

**PZBA13-00030 9711 Thygerson Lane George Jr. & Aurora Avedician
Applicants request a Special Exception under Section 2.16.050 J (Carport over a
Driveway) in an RMH (Residential Mobile Home) zone.**

This would allow the construction of a 16' by 22' carport proposed to extend within 3' of the front property line.

There is no required cumulative front and rear yard setback total in the RMH zone district.

BACKGROUND

The applicant is requesting to build a carport over the driveway that will match the house in design and materials. There is a 10' utility easement at the front property line. Building Permits & Inspections reviewed the structural plans and found them to be deficient due to over spanned beams throughout the structure. Should the special exception be granted, corrected plans will be required before the issuance of permits.

CALCULATIONS

Permitted carport area = 380 sq. ft. (1,904sq. ft. ÷ 5)
Requested area of carport = 352 sq. ft. (16' x 22')
Required front and rear yard setback total = NA
Requested front and rear yard cumulative setback = NA

STAFF RECOMMENDATION

Staff recommendation is for **APPROVAL with a condition**: Acceptance of structural designs by the Building Permits and Inspections division.

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 #1

9711 THYGERSON LANE
 LOWER-VALLEY MOBILE
 HOME ADDITION
 LOT 28
 BLOCK 5
 EL PASO COUNTY, TX
 CITY OF EL PASO

AT&T
 TELEPHONE
 PEDESTAL

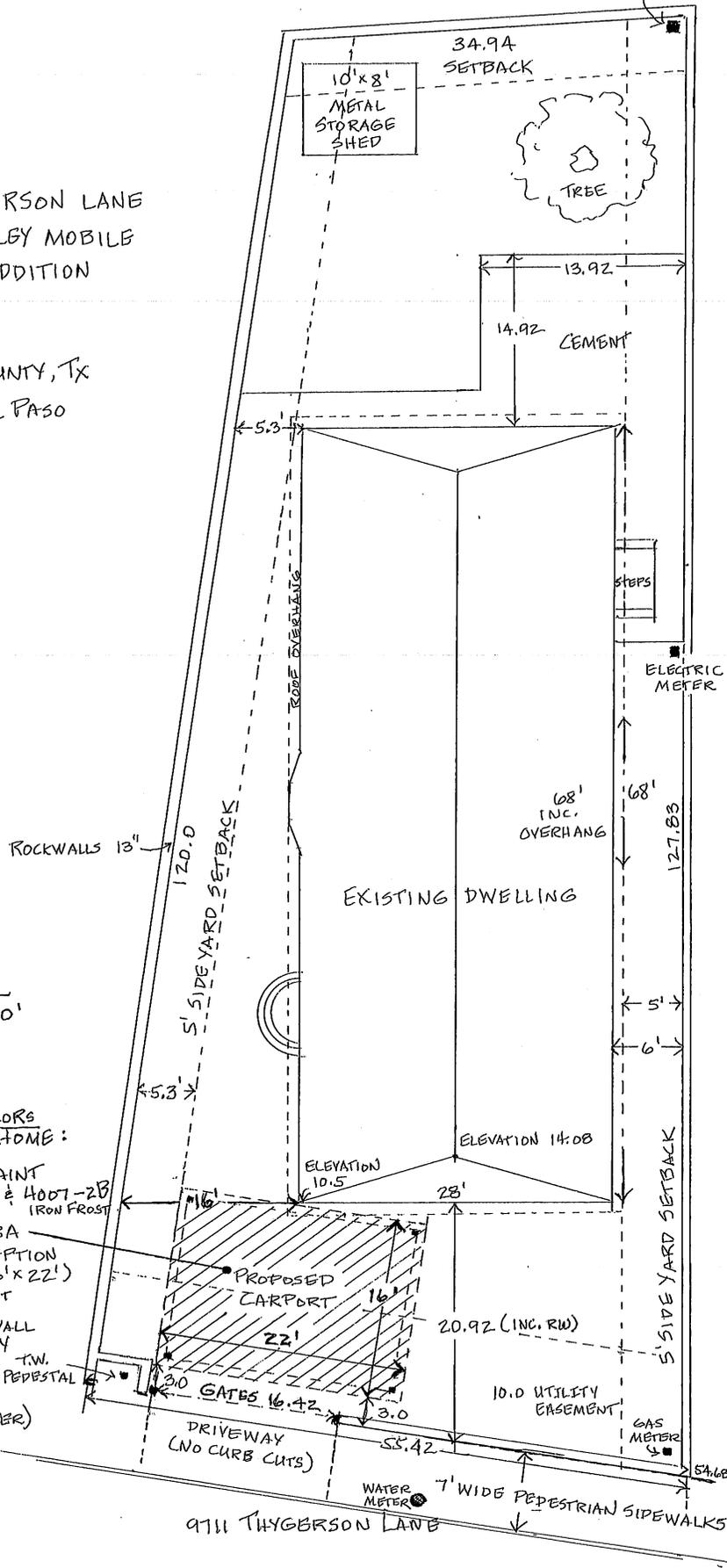
SITE PLAN
 SCALE 1" = 10'

CARPORT COLORS
 TO MATCH HOME:

VALSPAR PAINT
 4007-1B & 4007-2B
 AUTUMN FOG IRON FROST

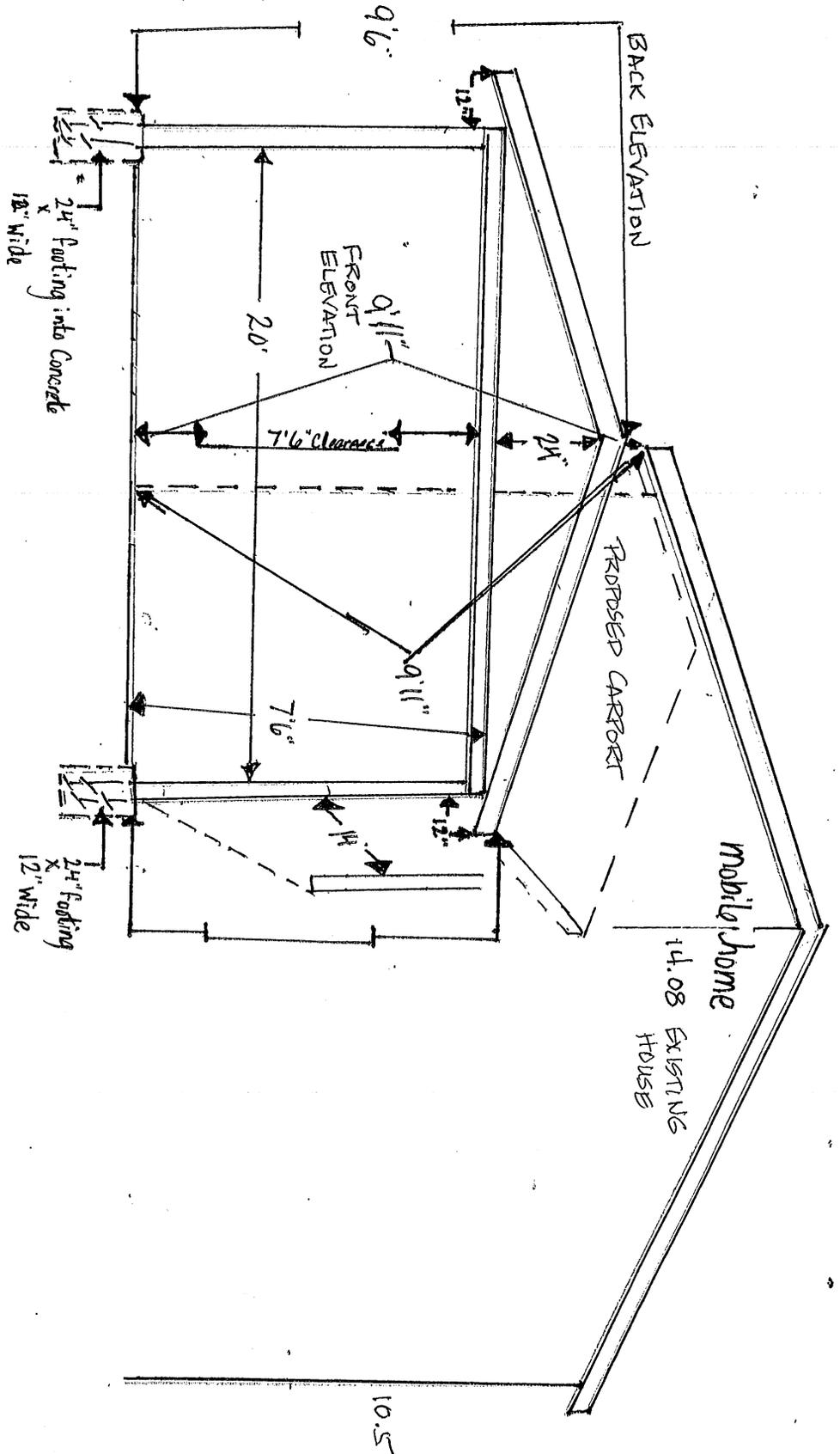
PROPOSED ZBA
 SPECIAL EXCEPTION
 ADDITION (16' x 22')
 352 SQ FT

* FRONT ROCKWALL
 IS COMPLETELY
 WITHIN
 PROPERTY
 LINE
 (13' DIAMETER)

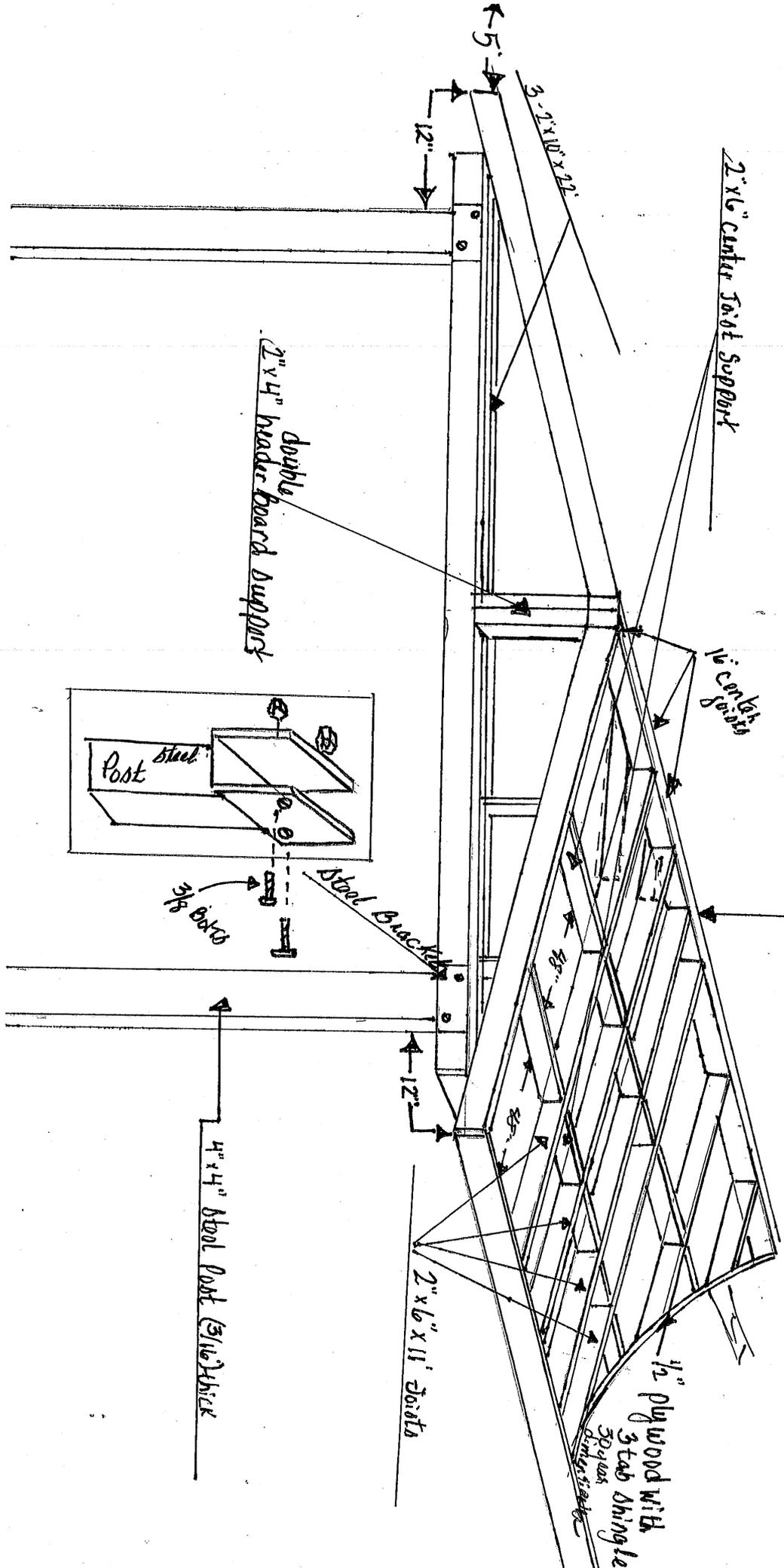


PUBLIC R.O.W.

Rock Wall



9711 THYGERSON LN.
ELEVATION PLAN

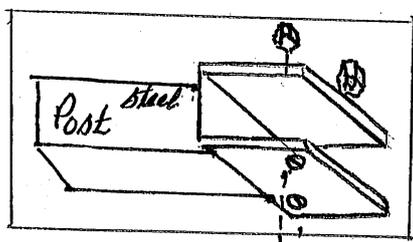


2x6 Center Joist Support

2x4" double header board support

2-2x10x18' header board

1/2" center girder



3/8" bolts

Steel Bracing

4x4" steel Post (3/16" thick)

12"

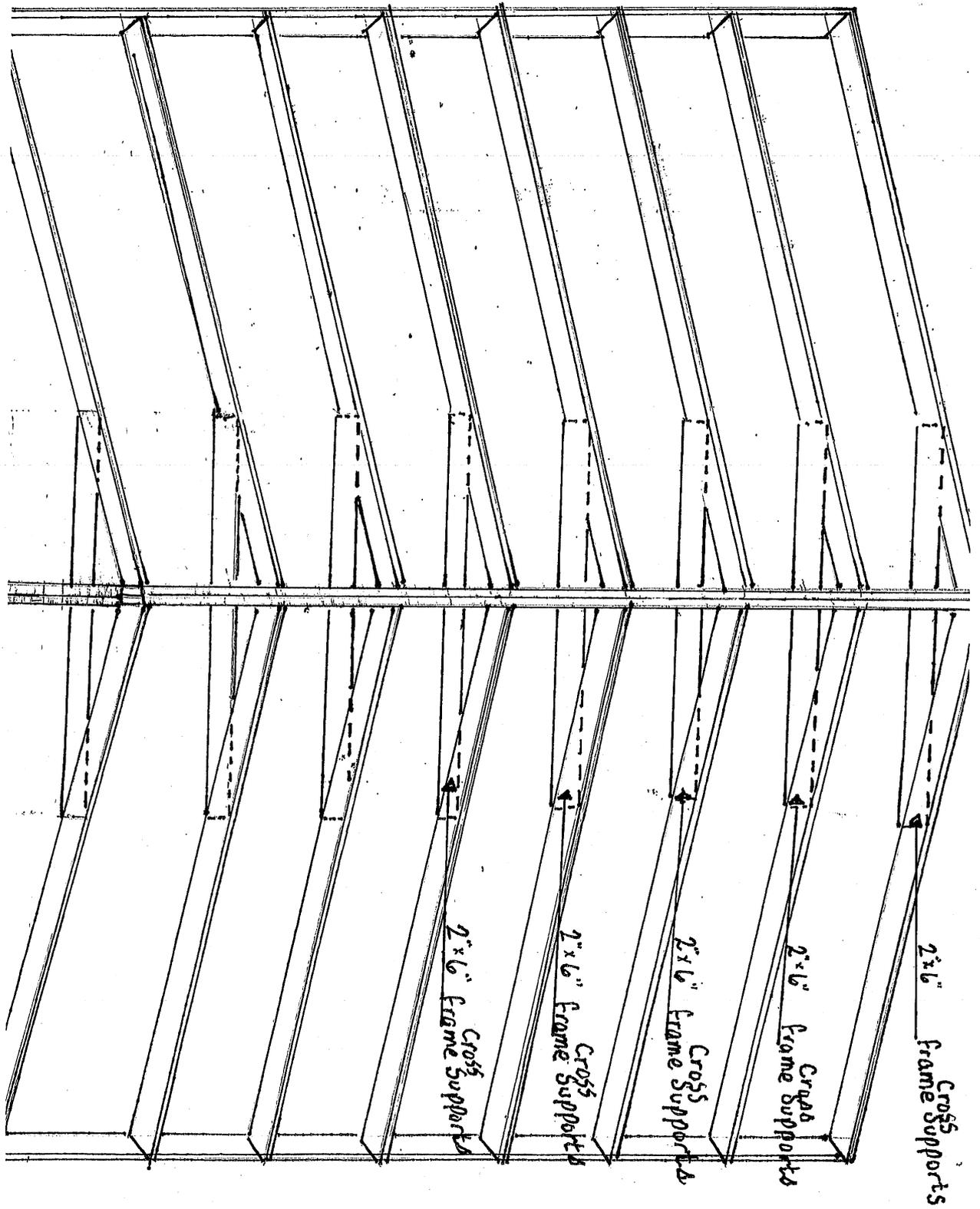
2x6x11' joists

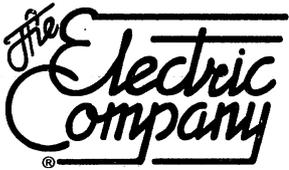
1/2" plywood with 3x4 shingle squares

5'

12"

3-2x10x12'





El Paso Electric

P.O. Box 982
El Paso, Texas
79960-0982
(915) 543-5711

August 14, 2013

George & Aurora Avedician
9711 Thygerson
El Paso, TX 79927

Dear Mr. & Mrs. Avedician:

Re: Proposed Easement Encroachment – Lot 28, Block 5, Lower Valley Mobil Home Addition
9711 Thygerson

This is to advise of El Paso Electric Company's intention to allow for the encroachment on the platted easement of the captioned subdivision and address as shown on the attached plan. This easement runs in favor El Paso Electric Company in the captioned subdivision. The use of the easement will not be hindered by the present construction as shown on the attached plot plan.

If I may be of help with any questions or comments please feel free to contact me at 543-4176.

Sincerely;

A handwritten signature in cursive script that reads "William C. Eggleston".

William C. Eggleston SR/WA
Principle Utility Specialist
(915)543-4176



P.O. BOX 511
EL PASO, TX 79961-0001
PHONE: 915-594-5500
FAX: 915-594-5580

August 23, 2013

Mr. & Mrs. George Avedician
9711 Thygerson Lane
El Paso, Texas 79927

RE: Proposed carport, 9711 Thygerson Lane (the Property).

Dear Mr. & Mrs. Avedician:

This letter is in response to your correspondence received by this office on August 14, 2013 in which you request a letter of non-objection for the construction of a proposed carport within the above described Property. Your letter indicates: "...need letter of non-objection from the utility companies in order to acquire a building permit to erect the carport." Attached to your letter is a copy of your plot plan providing the following legal description: "9711 Thygerson Lane, Lot 28, Block 5, Lower Valley Mobile Home Addition."

As per the Lower Valley Mobile Home Addition Plat, there is an existing ten (10) foot wide Utility Easement within the subject property situated immediately north of Thygerson Lane. Your plot plan depicts the 25-foot long by 14-foot wide proposed carport located immediately north of Thygerson Lane. Your plot plan does not depict the existing 10-foot wide Utility Easement; the proposed carport encroaches unto the existing ten (10) foot wide Utility Easement.

The El Paso Water Utilities – Public Service Board (EPWU-PSB) operates and maintains water and sanitary sewer mains along Thygerson Lane.

EPWU-PSB records do not depict water or sanitary sewer mains within the above-referenced 10 foot wide Utility Easement. The EPWU-PSB does not object to the proposed carport to encroach unto the described existing ten (10) foot wide utility easement. Future encroachments shall be requested by the Property owner prior to construction of a structure on the existing easement.

If you have any questions, please do not hesitate to call Jesús Haller of my staff at 594-5546, or contact me at 594-5530.

Sincerely,

A handwritten signature in black ink, appearing to read "Felipe Lopez, Jr.", written in a cursive style.

Felipe Lopez, Jr., P. E.
Utility Engineering Division Manager – Engineering Services

cc: Daniel Avila, P. E.
Frank Provencio



August 9, 2013

George Avedician
9711 Thygerson Ln
El Paso, TX 79927

Re: TESS Locate Ticket #1372002582

Mr. Avedician,

This letter is to confirm that Level 3 Communications facilities are clear of your work site per the described location on ticket 1372002582.

Should you have any further questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Judy Henry".

Judy Henry
Business Analyst
Cable Protection Management
Level 3 Communications
720-888-2061



TEXAS GAS SERVICE

A DIVISION OF ONEOK

August 3, 2013

George & Aurora Avedician
9711 Thygerson
El Paso, Texas 79927

RE: Encroachment of Utility Easement at 9711 Thygerson Lane, El Paso, Texas.

Dear Mr. & Mrs. Avedician:

Texas Gas Service has no main line facilities within the utility easement in the above-mentioned property, and therefore does not object to the proposed car port on the existing encroachment. For your safety, please call **811** for line locations before any excavation commences.

Should you have any questions or require further information, please feel free to call me at (915) 680-7375.

Regards,

Cynthia Nunez
Engineering Department

Texas Gas Service
4700 Pollard Street,
El Paso, TX 79930-6806
P.O. Box 31458, El Paso, TX 79931
915-680-7200
www.texasgasservice.com



ENCROACHMENT AGREEMENT

7010 Airport Rd. El Paso, TX 79906
Tel. 915-772-1123 Fax 915-771-6195

PROPERTY OWNER:
Goerge Avedician Jr and Aurora Avedician
9711 Thygerson Lane
El Paso, TX 79927
Attn: George Avedician

LEGAL DESCRIPTION:
9711 Thygerson Lane
Lot 28, Block 5
Lower Valley Mobile Home Addition
El Paso, El Paso County, TX

As agreed in the conversation between your agent and our engineer, we are writing to you regarding the encroachment of an existing structure on the utility easement on the property shown on the attached Certificate of Survey.

TIME WARNER CABLE hereby consents to the present encroachment of the existing structure upon the aforementioned easement, however, the cable company does not waive or relinquish any rights held by it to operate, maintain, renew, construct, reconstruct, repair, add or remove cable lines, conduit or other cable facilities that are now located, or may be located in the future on said easement.

As consideration for the cable company granting this permission to retain said structure on said easement, subject to the aforesaid rights of the future owners (heirs, successors and assigns) of property, to hold the cable company harmless for any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of existence, construction, maintenance, repair, condition, use or presence of said structure upon said easement. TIME WARNER CABLE shall not be responsible for any damages to said structure or to property therein, located on said utility easement.

Mike Perez - DIRECTOR EL PASO TIME WARNER CABLE -

Consented to this 27 day of AUGUST 2013.

State of Texas, County of El Paso

The foregoing instrument was acknowledged before me this 27th day of August 2013 -by Mike Perez

NOTARY PUBLIC

My Commission Expires May 9, 2015



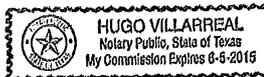
PROPERTY OWNER(S)

State of Texas County of El Paso

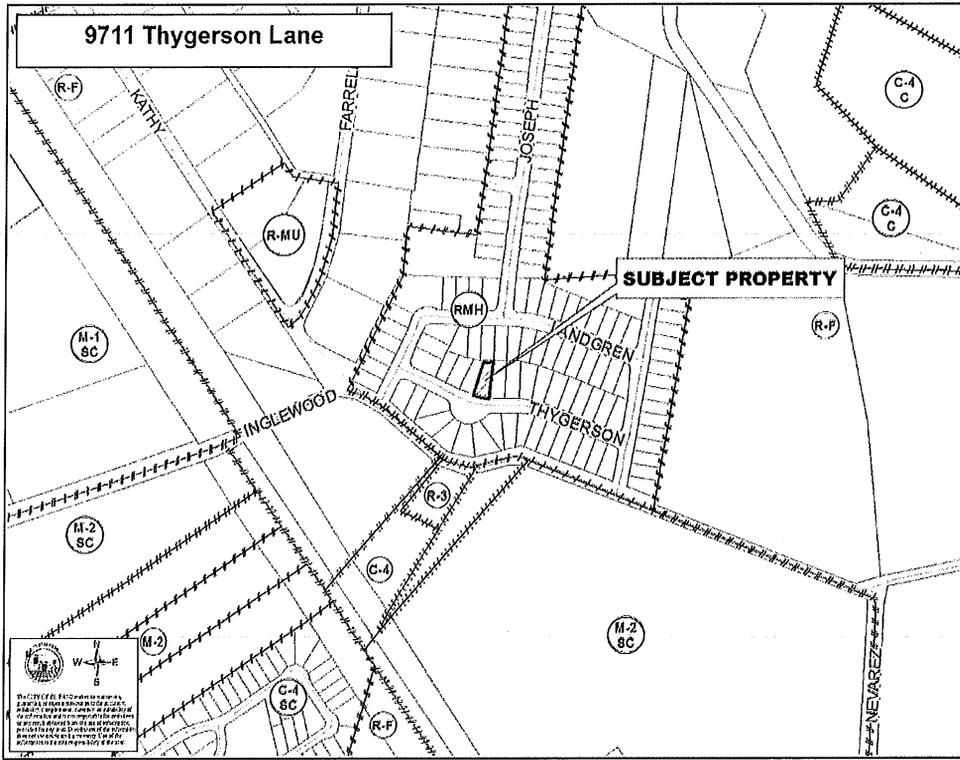
The foregoing instrument was acknowledged before me this 5th day of August, 2013 by George Avedician and Aurora Avedician

NOTARY PUBLIC

My Commission Expires 06/05/2015



ZONING MAP



NOTIFICATION MAP

