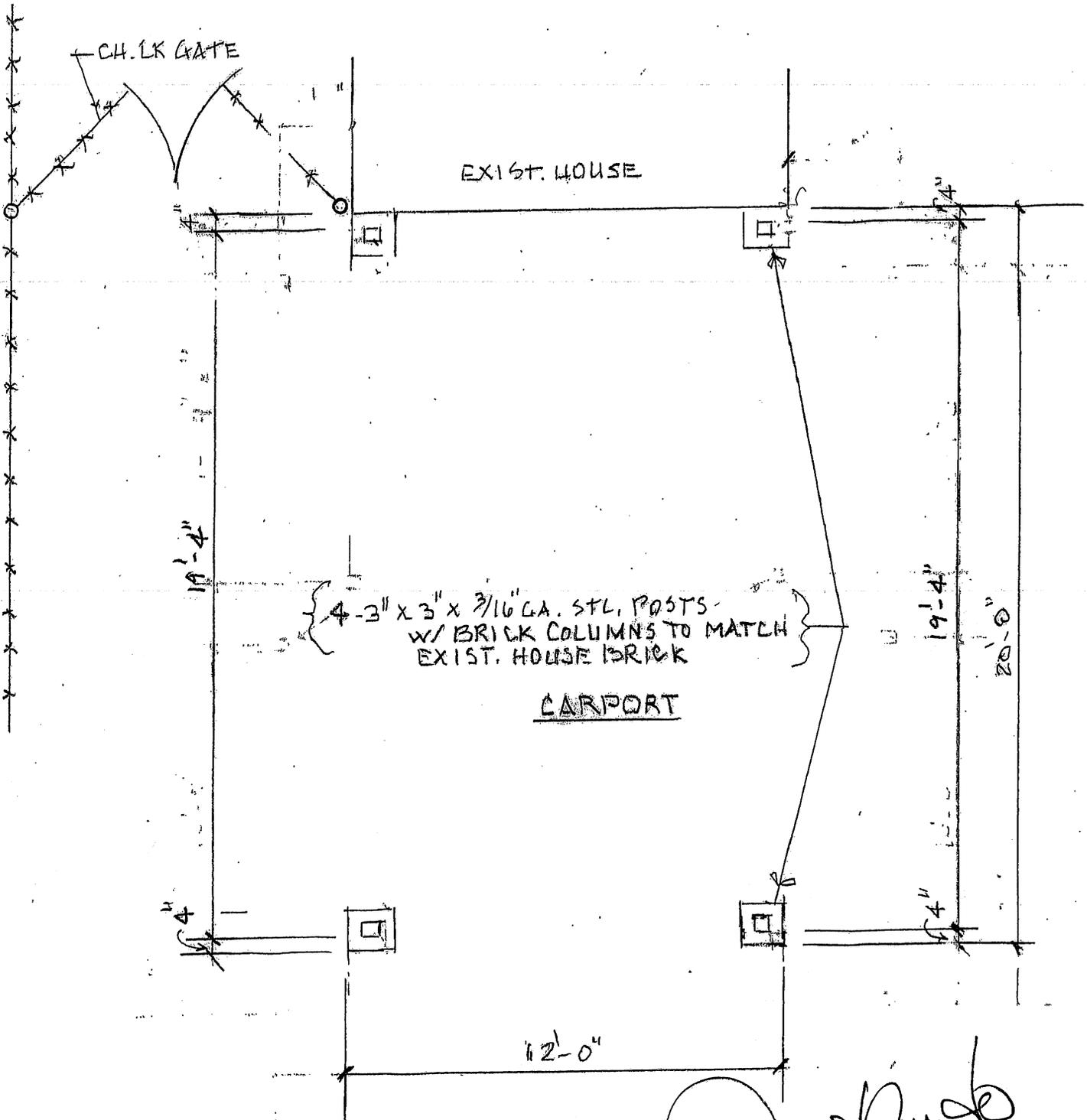
FLOOR PLAN

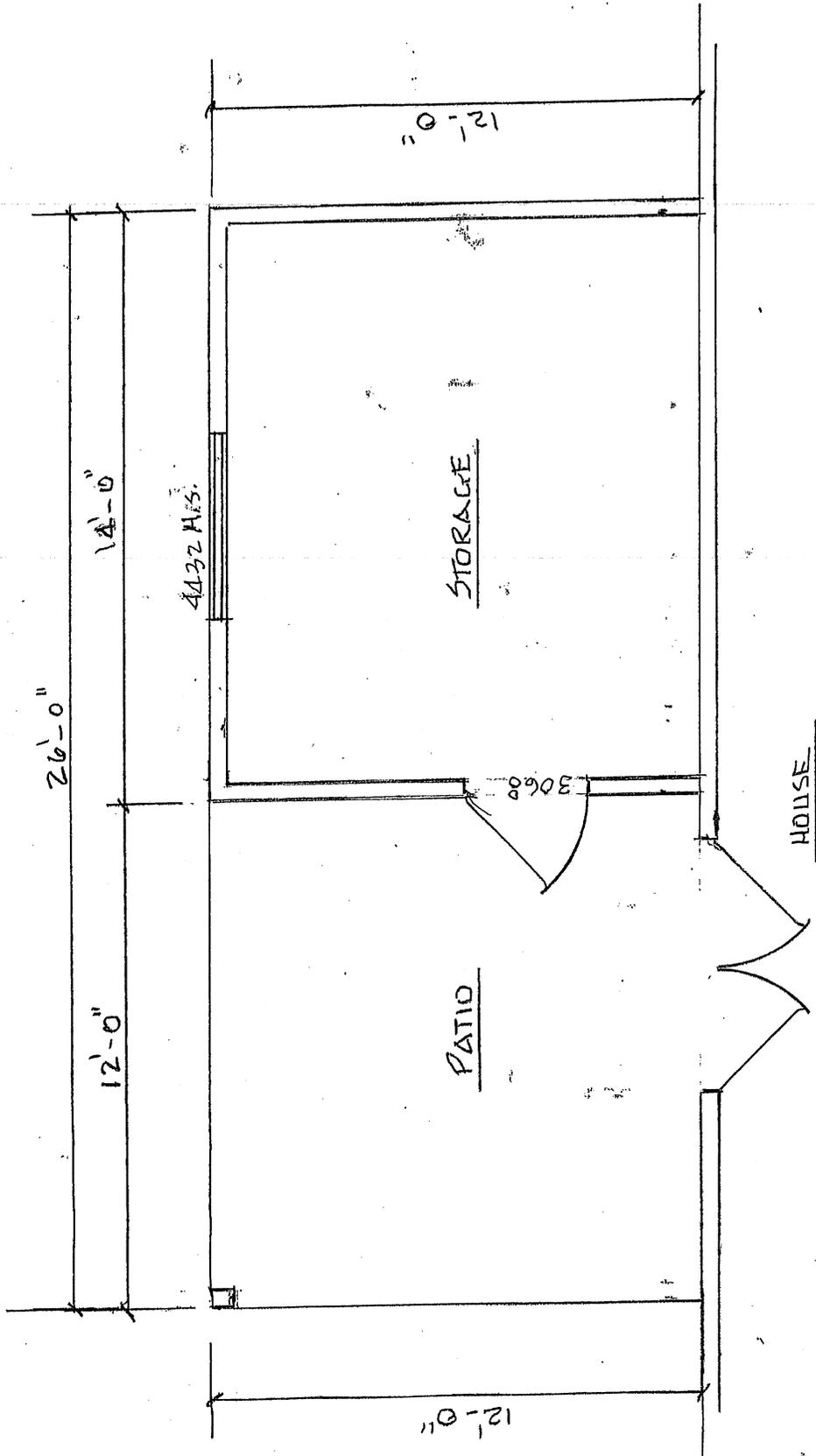
1/4"

Fernando



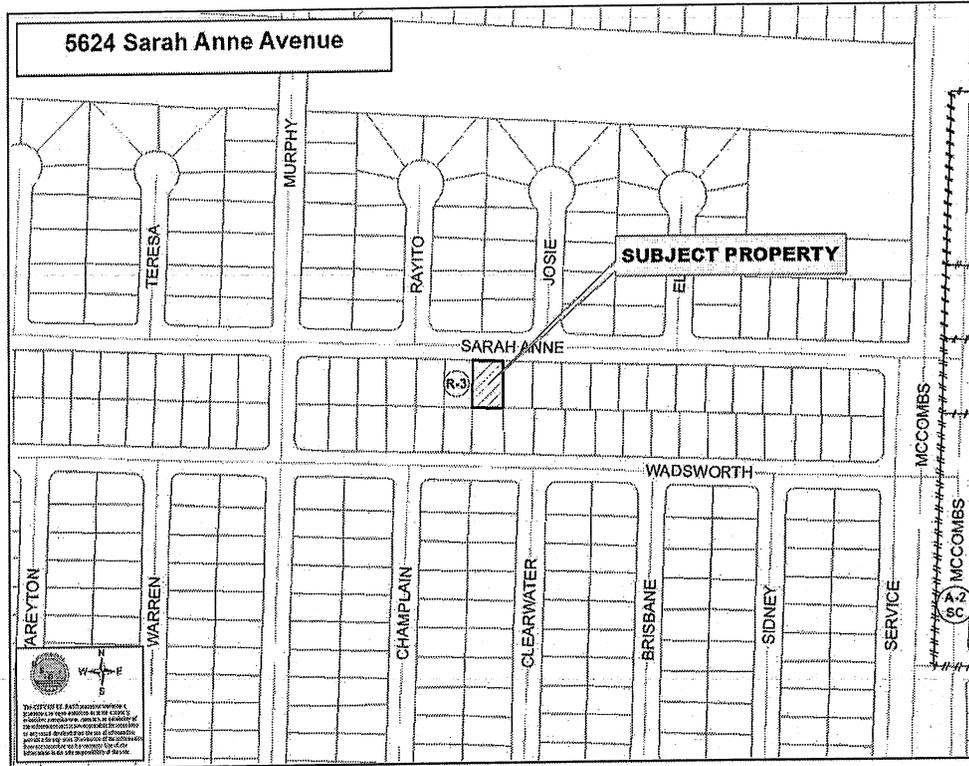
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FLOOR PLAN
Rear
 1/4"

ZONING MAP



NOTIFICATION MAP

