

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

This would permit a 20' by 23' carport located to within 2 feet of the front property line in an R-3 (Residential) zone district.

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

BACKGROUND

The owner built a carport without permit. It has existed at least since 1996 and is larger than what would be permitted under the Special Exception J. He is required to submit complete plans, including structural plans, to show how the carport will be reduced to meet the current size restriction and the requirement to match the materials used on the house.

CALCULATIONS

Permitted carport area = 462 sq. ft. (2,312 sq. ft. first floor area under roof ÷ 5)

Requested area of carport = 460 sq. ft. (20' x 23')

Required front and rear yard setback total = 50'

Requested front yard setback = 2'

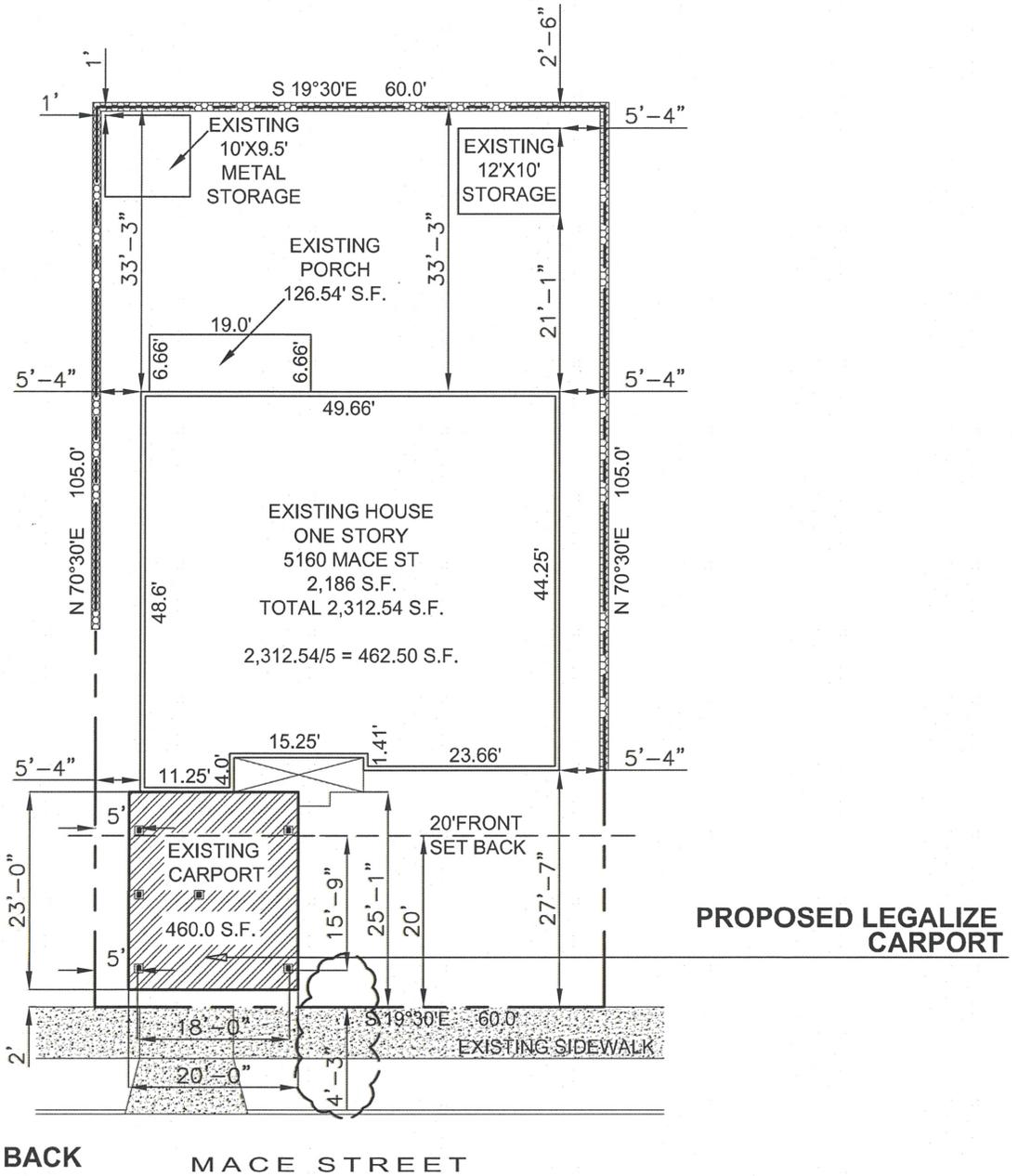
STAFF RECOMMENDATION

Staff recommendation is pending submittal of revised site plans.

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

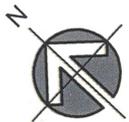
Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year; 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 for rental purposes nor shall it constitute an extension of the living area of the dwelling.



CARPORT 460.0 S.F.
 INVADING FRONT SET BACK

MACE STREET



SITE PLAN

SCALE: 1" = 20'-0"

LEGAL DESCRIPTION:
 6 TOWN & COUNTRY VILLAGE LOT 55 (6300 SQ FT)

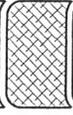
PROPOSED LEGALIZE EXISTING CARPORT

MR. RICARDO SIFUENTES

5160 MACE ST.

EL PASO, TX 79932

REVISIONS



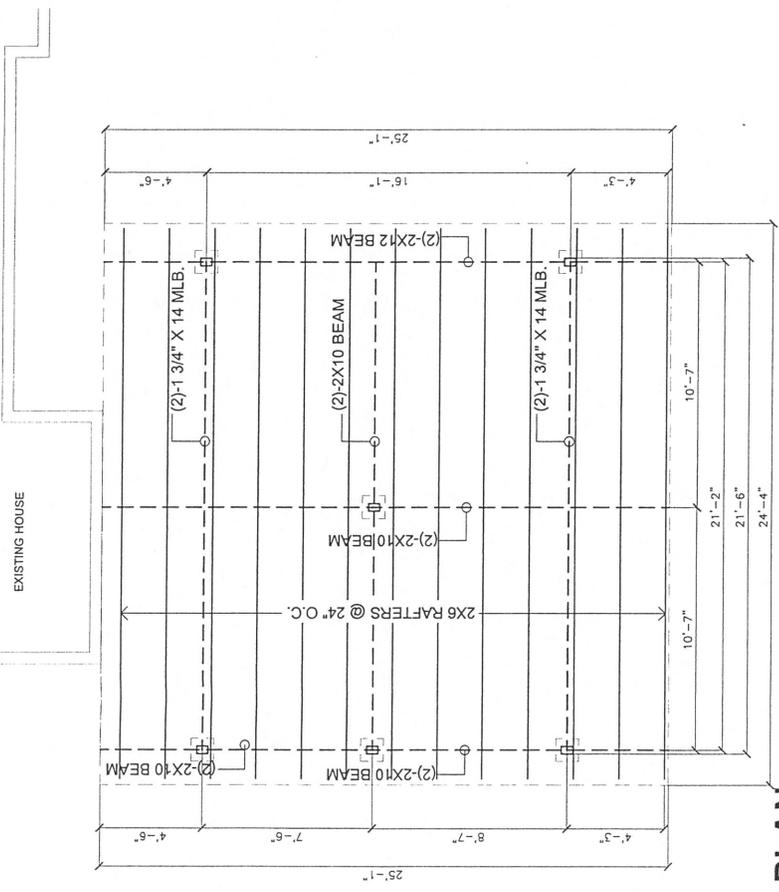
DATE: AUG. 22-2012

PROJECT NAME: PROPOSED LEGALIZE CARPORT
MR. RICARDO SIQUEIRAS
EL PASO, TX 79932
5160 MACE ST.

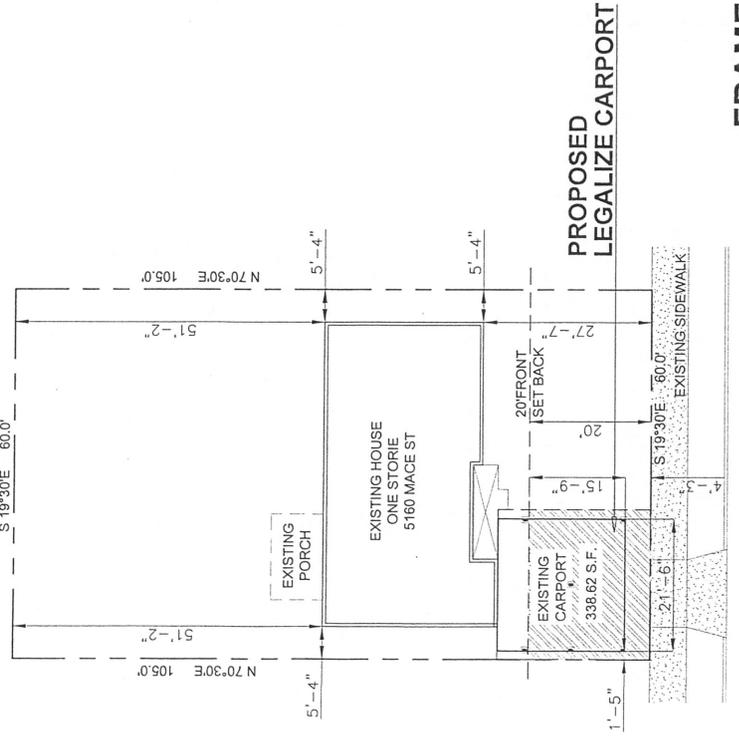
TOTAL SQ. FT.: 338.62

Drawing by: PLANOS BLUE PRINTS
Printing Services
PH 815-873-7727

SHEET TITLE: ARCHITECTURAL
A
SHEET OF 01

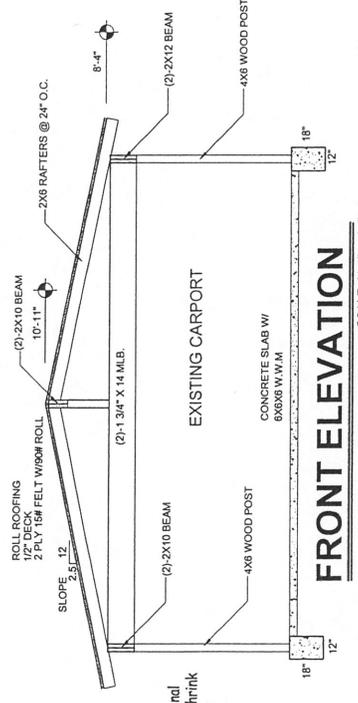


FRAME PLAN
SCALE: 3/16\"/>

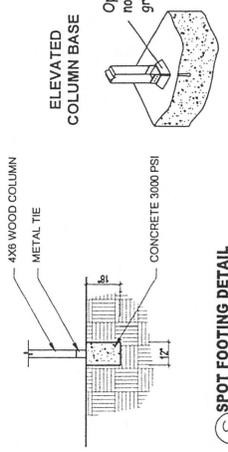


SITE PLAN
SCALE: 1\"/>

LEGAL DESCRIPTION:
6 TOWN & COUNTRY VILLAGE LOT 55 (6300 SQ FT)



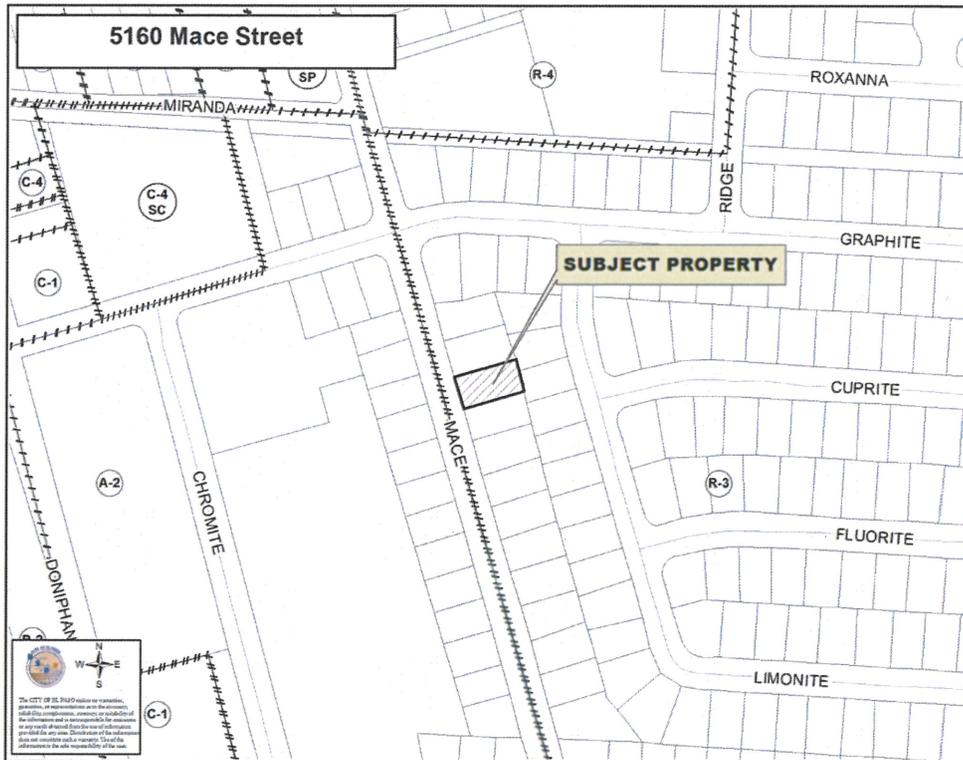
FRONT ELEVATION
SCALE: 3/16\"/>



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ZONING MAP



NOTIFICATION MAP

