

**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 with a flat roof that does not rise higher than the roof of the house with roof materials and paint to match the existing house. There is no utility easement at the front property line. The Engineering & Construction Management Department has reviewed the structural plans and found them acceptable. Staff suggested to the applicant that the carport design be changed to a pitched roof and to include columns faced with brick to match the house, but the applicant is not willing to change the design.

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 that shows all curb cuts for driveways.

**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 is not making a recommendation.

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.

*Dedicated to Outstanding Customer Service for a Better Community*

**S E R V I C E   S O L U T I O N S   S U C C E S S**



**ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT**  
Building Permits & Inspections Division

**MEMORANDUM**

**TO:** Zoning Board of Adjustment Staff

**FROM:** Juan Estala, Building Plans Examiner, Building Permits and Inspections Division

**SUBJECT:** CARPORT CASE FOR October 24, 2011 ZBA MEETING

**DATE:** 10/17/2011

I have reviewed the plans for ZBA case PZBA11-00031 located at 10181 Saigon. The applicant is requesting a Special K Exception under Title 2.16.050 for a carport over the driveway.

The carport's structural design has been reviewed and has been found to be acceptable.

This letter is written pursuant to Title 2.16.050 K 2. And provides written approval for the carport design based upon structural design considerations from the Building Permits and Inspections Division of the Engineering & Construction Management Department.

Juan Estala

**Mayor**  
John F. Cook

**City Council**

*District 1*  
Ann Morgan Lilly

*District 2*  
Susie Byrd

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

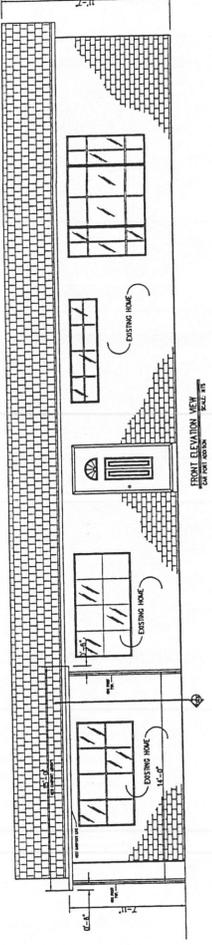
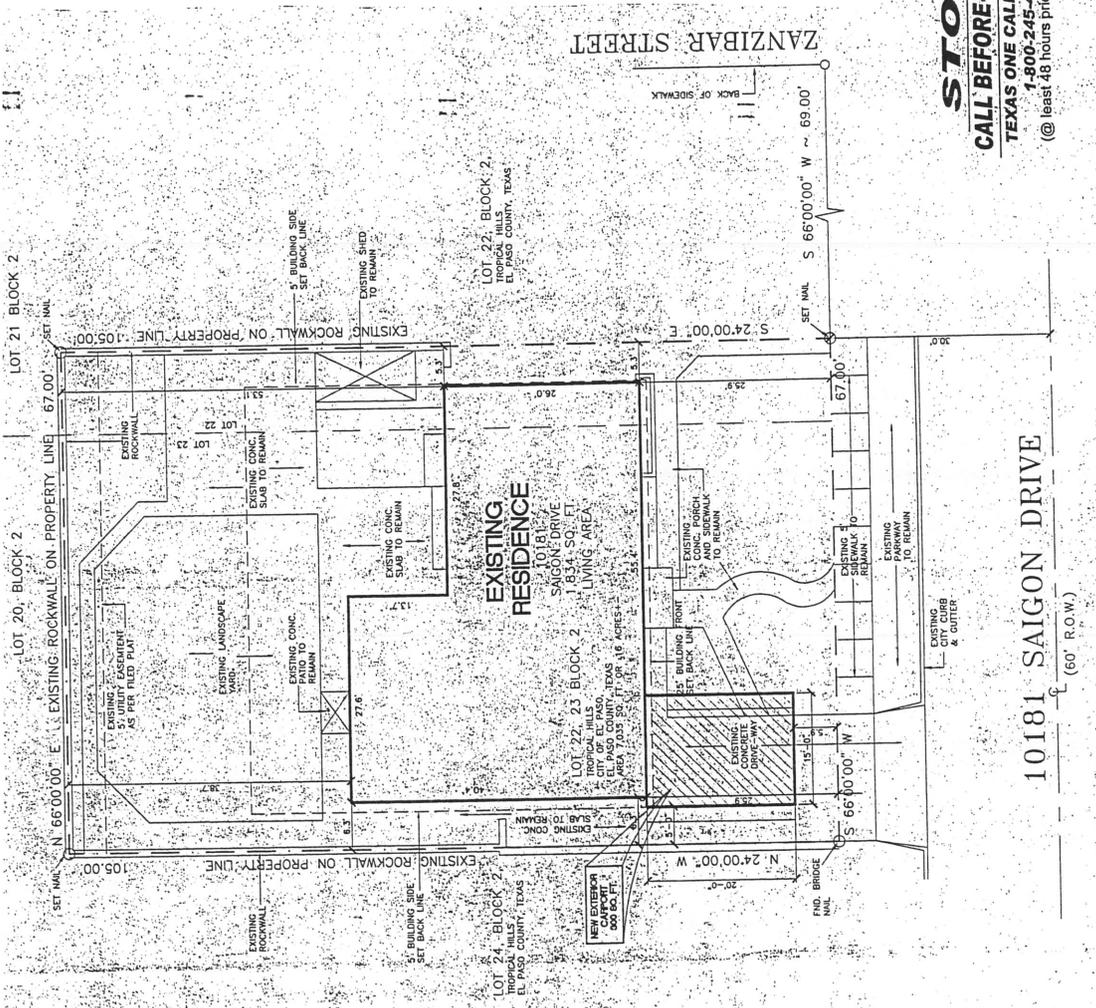
*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

*District 8*  
Cortney Carlisle Niland

**City Manager**  
Joyce A. Wilson





NEW CARPORT FOR:  
 Carlos R. & Guadalupe Ca  
 10181 Saigon Drive El Pas  
 SHEET TITLE  
 PERMIT PLAN  
 AND CITY PERMIT APPL  
**MASTER PLAN**  
**DESIGNS**  
 10181 SAIGON DRIVE, EL PASO, TEXAS 79907  
 PREPARED BY: CARLOS R. GONZALEZ  
 DATE: 07/25/11

**STOP!**  
**CALL BEFORE YOU DIG**  
 TEXAS ONE CALL SYSTEM  
 1-800-245-4545  
 (@ least 48 hours prior to digging)

10181 SAIGON DRIVE  
 (60' R.O.W.)

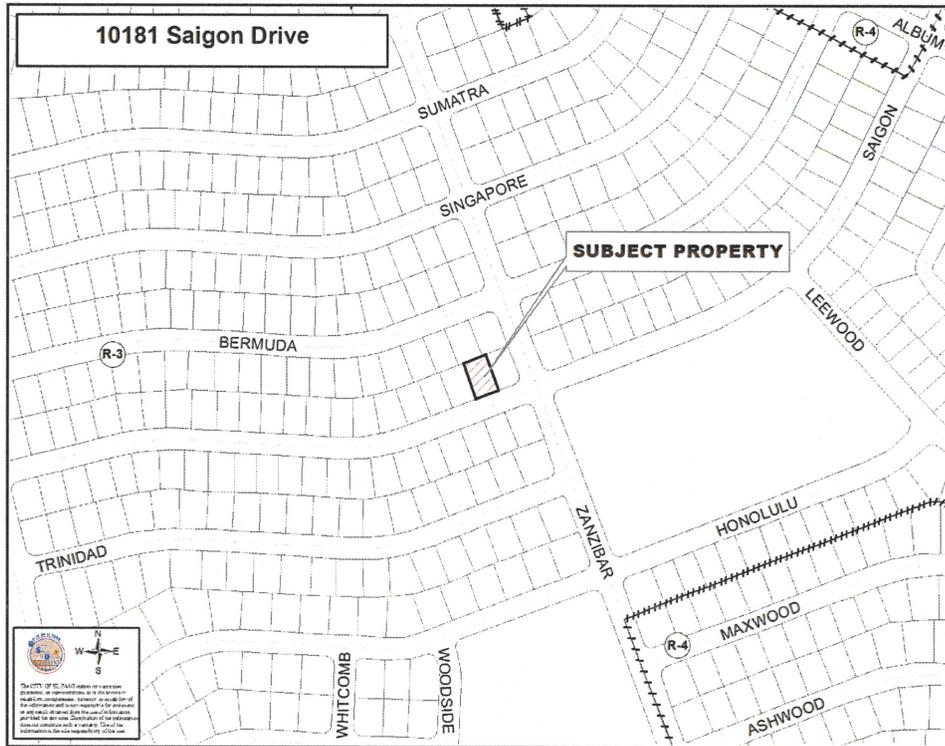
**1**  
**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

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# ZONING MAP



# NOTIFICATION MAP

