

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

This would permit a 15' by 20' carport that is proposed to encroach into the front yard setback and to be located to within 5' feet of the front property line.

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

BACKGROUND

The applicant is requesting a carport that does not rise higher than the roof of the house and will match the existing house in roof materials. There is no utility easement at the front property line. The Engineering & Construction Management Department has reviewed the structural plans and found them acceptable.

A site visit shows a shed located less than 5 feet from the main structure and located in the side setback. The applicant provided a survey that shows that the structure was there when she purchased the house. The applicant has been requested to provide a revised site plan.

CALCULATIONS

Permitted carport area = 366.8 sq. ft. (1834 sq. ft. first floor area ÷ 5)

Requested area of carport = 300 sq. ft. (15' x 30')

Required front yard setback = 11.3'

Requested front yard setback = 5'

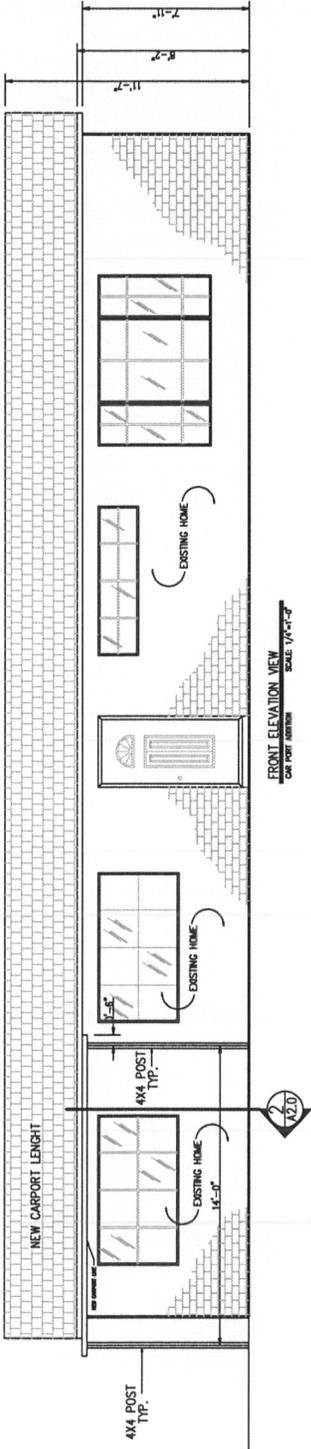
STAFF RECOMMENDATION

Staff recommendation is pending submittal of a revised site plan and a written recommendation from Engineering & Construction Management.

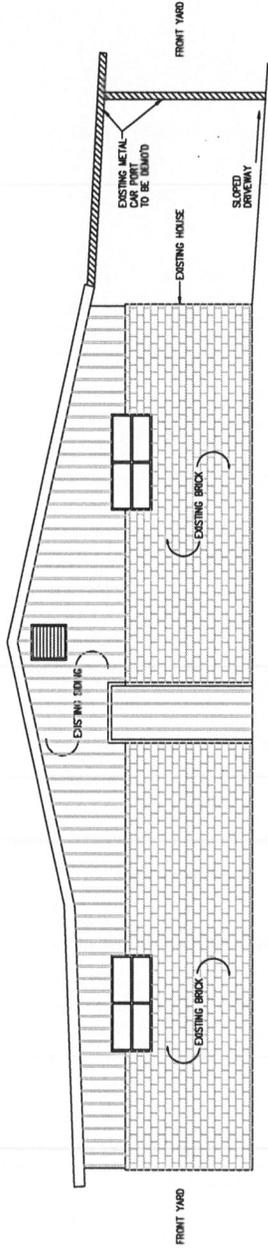
The Zoning Board of Adjustment is empowered under Section 2.16.050 K to:

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:

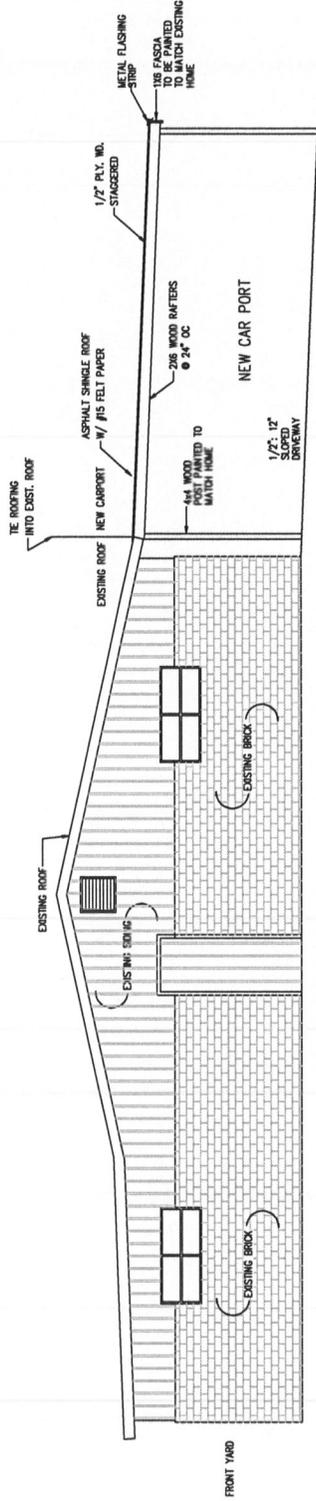
1. The residence has been in existence with a valid certificate of occupancy for one continuous year; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The 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.



FRONT ELEVATION NEW CARPORT ADDITION
SCALE 1/4"=1'-0"



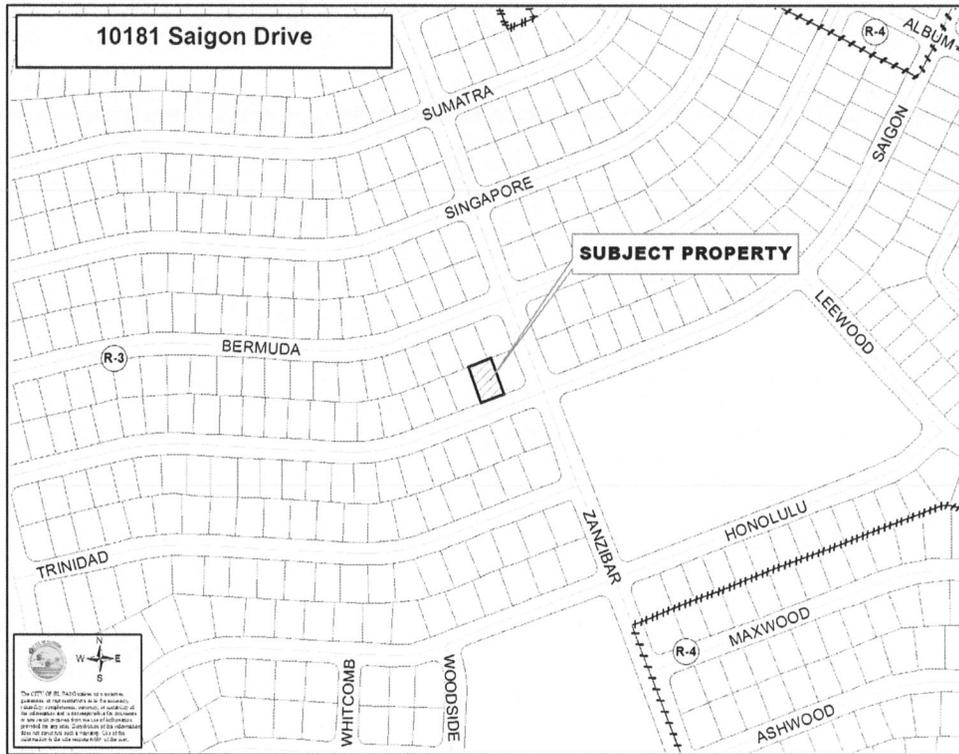
SIDE ELEVATION NEW CARPORT
SCALE 1/4"=1'-0"



SIDE ELEVATION NEW CARPORT
SCALE 1/4"=1'-0"

ADDRESS SITE: 10181 SAIGON
NEW CARPORT ADDITION

ZONING MAP



NOTIFICATION MAP

