PZBA16-00031 10315 Blythe Danny and Cecilia Ramos

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

This would permit the construction of a 448.47 sq. ft. carport proposed to encroach 209.35 sq. ft. into the front yard, and to be located to within 0' of the front property line.

Per Section 20.12.040.B.4, a carport may extend up to 10' into the required front yard, 150 square feet in floor area.

The required front setback is 20' feet in the R-3 zone district.

BACKGROUND

The existing residence was constructed in 1960.

The applicants are requesting Special Exception J Carport over a Driveway which will encroach into the required front yard setback. There are no utility easements within the front property line. The plans show that the carport will match the house in materials and design and will rise no higher than the roof line of the existing house. The review of the structural drawings by Building Development & Permitting has been completed and approved.

The Planning Division has not received any communications in support or opposition to the special exception request.

CALCULATIONS

Permitted carport area = 537.63 sq. ft. (house 1st floor area of 1,938 sq. ft. ÷ 5 = 387.63 + 150 sq. ft. of permitted encroachment)
Requested carport area = 448.47 sq. ft. (18' x 25")
Required front yard setback = 20'
Requested front setback = 0'
Required front and rear yard setback total = 50'
Requested front and rear yard setback total = 32'

STAFF RECOMMENDATION

Staff recommends approval as the requested square footage encroachment is less than the maximum permitted, with the inclusion of modifications per Section 20.12.040.B.4.

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

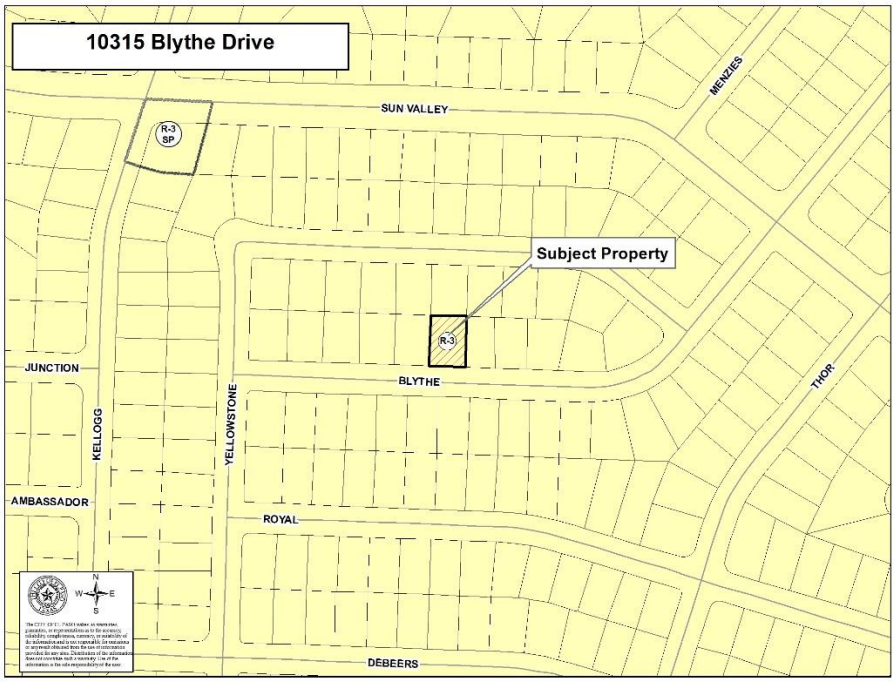
"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

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 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

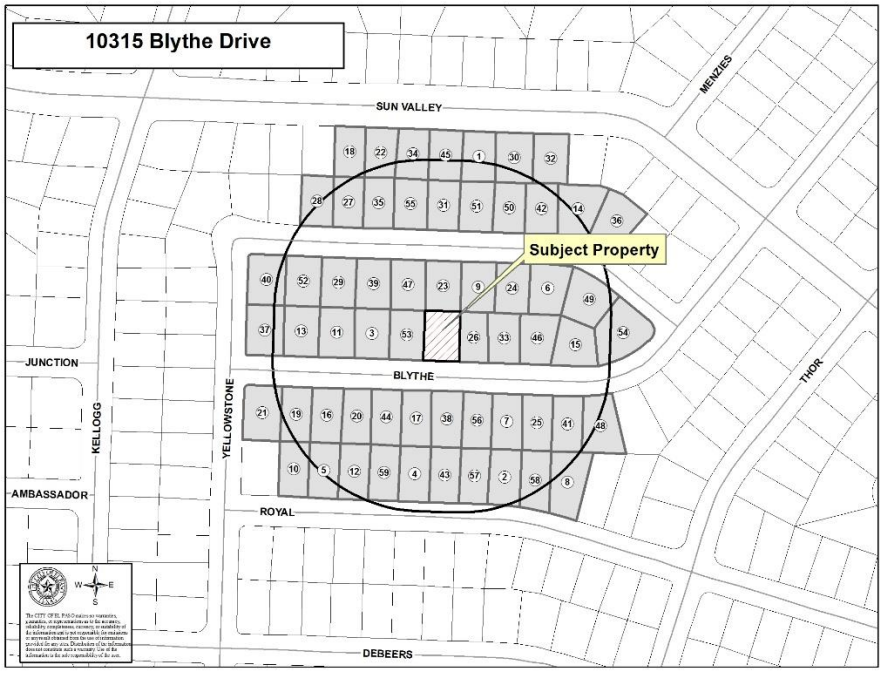
Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space."

ITEM #5

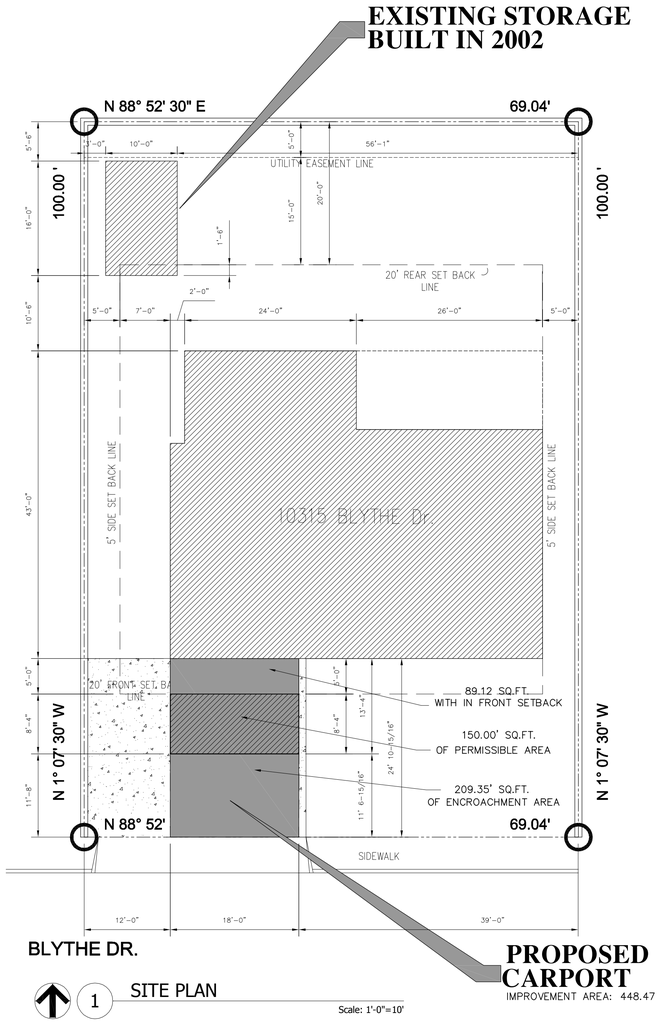
ZONING MAP



NOTIFICATION MAP



ITEM #5



1 SITE PLAN

Scale: 1'-0"=10'

PROJECT DATA

OCCUPANCY: RESIDENTIAL
ZONING: R3
MIN FRONT YARD – 20'
MIN REAR YARD – 20'
MIN ACCUMULATIVE FRONT & REAR – 50'
MIN SIDE YARD – 5'

PROPOSED CARPORT AREA: 448.47 SQ. FT.

LEGAL DESCRIPTION

SUN VALLEY No. 6
LOT 06 BLK 49 (6,904.00 SQ. FT.)
EL PASO, TEXAS 79925

LEGAL ADDRESS

10315 BLYTHE Dr.
PECOS, TEXAS, 79925

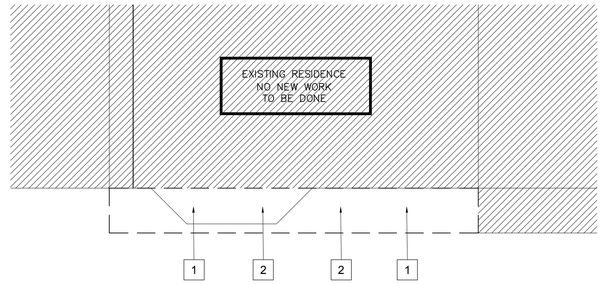
AREA

RESIDENCE AREA=1938.16 S.F.

PROPOSED CAR PORT AREA
89.12 SQ.FT. WITH IN FRONT SETBACK
150.00' SQ.FT. OF PERMISSIBLE AREA
209.35' SQ.FT. OF ENCROACHMENT AREA
TOTAL AREA: 448.47 SQ.FT.

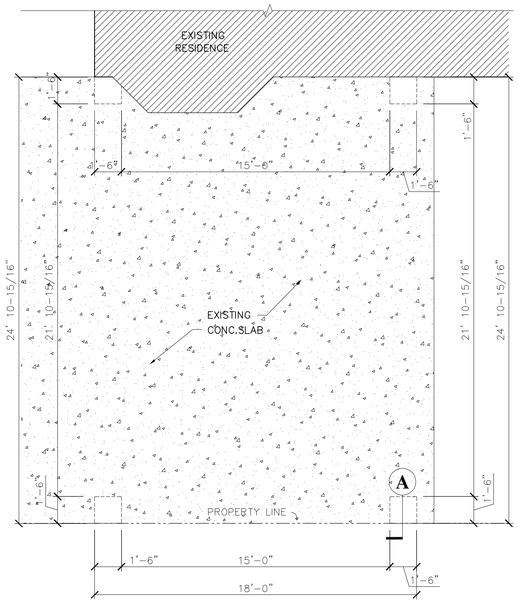
DEMOLITION KEY NOTES

1. REMOVE PORTION OF EXISTING OVERHANG ROOF AND DISPOSE OF PROPERLY.
2. REMOVE EXISTING ROOF MATERIAL AND DISPOSE OF PROPERLY.



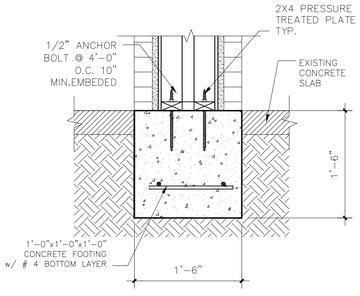
2 DEMOLITION PLAN

Scale: 1/4"=1'-0"



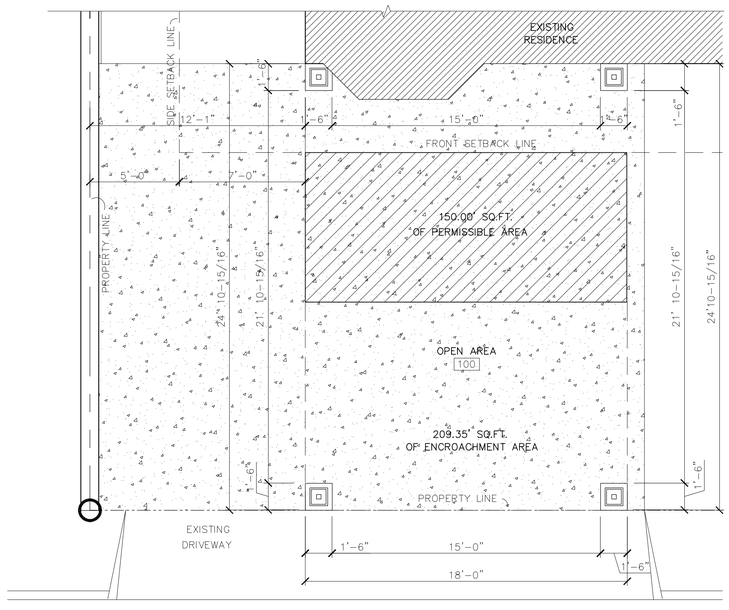
3 FOUNDATION PLAN

Scale: 1/4"=1'-0"



4 DETAIL "A" (TYP)

Scale: 1"=1'-0"



5 FLOOR PLAN

Scale: 1/4"=1'-0"

REVISIONS :

CONSTRUCTION by
CONSTRUCTION AND RESTORATION
Carlos Carreto
www.sapc-constructions.com
PASO TEXAS
915 755-5462

DESIGN & DRAFTING
CARLOS A. VILLANUEVA
810 TEXAS
EL PASO TEXAS 79901
108 ARGONAUT Dr.
EL PASO TEXAS 79901
915 630-4682 / 915 777-3058

PROPOSED NEW CARPORT FOR:
Mr. DANNY & CECILIA RAMOS
ADDRESS : 10315 BLYTHE Dr.
PECOS, TEXAS, 79924

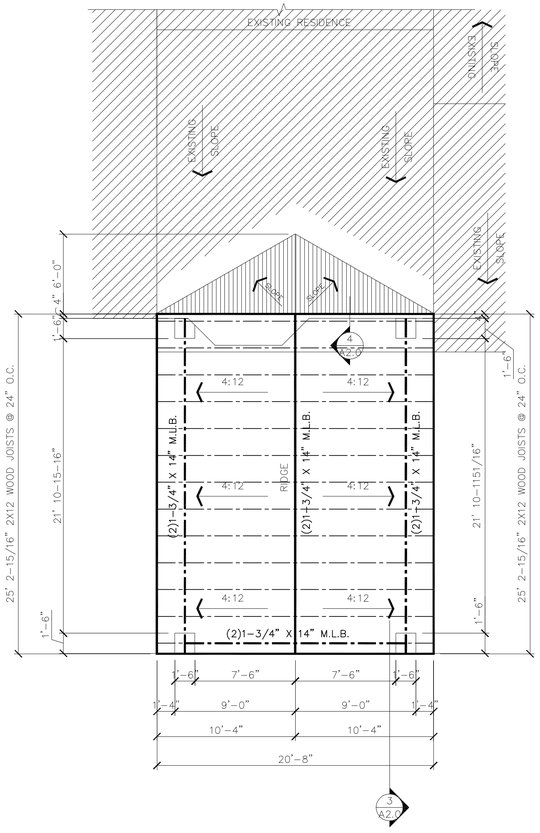
DATE
SEP 2016

SCALE
As Noted

PROJECT No.
080916

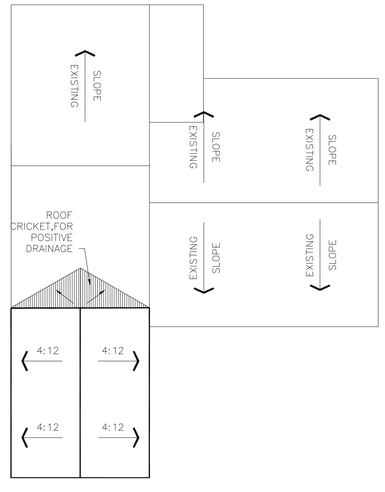
RA-1
1 OF 2

SHEET TITLE
SITE,FOUNDATION,
& FLOOR PLAN



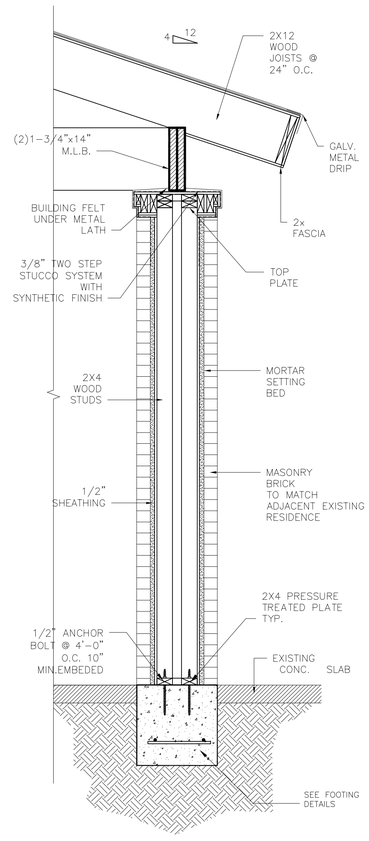
1 FRAMING PLAN

Scale: 3/16"=1'-0"



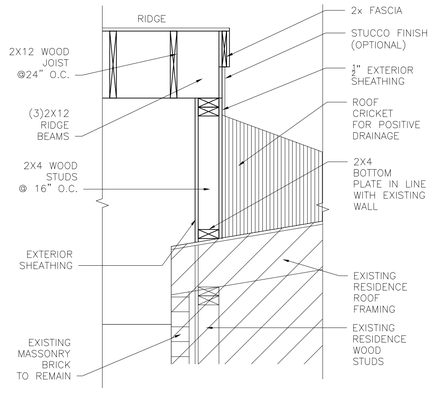
2 ROOF PLAN

Scale: 3/16"=1'-0"



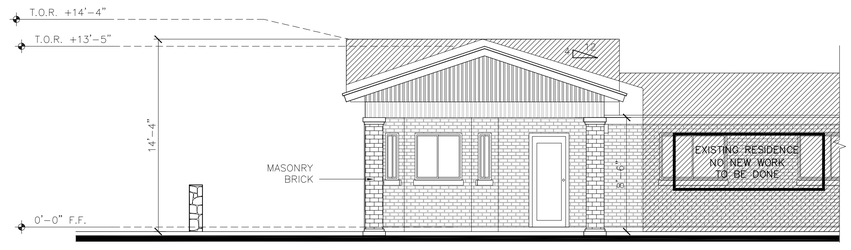
3 SECTION

Scale: 3/4"=1'-0"



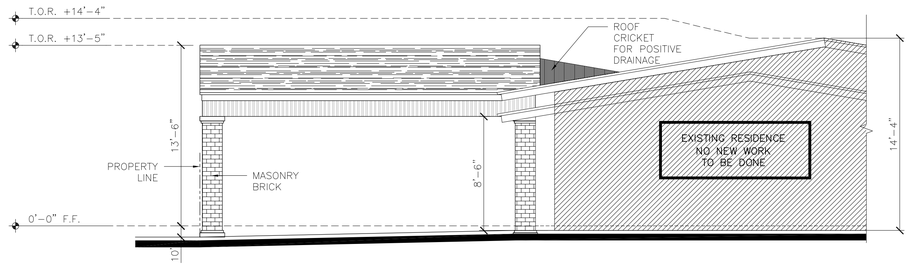
4 SECTION DETAIL

Scale: 1"=1'-0"



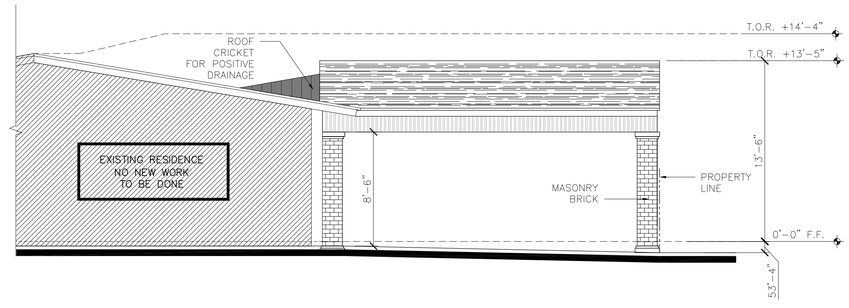
5 FRONT ELEVATION

Scale: 3/16"=1'-0"



6 RIGHT SIDE ELEVATION

Scale: 3/16"=1'-0"



7 LEFT SIDE ELEVATION

Scale: 3/16"=1'-0"

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PROPOSED NEW CARPORT FOR:
Mr. DANNY & CECILIA RAMOS
ADDRESS : 10315 BLYTHE Dr.
PECOS, TEXAS, 79924

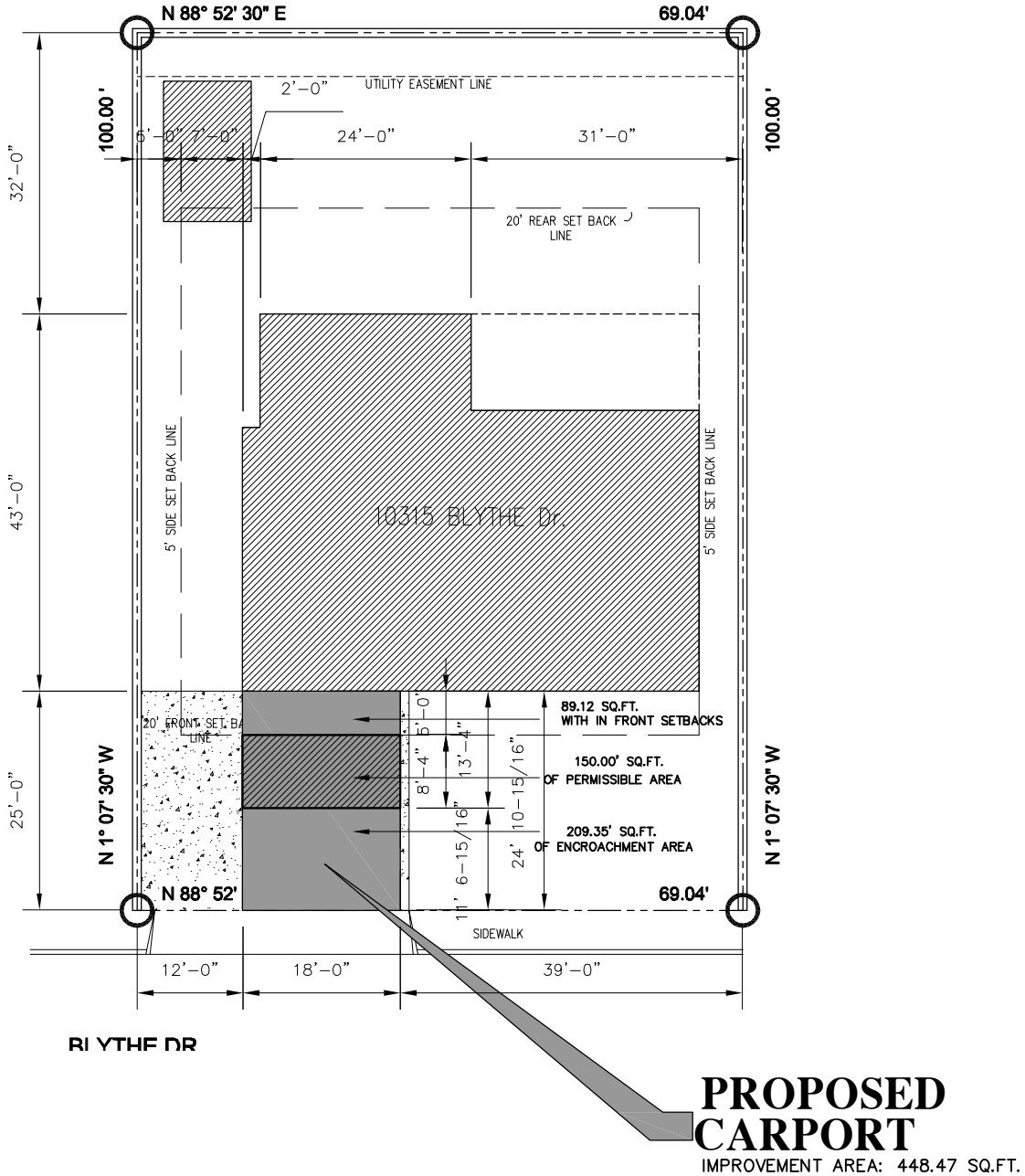
DATE
SEP 2016

SCALE
As Noted

PROJECT No.
080916

RA-2
2 OF 2

SHEET TITLE
FRAMING PLAN
& ELEVATIONS



1 SITE PLAN

Scale: 1'-0"=20'

DESIGN & DRAFTING
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EL PASO TEXAS 79901

915 630-4682 / 915 777-3056

PROJECT: PROPOSED NEW CARPORT FOR: MR.DANNY & CECILIA RAMOS	
SHEET TITLE: SITE PLAN	
PROJECT No. 090916	
SCALE: 1'-0"=20'	**NOTES:**
DATE: 9.23.2016	