PZBA13-00026 10920 Art Wall Drive Miguel R. & Rosie G. Carrillo
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 new 22.5' by 21' (472.50 square feet) carport that is proposed to encroach in the required front yard setback and to be located to within 9 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 applicants are requesting to add a carport which will match the house in materials and design and will rise no higher than the existing roof of the house. There is no utility easement at the front property line. The structural plans have been reviewed and approved by Building Permits & Inspection. Staff has received one phone call from a neighbor who is objecting to the carport because there are no other carports in the area.

CALCULATIONS

Permitted carport area = 484 sq. ft. (2,420 sq. ft. ÷ 5)
Requested area of carport = 472.50 sq. ft. (22.5' x 21')
Required front and rear yard setback total = 50'
Requested front and rear yard cumulative setback = 41'

STAFF RECOMMENDATION

Staff recommendation is for approval as the request 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, 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."

ITEM #3

10920 Art Wall Drive, Request for Carport Special Exception, BP&I Review

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									Code
PZBA13-00028	Zoning Board of Ajustment Record	12225 Chato Villa Dr.	In Review	08/26/2013					
PZBA13-00029	Zoning Board of Ajustment Record	9140 Morelia Road	In Review	08/26/2013					
PZBA13-00027	Zoning Board of Ajustment Record	3454 Broken Arrow - Ca...	In Review	08/22/2013	3454	BROKEN ARROW	DR	79936	
PZBA13-00026	Zoning Board of Ajustment Record	10920 Art Wall Drive \...	In Review	08/14/2013	10920	ART WALL	DR	79936	
PZBA13-00025	Zoning Board of Ajustment Record	1820 Myrtle	Approved	07/31/2013	1820	Myrtle			

1 2 3 4 5 6

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Record ID: PZBA13-00026

Cancel Help

Task Details | Sub Tasks (0)

Workflow Tasks

- Application Submittal
- Task Assignment
- Engineering Traffic Review
- BPI Review
- Site Verification Review
- Planning Review
- Completeness Check
- ZBA Meeting
- Post Action Items
- Close

There currently are no ad hoc tasks defined.

Task Details BPI Review

Current Status	Status Date	Due Date	Action By	Action by Department
Passed	08/27/2013	08/28/2013	Daniel Chavira	ECM Building Plan Review

Assigned Date	Assigned to Department	Assigned to
08/26/2013	TruePoint Solutions	

Comments

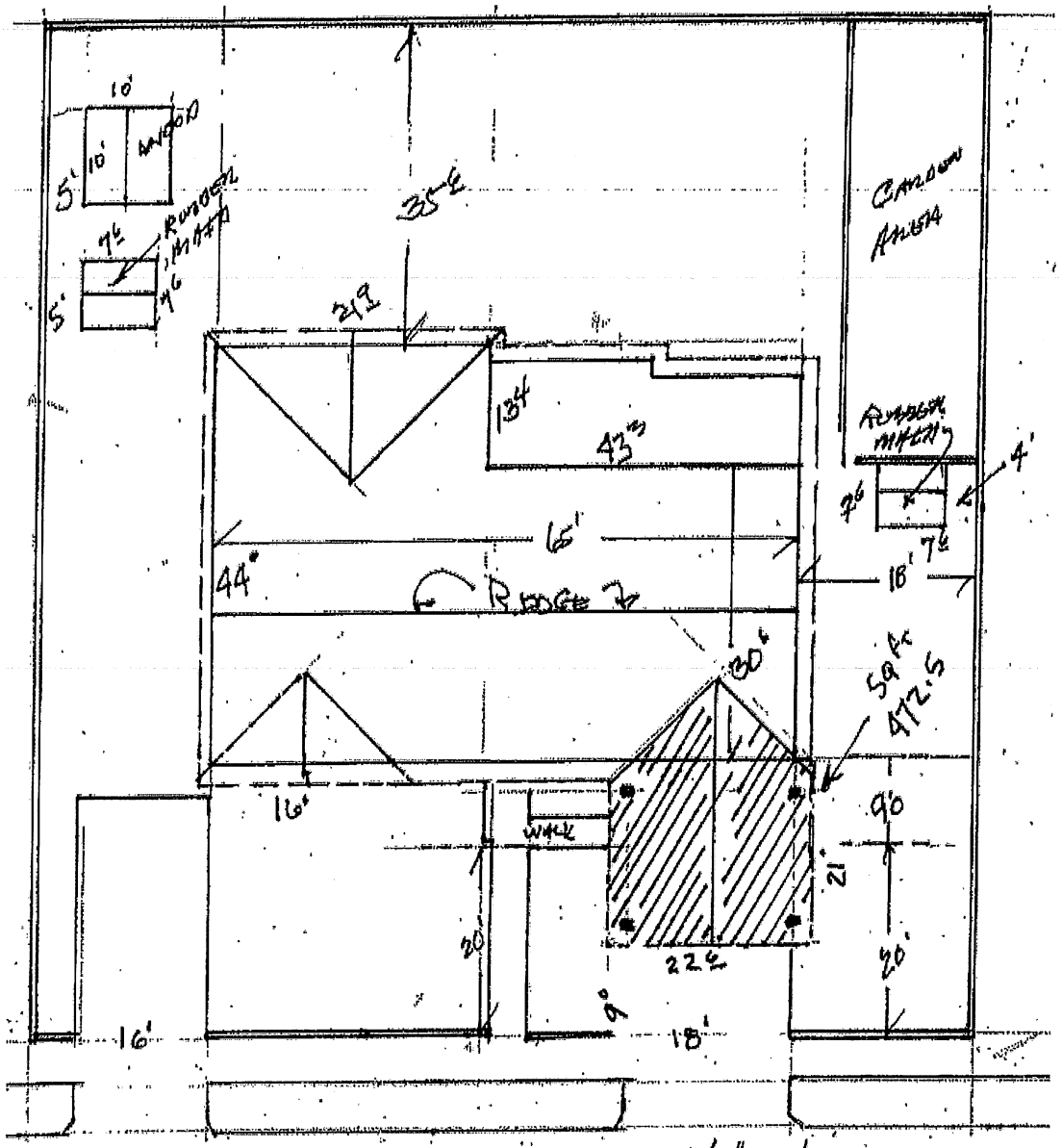
Must provide complete truss package when obtaining a building permit

My Tasks

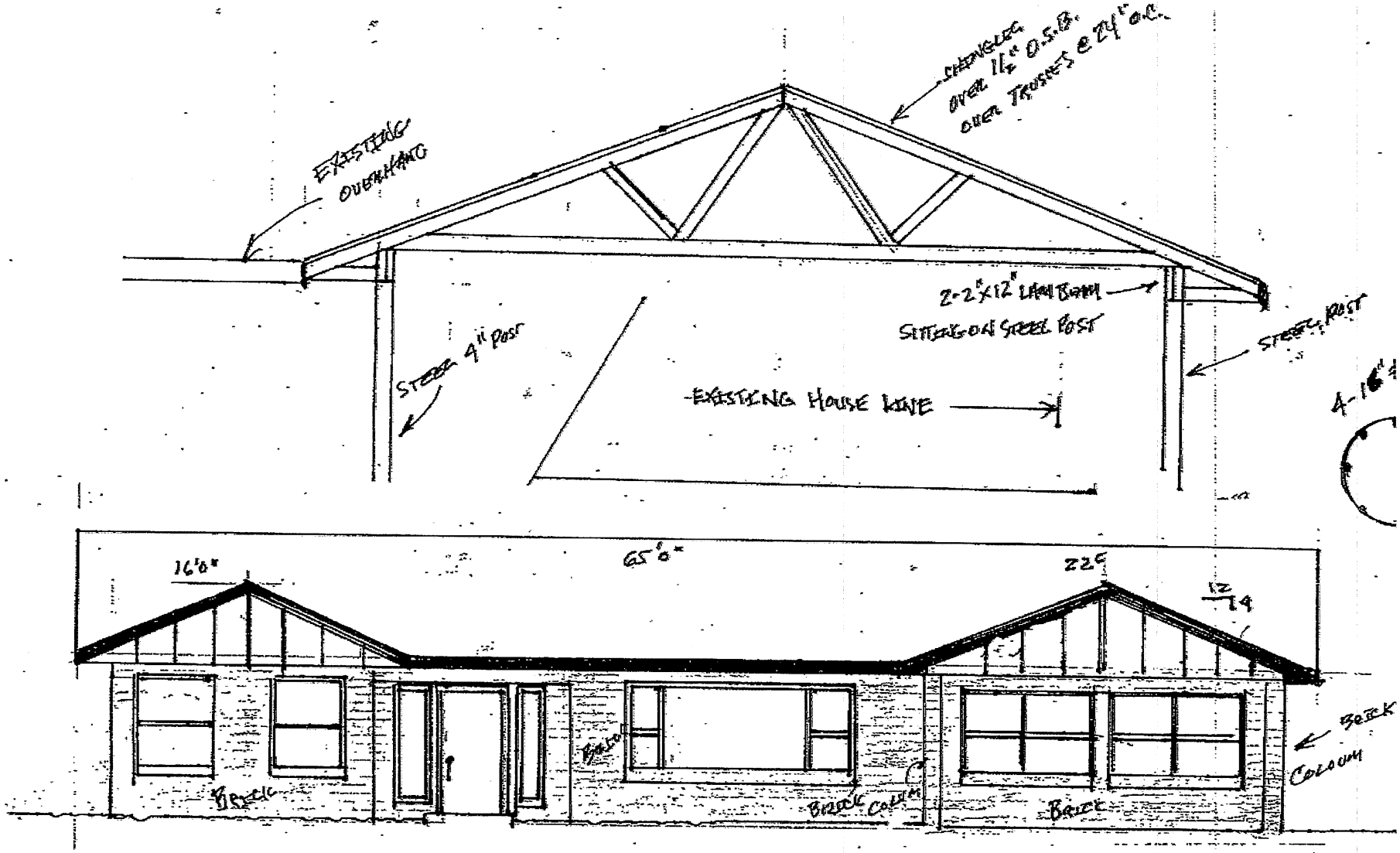
My Task Searching

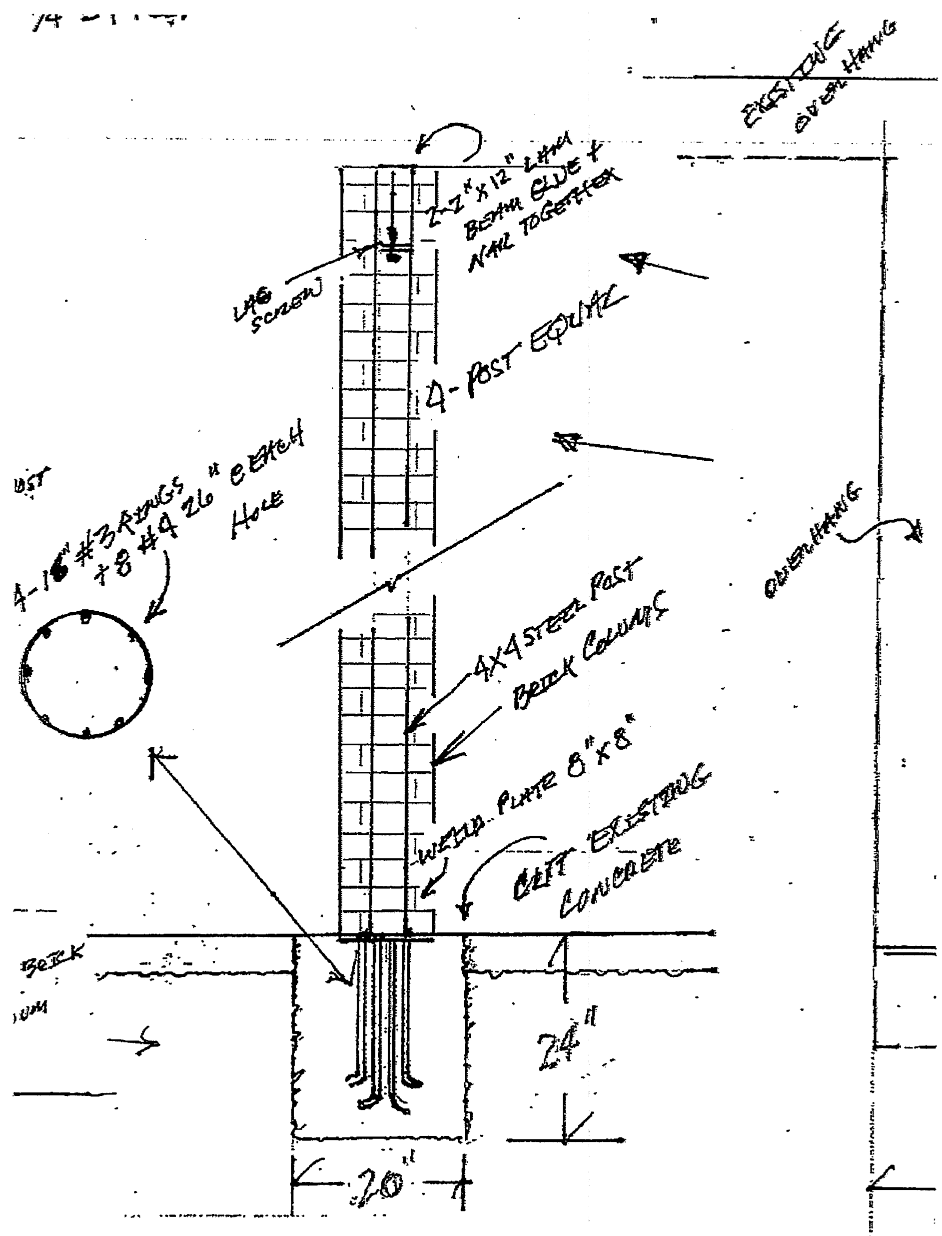
Internet | Protected Mode: On 100%

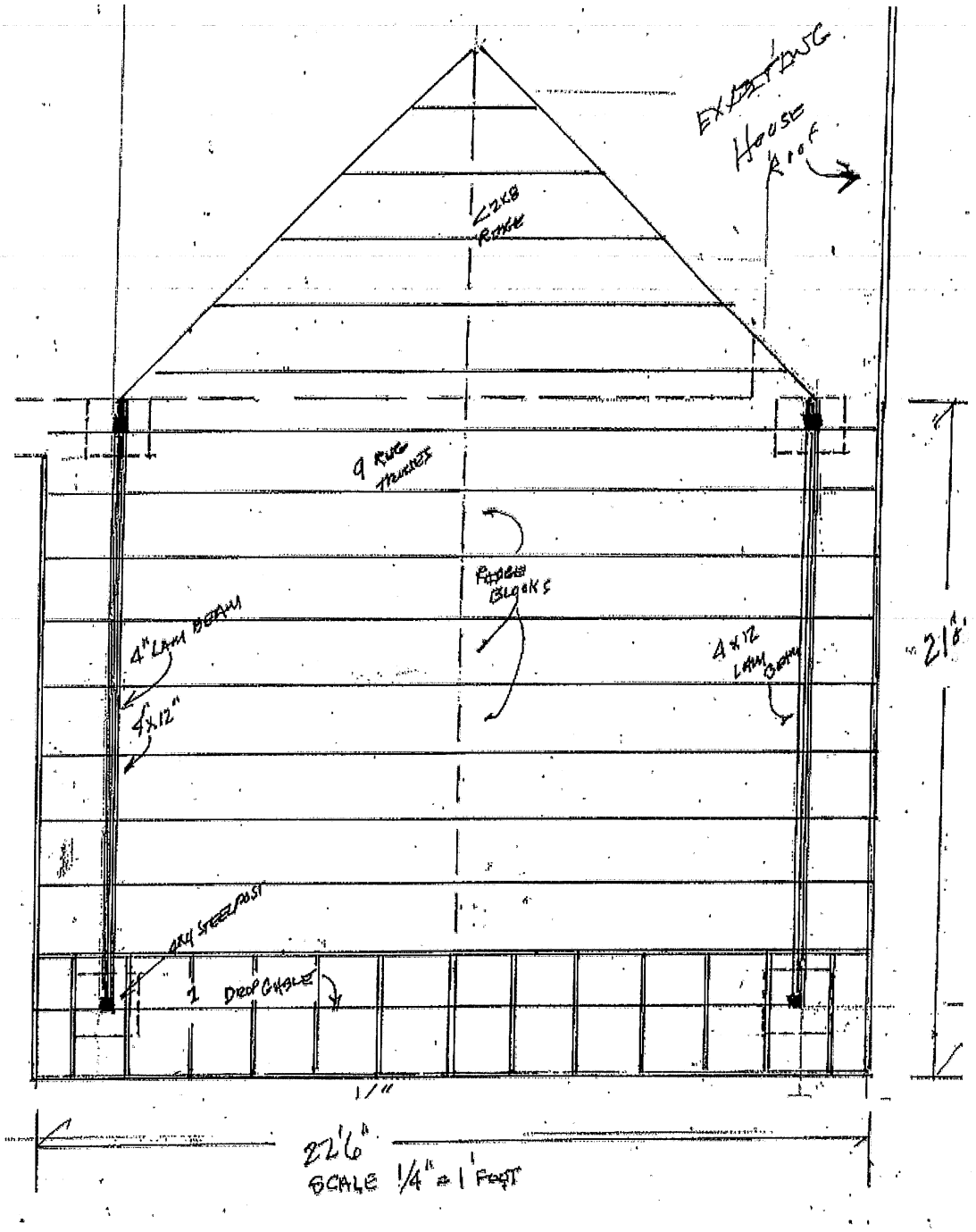
Initialed by Juan Estala, Chief Plans Examiner



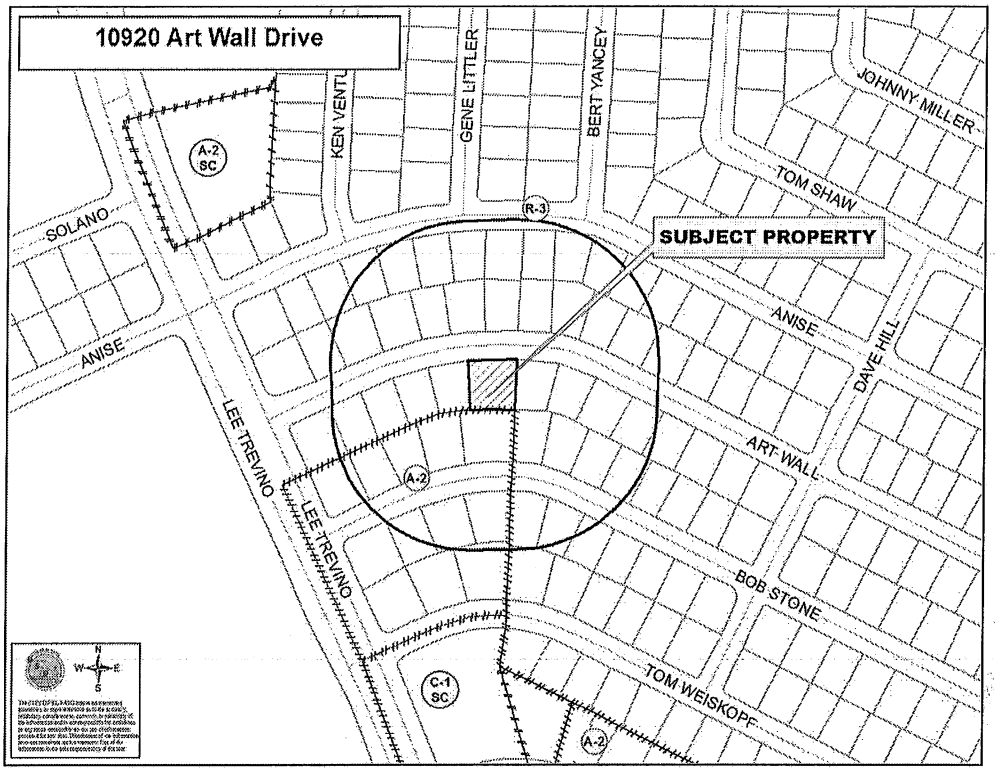
10920 ART WALL SCALE 1/4" = 5'0"


SHINGLES OVER 1½" O.S.B. OVER TRUSSES @ 24" O.C.
EXISTING OVERHANG
2-2"x12" LAM BEAM
SITTING ON STEEL POST
STEEL POST
STEEL 4" POST
EXISTING HOUSE LINE
4-16"
16'0"
65'0"
22'0"
12/14
BRICK
BRICK COLUMN
BRICK
BRICK COLUMN


EXISTING OVERHANG
2-2"x12" LAM BEAM GLUE + NAIL TOGETHER
LAG SCREW
4-POST EQUAL
4-16" #3 RINGS + 8 #4 26" @ EACH HOLE
OVERHANG
4X4 STEEL POST
BRICK COLUMNS
WELD. PLATE 8"x8"
CUT EXISTING CONCRETE
24"
20"


EXISTING
HOUSE
ROOF
2x8
RIDGE
9 RUG
TRUSSES
RIDGE
BLOCKS
4" LAM BEAM
4x12"
4x12
LAM BEAM
21'8"
4x4 STEEL POST
1 DROP GABLE
1/"
22'6"
SCALE 1/4" = 1' FOOT

ZONING MAP



NOTIFICATION MAP