

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

This would allow a 23' by 16.9' carport (389 square feet) which is proposed to encroach in the required front yard setback and to be located to within 8 feet of the front property line.

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

BACKGROUND

The applicants are requesting a carport which will encroach into the required front yard setback. There is no utility easement at 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 of the existing house. The owner was granted building permit #91-02567 for the carport which is located in the side yard setback. The applicant's representative is required to submit revised plans. The review of the structural drawings by Building Development & Permitting is not available as of the date of this report.

CALCULATIONS

Permitted carport area = 389.20 sq. ft. (house area of 1,956 sq. ft. ÷ 5)

Requested carport area = 389 sq. ft. (23' x 16.9')

Required front and rear yard setback total = 45'

Requested front and rear yard cumulative setback = 39'

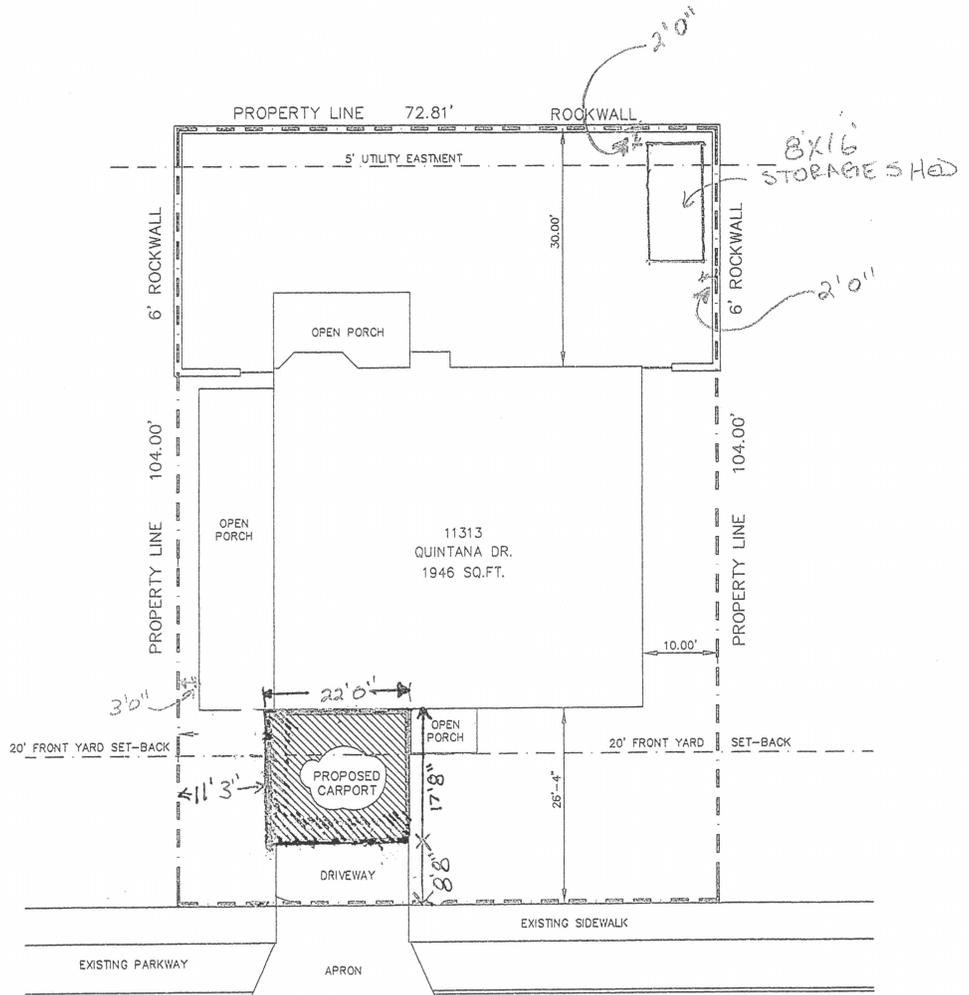
STAFF RECOMMENDATION

Recommendation pending submittal of revised plans.

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.”



NOTE: PERMIT # FOR SIDE PORCH
91 02567

SITE PLAN

SCALE: 1" = 20'-0"

<p>GENERAL NOTES</p> <ol style="list-style-type: none"> CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS. CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY THE CITY OF EL PASO AND THE STATE OF TEXAS. CONTRACTOR SHALL SATISFY HIM/HERSELF AS TO THE SCOPE OF WORK. REPORT ALL DISCREPANCIES TO THE OWNER PRIOR TO BIDDING ON PROJECT. 	<p>Adam Gonzales 11313 QUINTANA DR. SOCORRO, TEXAS 79936</p>	<p>ZONING INFORMATION R-3</p>
	<p>FIRM MAP INFORMATION</p>	<p>LEGAL DESCRIPTION BLOCK 13 LOT 05 INDIAN RIDGE UNIT 1</p>

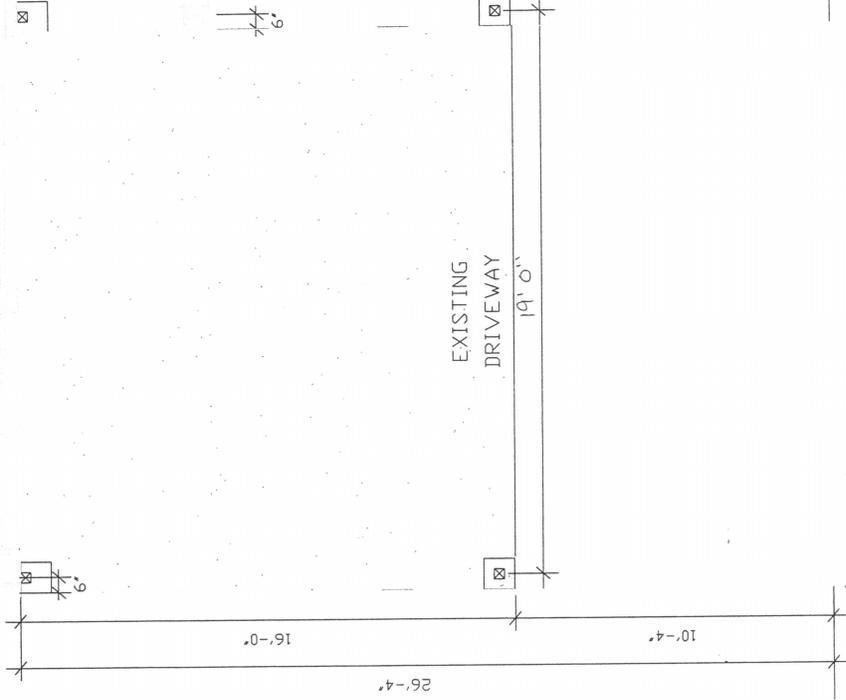
EXISTING DWELLING

EXISTING PORCH

EXISTING DRIVEWAY

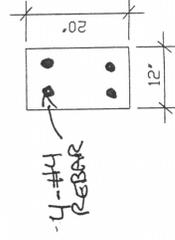
12 x 12 SPOT FOOTING

EXISTING SIDEWALK



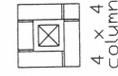
FOUNDATION PLAN:

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



SPOT FOOTING:

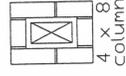
Scale: 1/2" = 1'-0"



4 X 4 column

COLUMN/BRICK

Scale: 1/2" = 1'-0"



4 X 8 column

SQUARE FOOTAGE
400 sq. ft.
INCLUDING OVERHANG

DRAWN BY
R C

OWNER'S SIGNATURE

proposed carport
for the residence of
Adam Gonzales

REVISIONS

DESCRIPTION: Concrete slabs and
spot footing detail

REV. NO.
DESCRIPTION:

DATE: Aug. 22, 2013
SCALE: 1/4" = 1'-0"

PROPERTY OWNER: Adam Gonzales
ADDRESS: 11313 Quintana
Socorro, Texas 79936

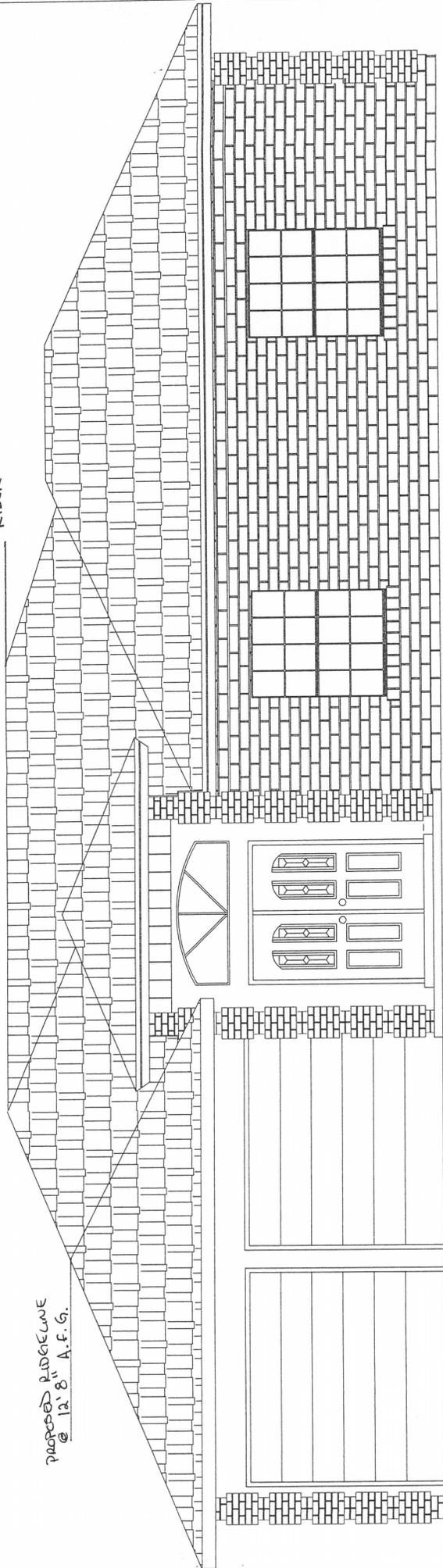
DRAWN BY: RC
CHECKED BY: AG

SHEET
A-1

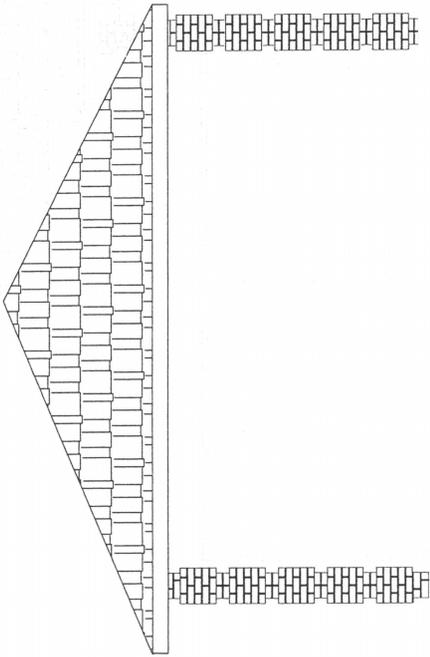
BY ANY PERSON
WHOSE SIGNATURE INDICATES
THAT THESE PLANS HAVE BEEN
APPROVED AND RECEIVED A COPY
OF THE PLANS.

EXISTING
RIDGE @ 16' 0" A.F.G.

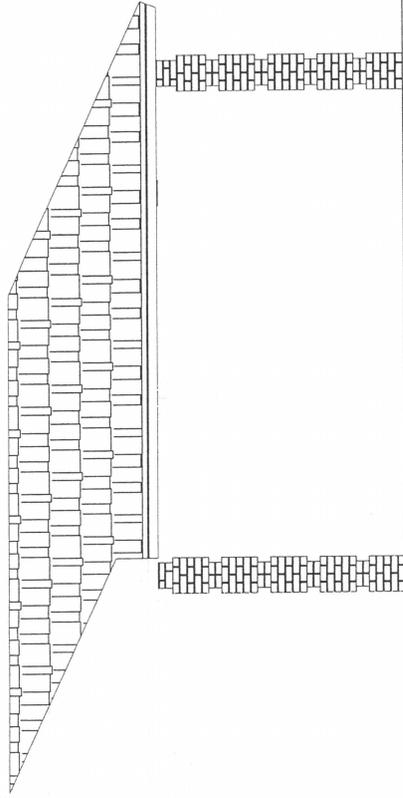
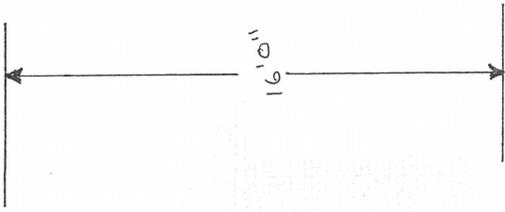
PROPOSED RIDGELINE
@ 12' 8" A.F.G.



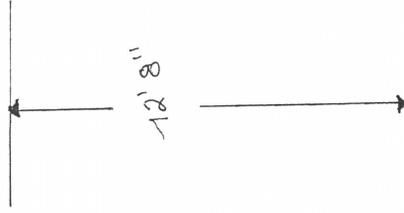
FRONT ELEVATION



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

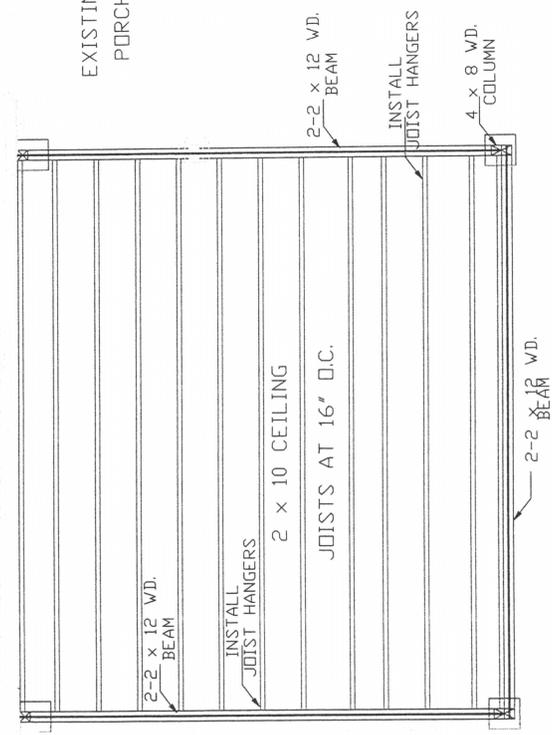


NORTH ELEVATION:
Scale: 1/4" = 1'-0"



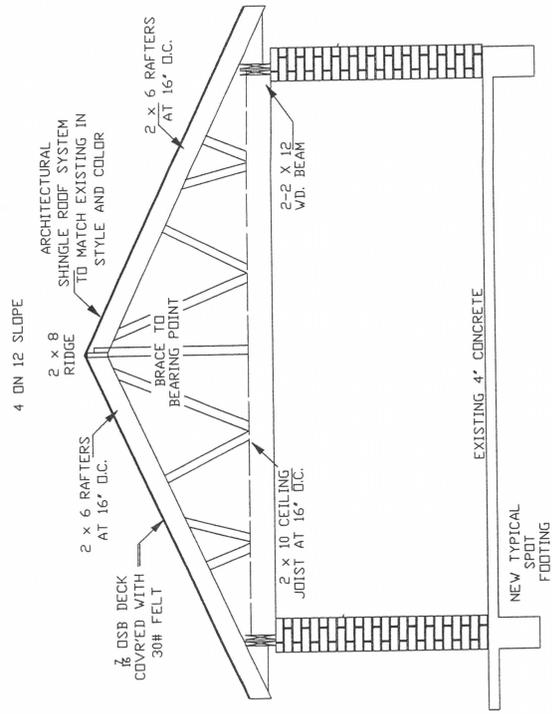
EXISTING DWELLING

EXISTING PORCH

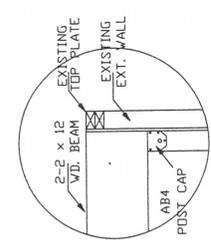
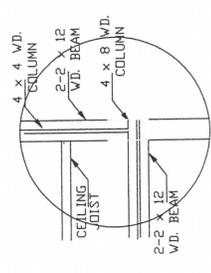
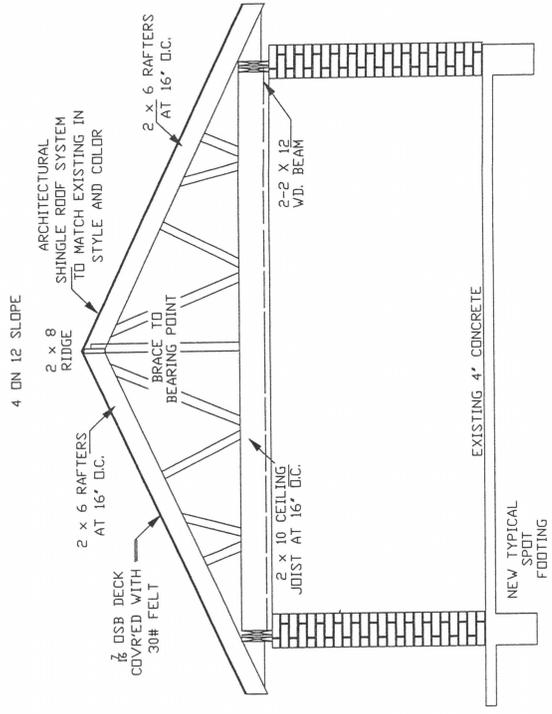


CEILING JOISTS PLAN:
Scale: 1/4" = 1'-0"

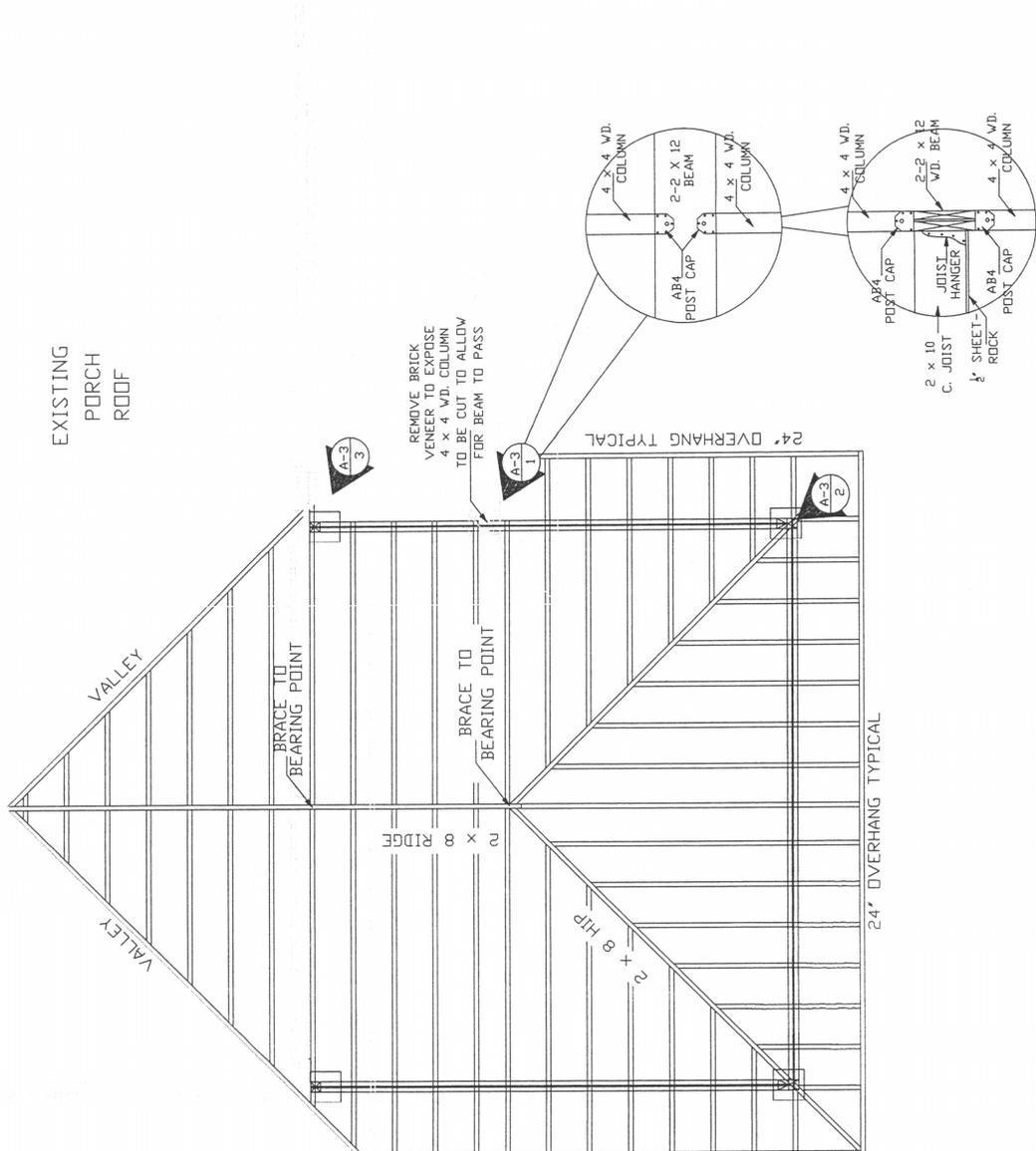
EXISTING SIDEWALK



CARPORIT FRONT SECTION:
SCALE: 1/4" = 1'-0"



A-3 COLUMN DETAIL: SCALE: 1/2" = 1'-0"



A-3 COLUMN DETAIL: SCALE: 1/2" = 1'-0"

EXISTING SIDEWALK

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

