

Applicants request Special Exceptions under Section 2.16.020 C (Rear Yard Setback) and Section 2.16.050 J (Carport over a Driveway) in an R-3/sc (Residential/special contract) zone.

This would allow an existing 42.25' by 7' (296 square feet) portion of a porch addition which encroaches into the required rear yard setback and is located to within 12.75 feet of the rear property line. Further, this would allow the addition of a new 17' by 20' carport that is proposed to encroach into the required front yard setback and to be located to within 10 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 legalize a porch addition that is larger than the 180 square feet of porch permitted to encroach in the rear yard setback. In order to meet the special exception requirements, the porch shall be reduced by 32 square feet (2.75' x 11.67'). There is a building permit #94-27868 for enclosure of a patio.

Further, the applicant is requesting to build a carport over the driveway which will match the house in materials and design and will rise no higher than the roof of the house. There is no utility easement at the front property line. Building Permits & Inspections has reviewed and approved the carport structural plans.

CALCULATIONS

Permitted area of encroachment in required rear yard = 476.93 sq. ft. (180 sq. ft. permitted porch area + 296.93 sq. ft. (20.62' [61.84' lot width ÷ 3] x 14.40' [3/5 of 24']])

Requested area of encroachment in rear yard setback under Special Exception C = 295 sq. ft. (42.25' x 7')

Permitted area of carport = 370.20 sq. ft. (1,851 sq. ft. ÷ 5)

Requested area of carport = 340 sq. ft. (17' x 20')

Required front and rear yard setback total = 50'

Requested front and rear yard cumulative setback = 22.75'

STAFF RECOMMENDATION

Staff recommendation is for approval of the requests as they 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:

2. 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.”

9140 Morelia Road, PZBA13-00029, BP&I Carport Structural Review

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General Supervisor ELPASO, TX



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Record ID: PZBA13-00029

Cancel Help

Alternate ID	Record Type Alias	Application Name	Unit #	Status	Opened Date	Building #	Completed By Staff	Number	Direction	Street Name	Street Type	Address ZIP Code
PZBA13-00028	Zoning Board of Adjustment Record	12225 Chato Villa Dr.		In Review	08/26/2013							
PZBA13-00029	Zoning Board of Adjustment Record	9140 Morelia Road		In Review	08/28/2013			3454	BROKEN ARROW	DR	DR	79931
PZBA13-00027	Zoning Board of Adjustment Record	3454 Broken Arrow - Ca...		In Review	08/22/2013			10920	ART WALL	DR	DR	79931
PZBA13-00026	Zoning Board of Adjustment Record	10920 Art Wall Drive L...		Approved	07/31/2013			1820	Myrtle			

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

Task Details BPI Review

Current Status: Passed

Assigned Date: 08/27/2013

Comments: No corrections required for building permit

Due Date: 08/29/2013

Action By: Daniel Chavira

Action by Department: ECM Building Plan Review

There currently are no ad hoc tasks defined.

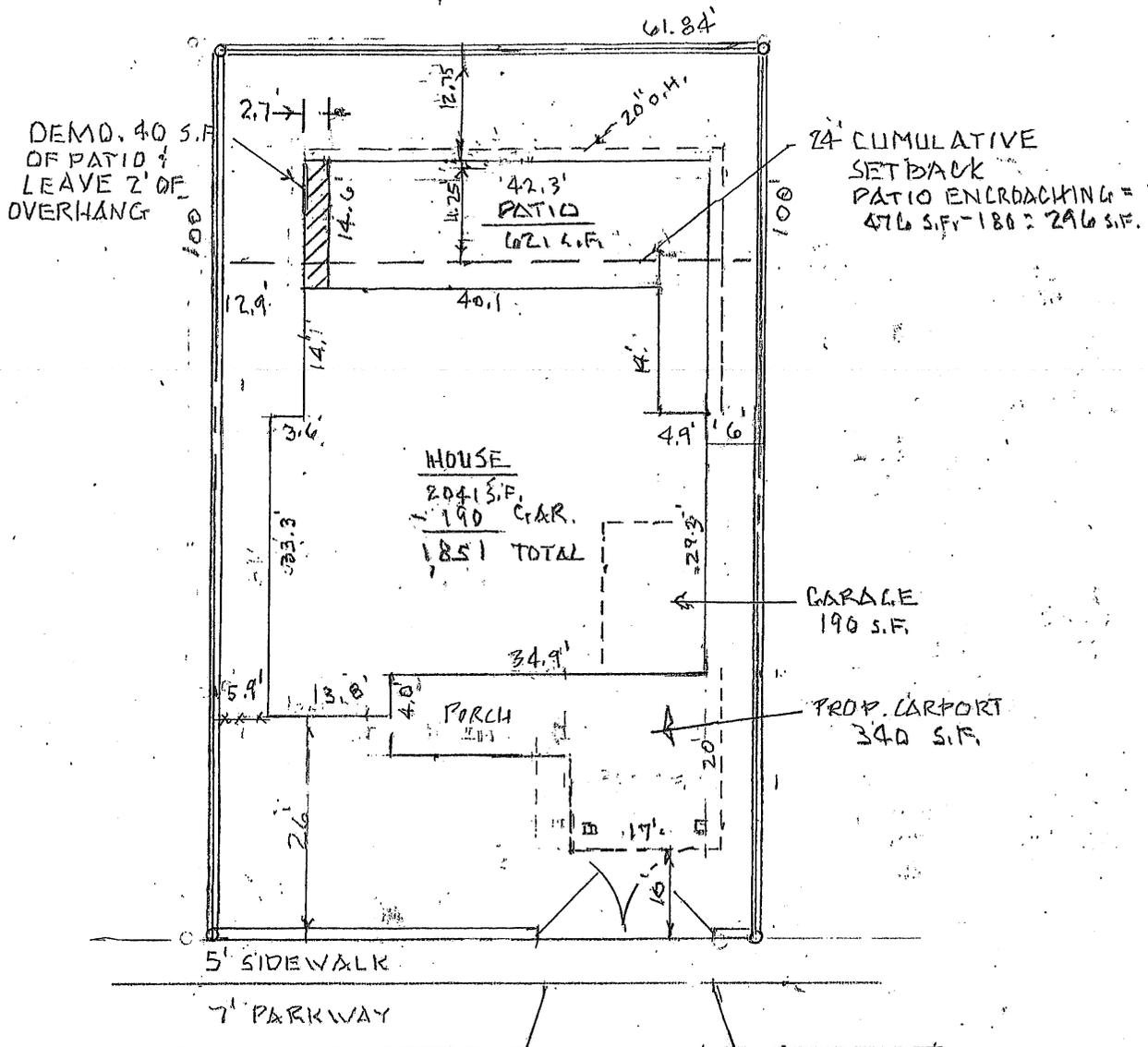
Reports

- My Reports
- 3rd Party
- BPI Maint Sta

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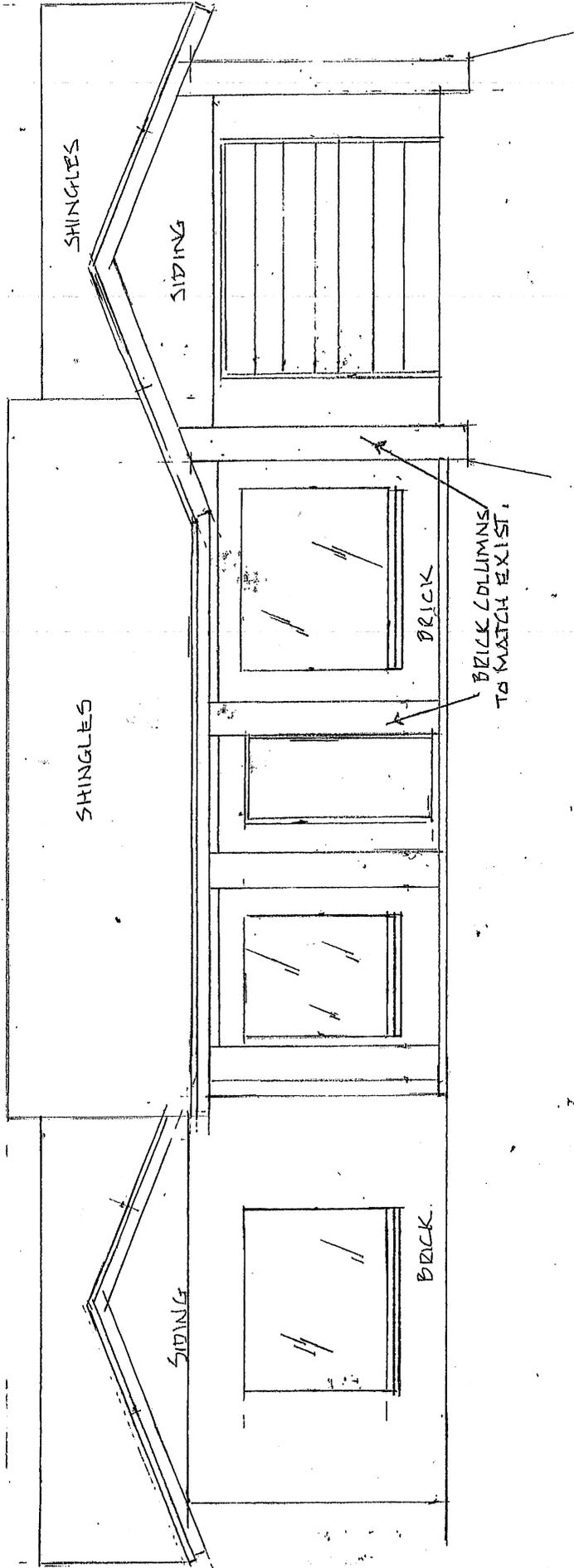
Initials Juan Estala, Chief Plans Examiner



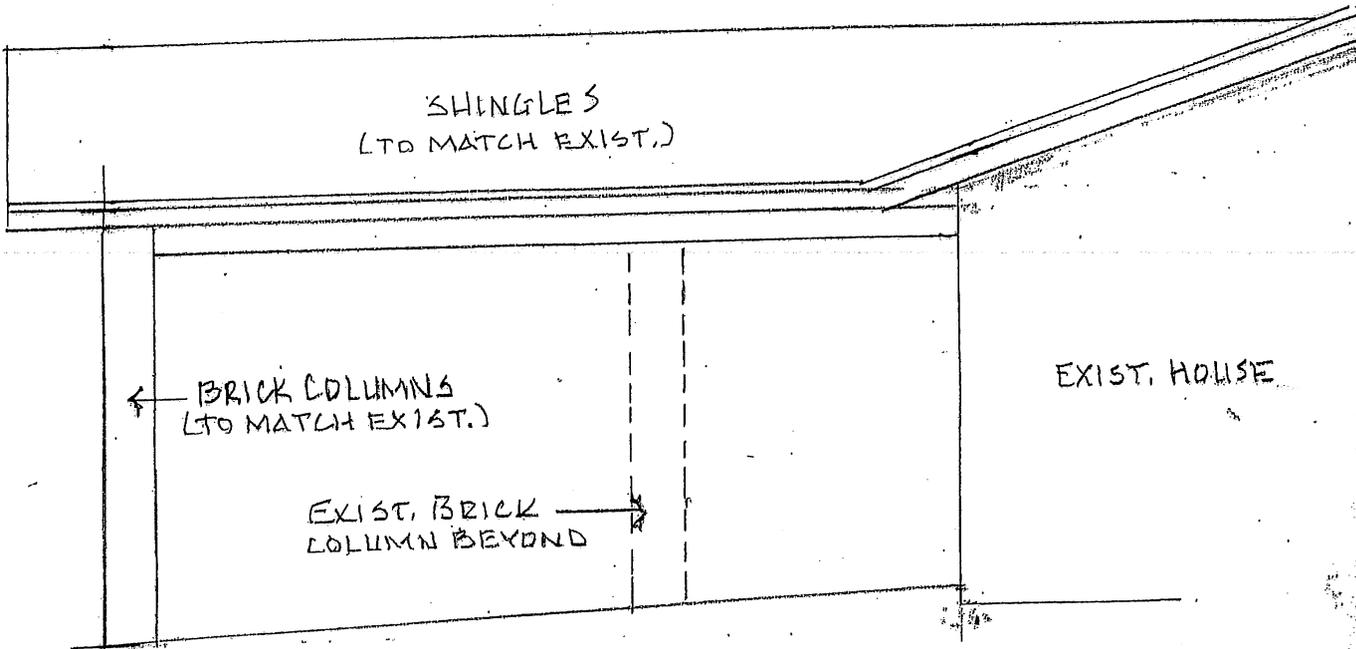
PLOT PLAN

OWNERS: GARCIA ORLANDO & BERTHA V.
 ADDRESS: C/AD MORELIA
 LEGAL DESCRIP.: LOT 2, BLK 16,
 COLONIA DEL VALLE

2140 MORELIA

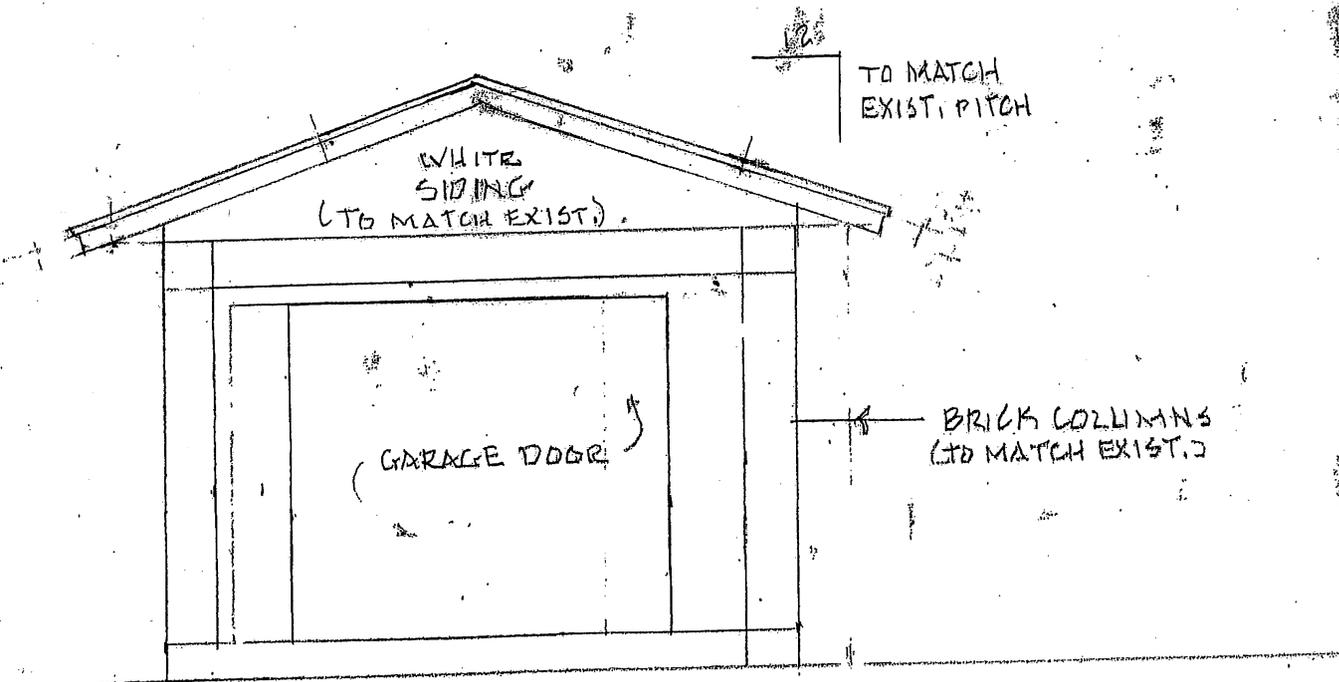


FRONT VIEW
3/16"



TYP. SIDE VIEW (GARPORT)

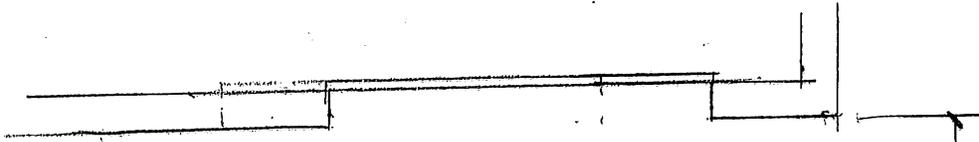
1/4"



FRONT VIEW (GARPORT)

1/4"

GARAGE



2x8 C.J.s @ 24" o.c.

EXIST. PORCH
BRICK COLUMN



CARPORT

18'-0"

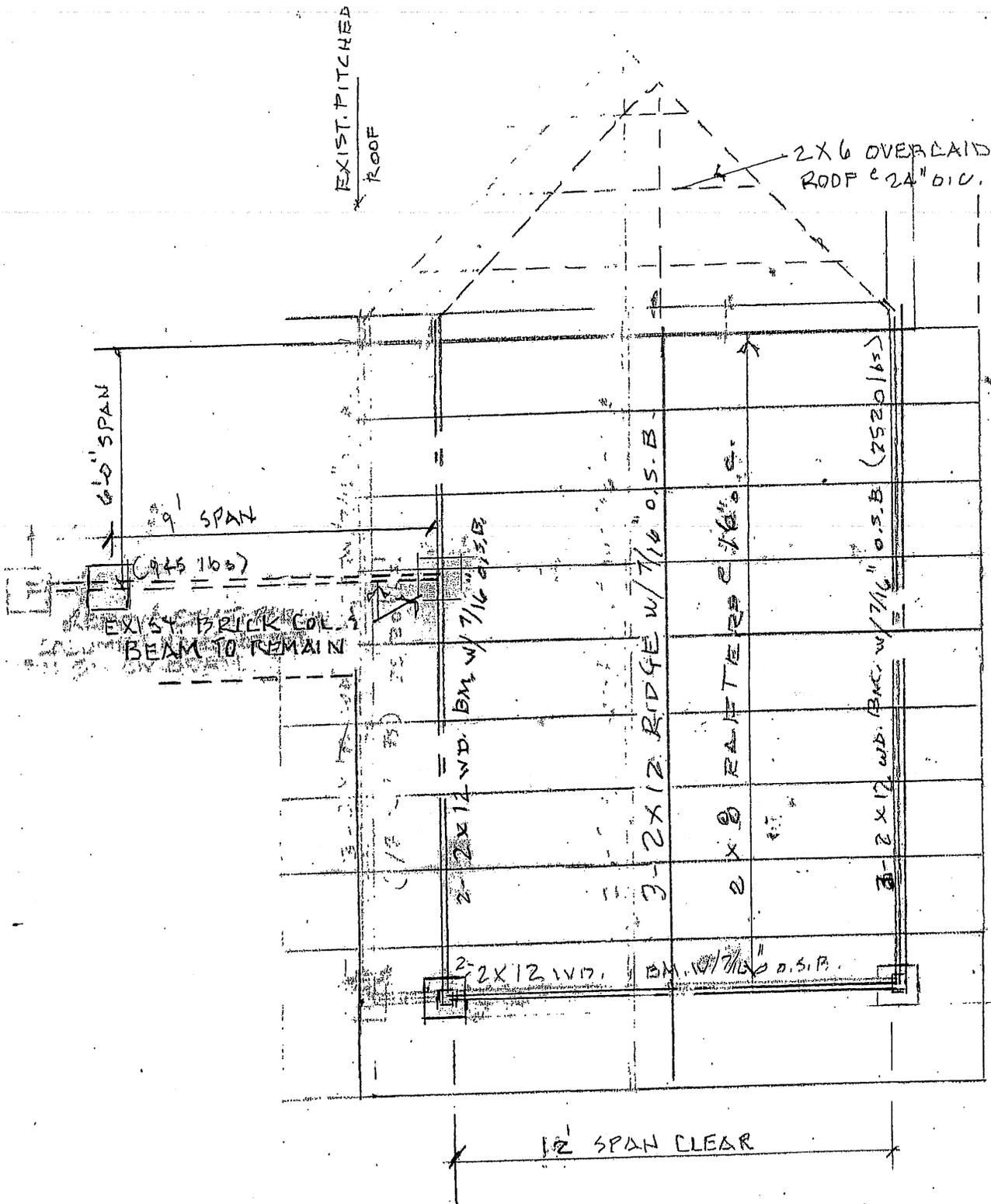
2 - 4" x 6" POSTS IN BRICK
COLUMNS



10'-4"

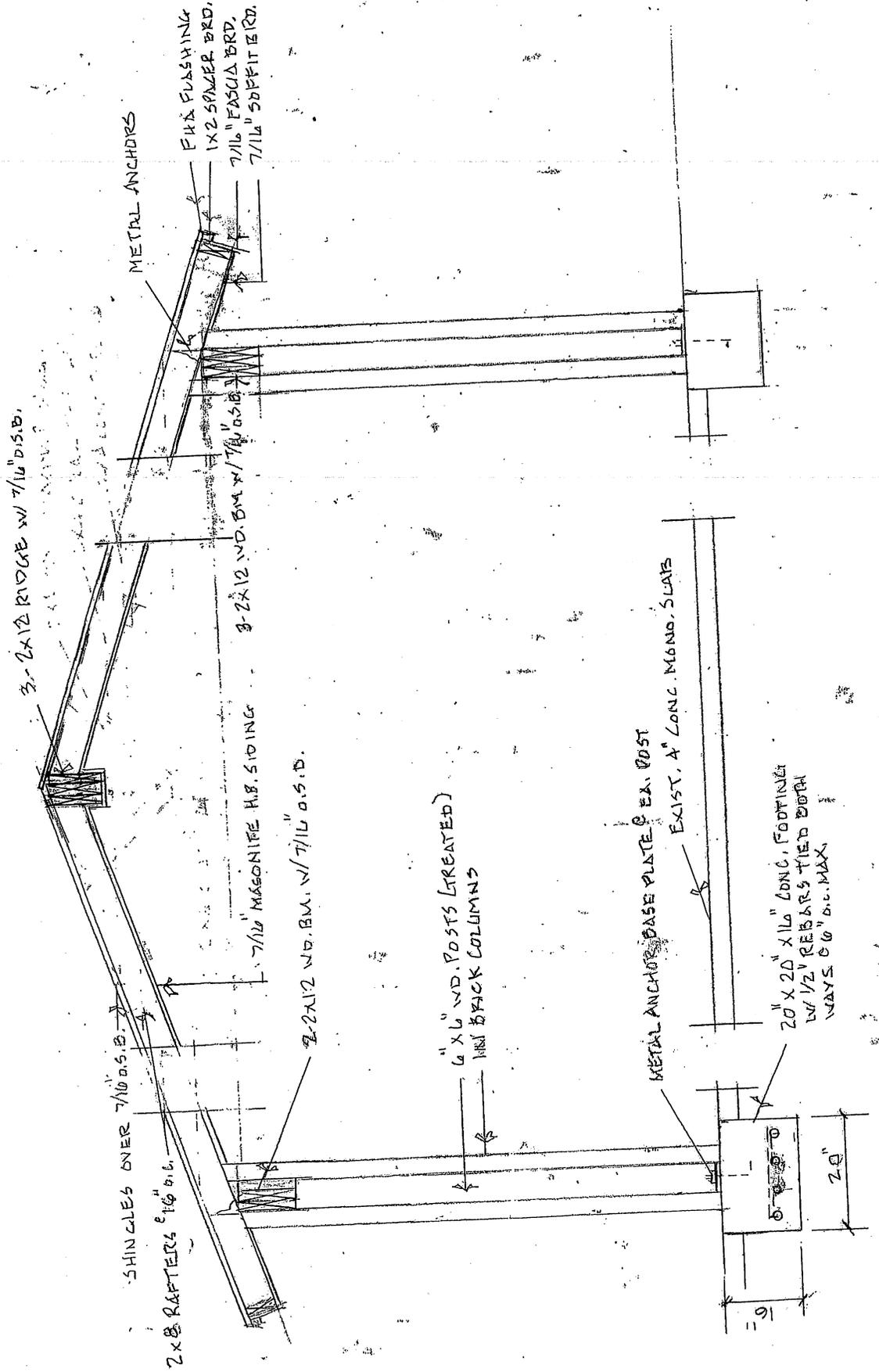
FLOOR PLAN (CARPORT)

1/4"



ROOF FRAMING PLAN (LARDPORT)

1/4"



3-2x12 RIDGE w/ 7/16" DIS. B.

SHINGLES OVER 7/16" DIS. B.
2x8 RAFTERS @ 16" O.C.

METAL ANCHORS

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

3-2x12 WD. BM. w/ 7/16" DIS. B.

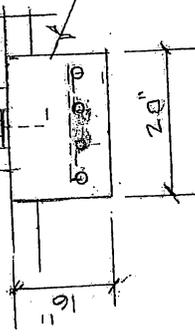
7/16" MASONRY H.B. SIDING

2-2x12 WD. BM. w/ 7/16" DIS. B.

6" x 6" WD. POSTS (TREATED)
w/ BACK COLUMNS

METAL ANCHOR BASE PLATE @ EX. POST
EXIST. 4" CONC. MONO. SLABS

20" x 20" x 16" CONC. FOOTING
w/ 1/2" REBARS TIED BOTH
WAYS @ 6" O.C. MAX.



TYP. CONST. DETAIL (CORNER)

1/2"

ZONING MAP



NOTIFICATION MAP

