ZBA10-00046 953 Duskin Drive Roberto Griego

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

This would permit a 20' by 21'4" carport of which a 20' by 14' portion is proposed to encroach in the required front yard setback and to be located to within 6'2" 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 the addition of a carport that is proposed to be located to within 6'2" of the front property line. There are no utility easements at the front property line. The applicant's plans indicate that the materials used for the carport will match the existing house with a roof that will be lower than the roofline of the house. The structural review from the Engineering Department-Construction Management Division is pending.

CALCULATIONS

Permitted carport area = 306.80 sq. ft. (1,534 sq. ft. first floor area ÷ 5)
Requested carport area = 426.60 sq. ft. (20' x 21.33')
Portion proposed to encroach in required front yard setback = 280 sq. ft. (20' x 14')
Required front yard setback = 20'
Requested front yard setback = 6'2"

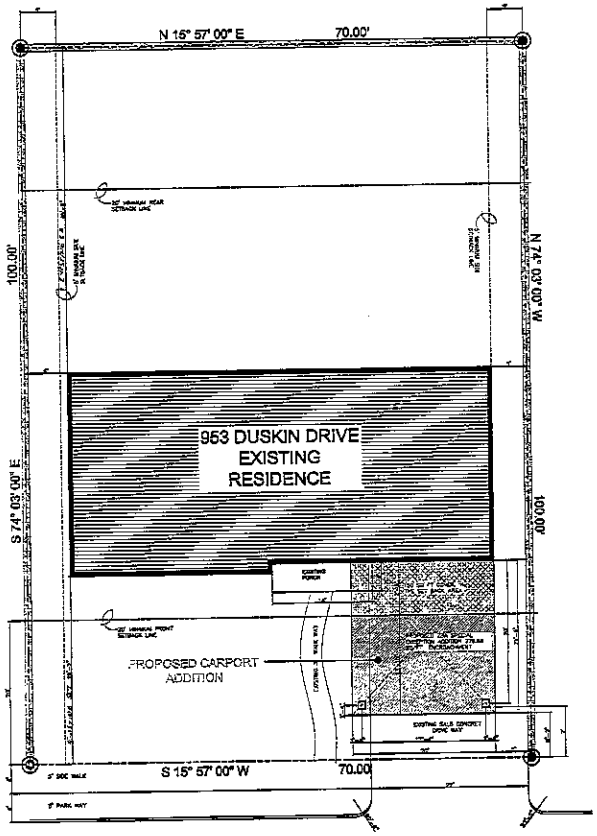
STAFF RECOMMENDATION

Pending.

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

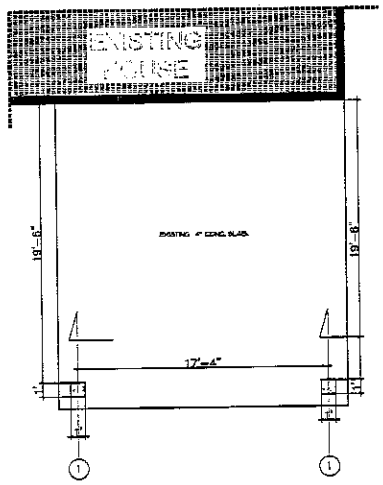
Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

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.

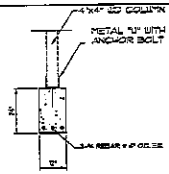


1 SITE PLAN
Scale 1/8"= 1'-0"

NORTH



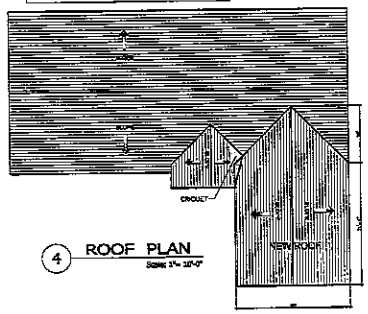
2 FOUNDATION PLAN
Scale 1/4"= 1'-0"



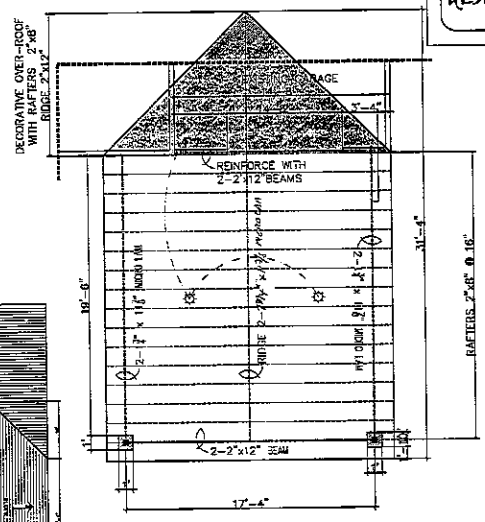
1 SPOT COL. FOOTING DETAIL

ELECTRIC LEGEND

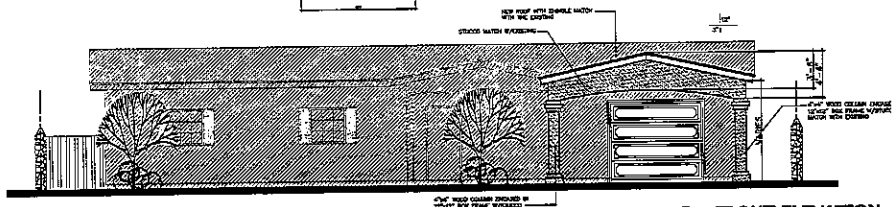
- CEILING MOUNT LIGHT FIXTURE
- SWITCH



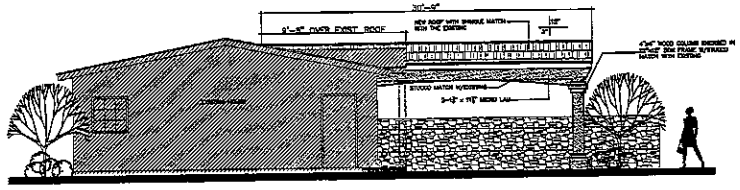
4 ROOF PLAN
Scale 1/4"= 1'-0"



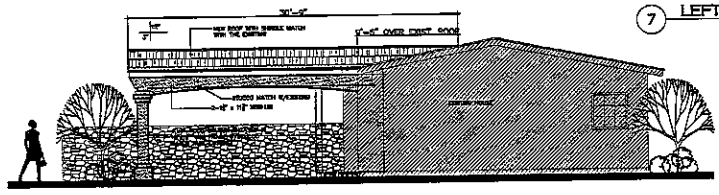
3 ROOF FRAMING PLAN
Scale 1/4"= 1'-0"



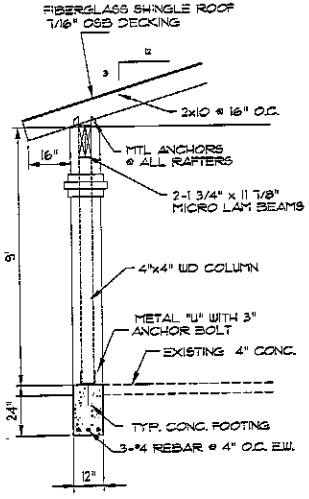
6 FRONT ELEVATION
Scale 3/16"= 1'-0"



7 LEFT ELEVATION
Scale 3/16"= 1'-0"



8 RIGHT ELEVATION
Scale 3/16"= 1'-0"



5 WALL DETAIL
Scale 1/2"= 1'-0"

PROJECT DATA

OCCUPANCY	RESIDENTIAL
ZONING	R-3 SINGLE FAMILY MIN REAR YARD 20' / MIN. FRONT YARD 20' MIN CUMULATIVE FRONT & REAR 50'
ADDITION	NEW CARPORT 426.66 SQ FT
TOTAL ADDITION	427.00 SQ FT

LEGAL DESCRIPTION

LOT 116, BLOCK 6 , LOMA TERRACE
NO.4, CITY OF EL PASO ,
EL PASO COUNTY TEXAS 79907

BUILDING ADDRESS

953 DUSKIN DRIVE
EL PASO, TEXAS , 79907

design&DRAFTING

RESIDENTIAL & COMMERCIAL
5925 N. STANTON 151
915-590-0082
EL PASO , TEXAS 79912

REVISIONS :

CONSTRUCTION by OWNER

LEGAL DESCRIPTION:
LOMA TERRACE NO. 4, SUBDIVISION, BLOCK 6,
LOT 116, EL PASO , TEXAS 79907

ADDITION NEW CARPORT
Mr. ROBERTO GRIEGO
ADDRESS : 953 DUSKIN DRIVE
EL PASO, TEXAS 79907

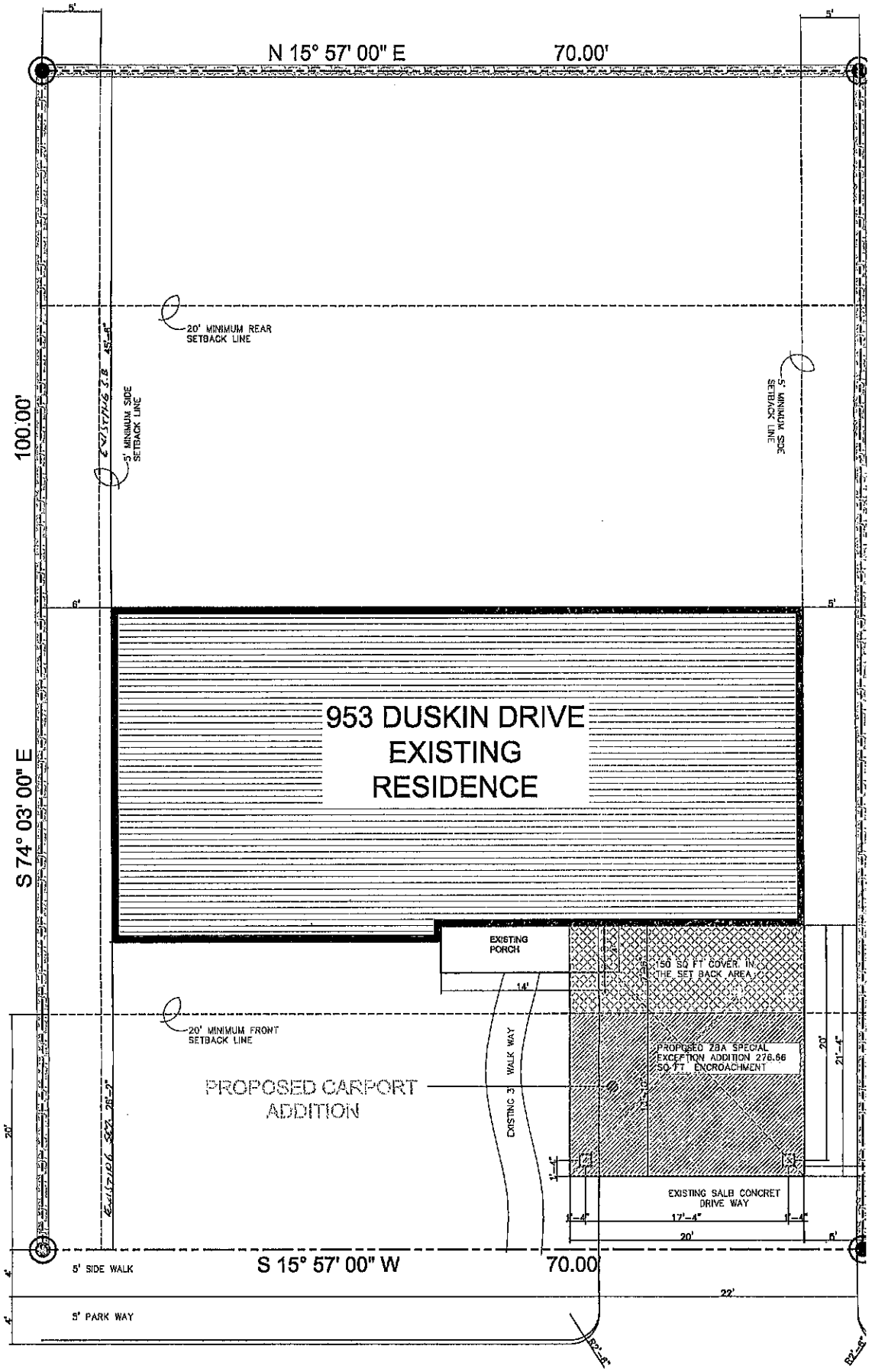
DATE
OCTOBER- 2010

SCALE
As Noted

PROJECT No.
072.10.00

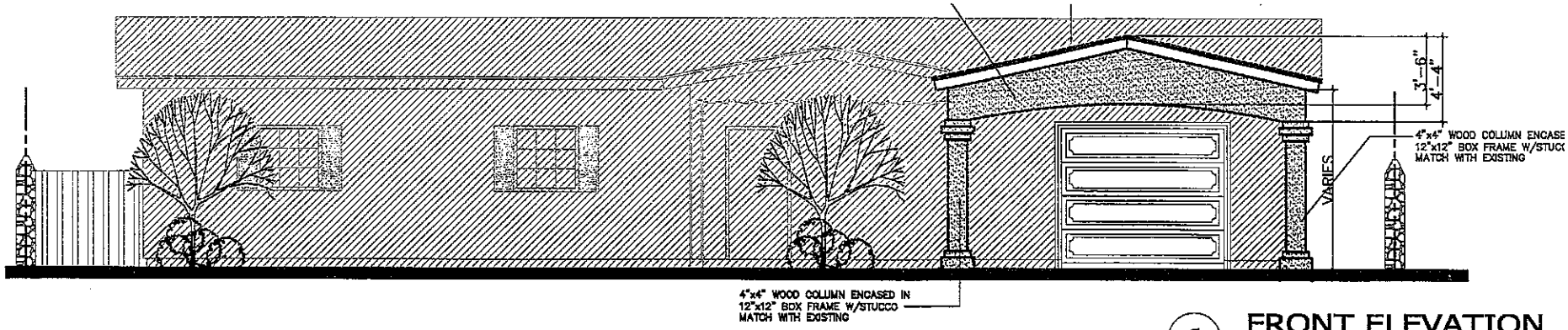
A-1
1 OF 1

SHEET TITLE
SITE & FLOOR PLAN
ELEVATIONS,FOUNDATION
FRAMING AND ROOF PLAN



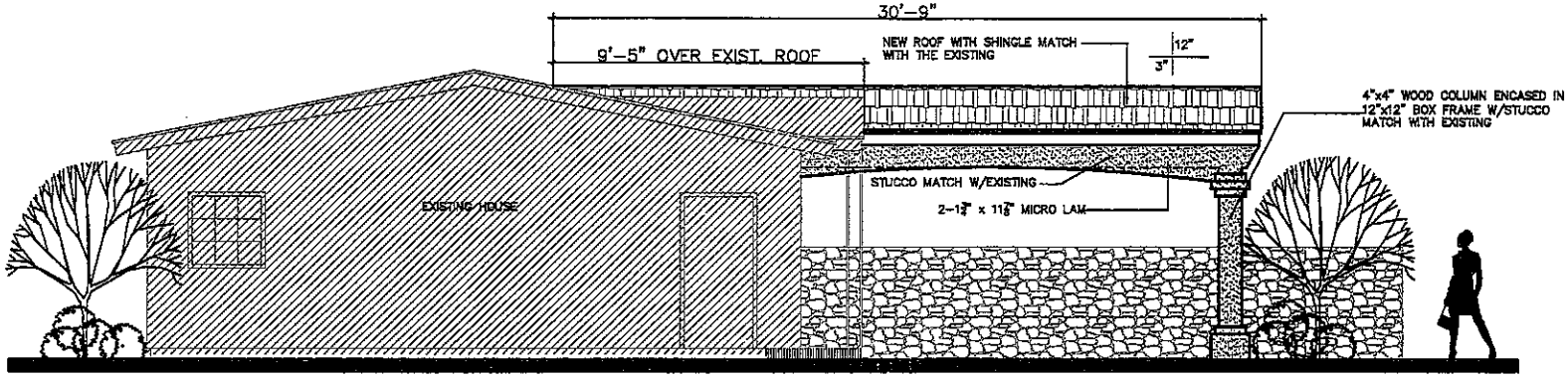
1 **SITE PLAN**

Scale: 1/8"= 1'-0"



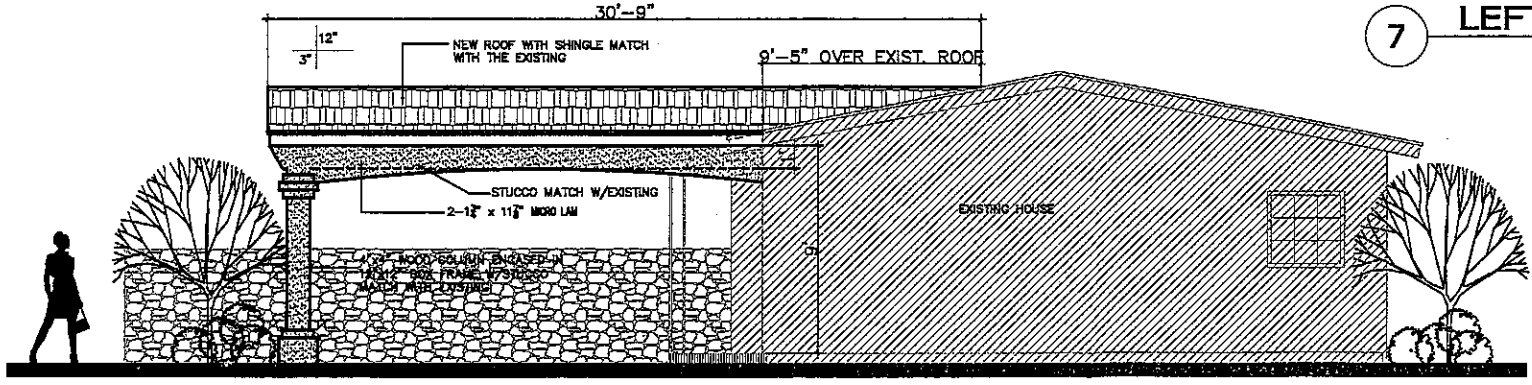
6 FRONT ELEVATION

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



7 LEFT ELEVATION

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



8 RIGHT ELEVATION

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

ADDITION NEW CARPORT

Mr. ROBERTO GRIEGO

DATE
OCTOBER- 2

SCALE
As Noted

PROJECT N
072.10.00

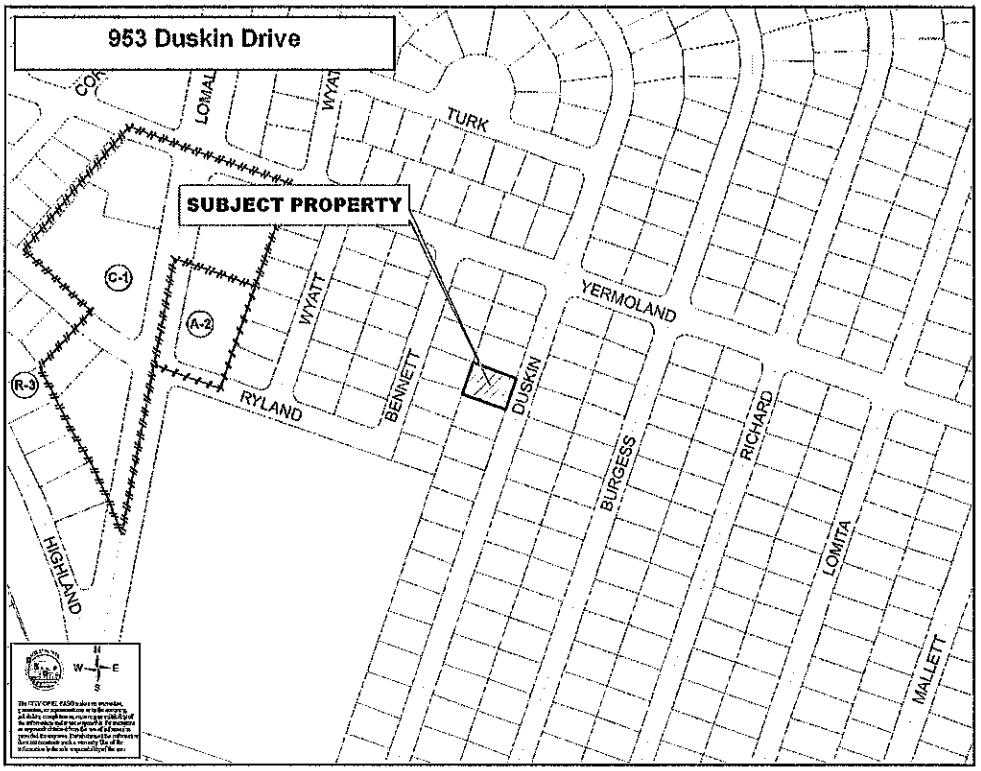
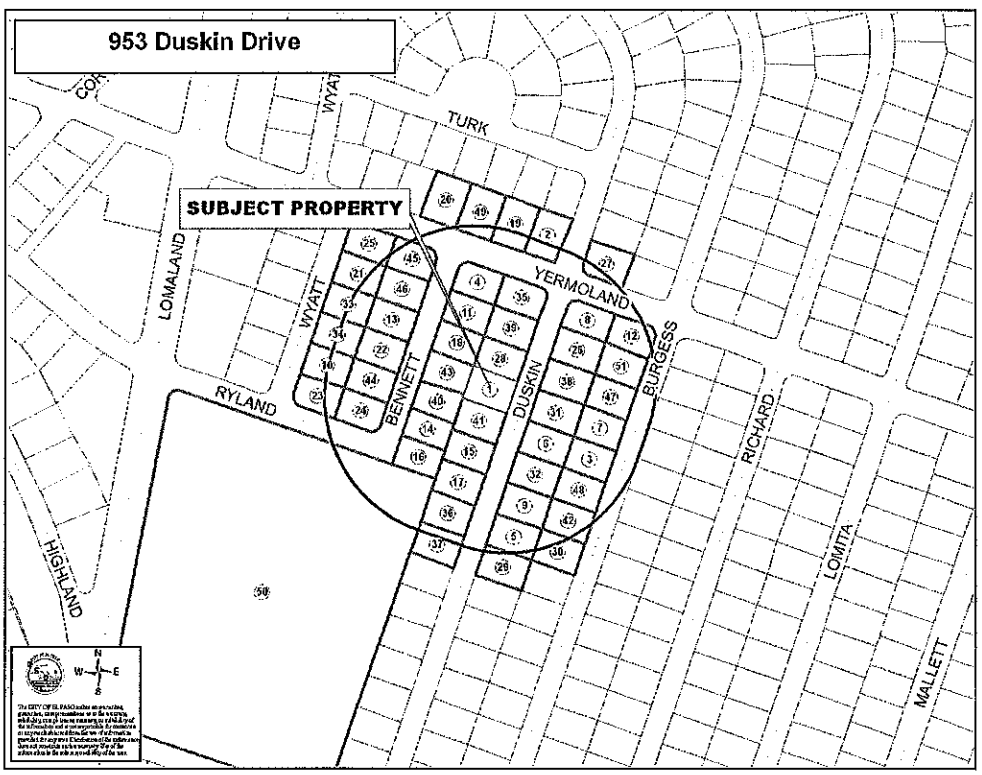
A-1

1 OF 1

SHEET TITLE

SITE & FLOOR PLAN
ELEVATIONS,FOUNDATIO
FRAMING AND ROOF PLA

ZONING MAP



NOTIFICATION MAP