PZBA12-00033 5160 Mace Street Ricardo Sifuentes
Applicant requests a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-3 (Residential) zone.

This would permit a 20' by 21'10" (437 square feet) carport located to within 2 feet of the front property line in an R-3 (Residential) zone district.

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

BACKGROUND

The owner built a carport without permit. It has existed at least since 1996 and is larger than what is permitted under the Special Exception J, at approximately 608 sq. ft. (24'3" x 25'). There is no utility easement at the front property line. The submitted plans show how the carport will be reduced in size to meet the current ZBA size requirement of 437 square feet, measured overhang to overhang, and the requirement to match the materials used on the house. However, the applicant is requesting to keep the painted pipe columns instead of the brick-faced columns shown on the elevation drawing. Building Permits & Inspections has reviewed the structural plans.

CALCULATIONS

Permitted carport area = 437 sq. ft. (2,186 sq. ft. first floor area under roof ÷ 5)
Requested area of carport = 437 sq. ft. (20' x 21'10")
Required front and rear yard setback total = 50'
Requested front yard setback = 2'

STAFF RECOMMENDATION

Staff recommendation is for approval of the request for the Special Exception J for a 437 square feet carport, pending receipt of written approval from BP&I of the structural drawings.

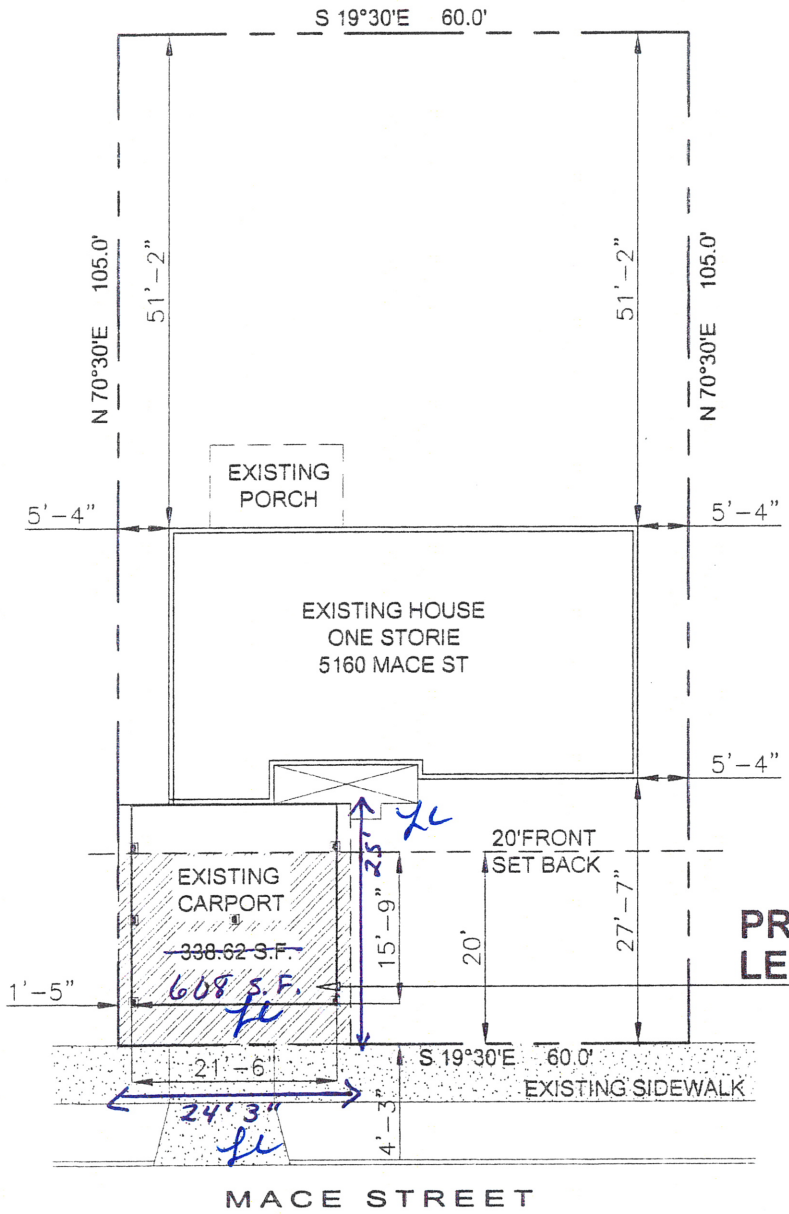
The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

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:

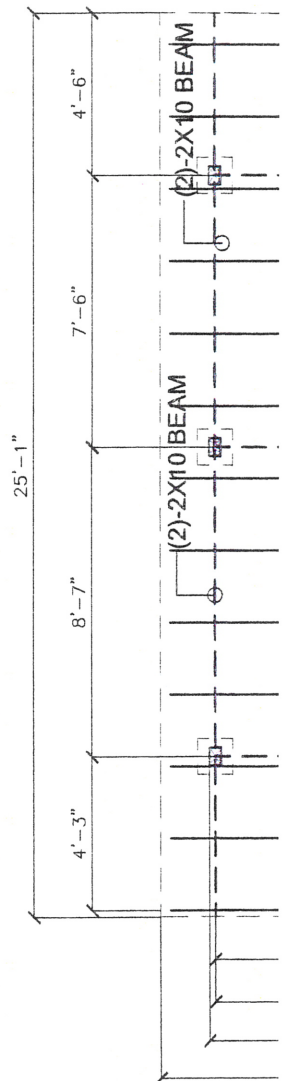
1. The residence has been in existence with a valid certificate of occupancy for one continuous year; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The 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.

ITEM #1

Submitted 8-22-12



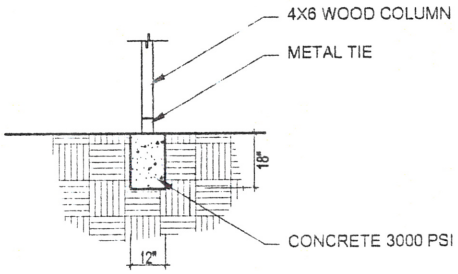
PROPOSED LEGALIZE CARPORT



FRAME PLAN

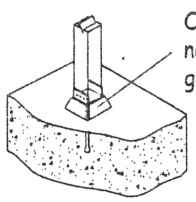
SCALE: 3/16" = 1'-0

LEGAL DESCRIPTION:
6 TOWN & COUNTRY VILLAGE LOT 55 (6300 SQ FT)



S SPOT FOOTING DETAIL

ELEVATED COLUMN BASE



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SITE PLAN

SCALE: 1" = 20'-0"

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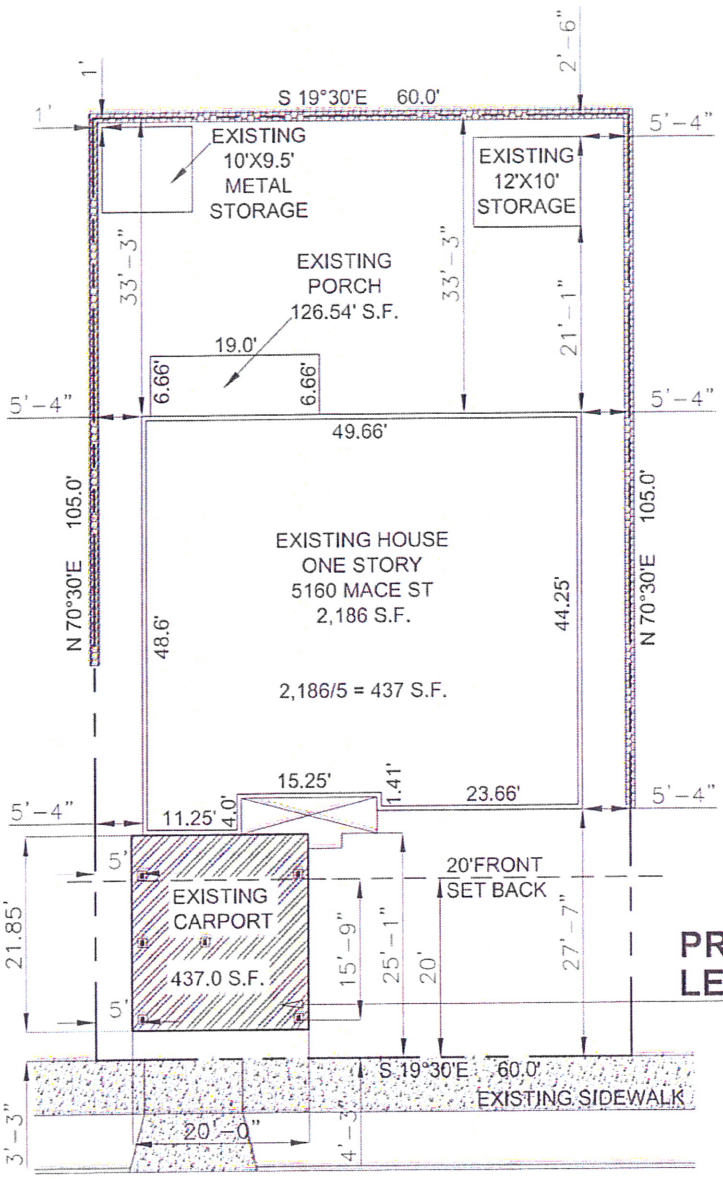
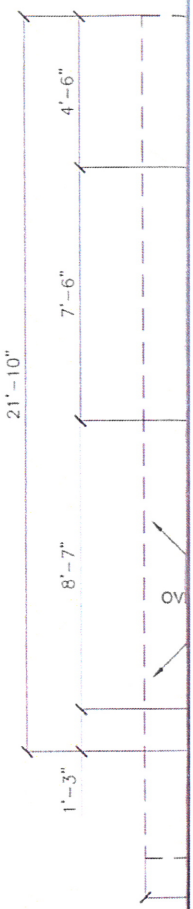
Revised 10-05-12



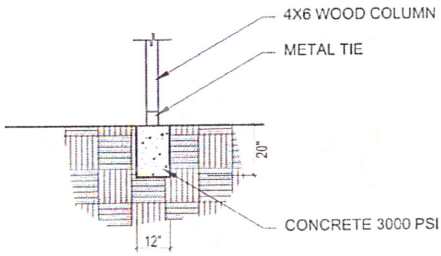
MACE STREET



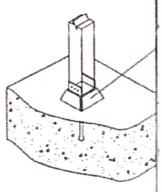
PROPOSED LEGALIZE CARPORT

FRAME PLAN

LEGAL DESCRIPTION:
6 TOWN & COUNTRY VILLAGE LOT 55 (6300 SQ FT)



ELEVATED COLUMN BAS



SITE PLAN

SCALE: 1" = 20'-0"

(S) SPOT FOOTING DETAIL

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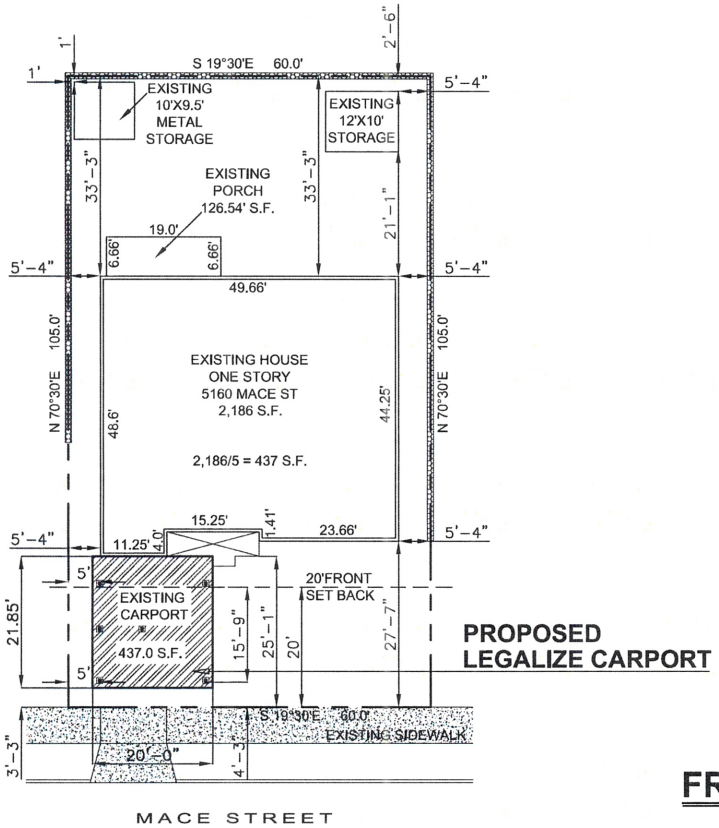

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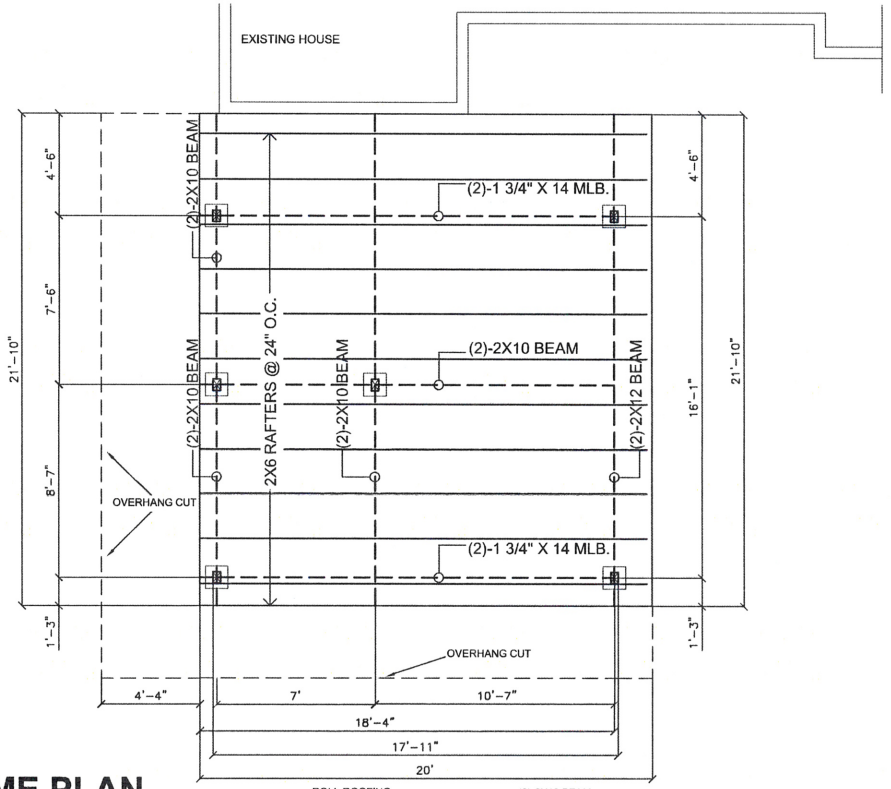


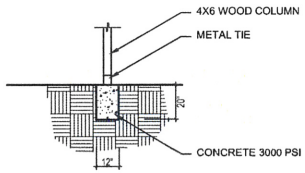
FRAME PLAN

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

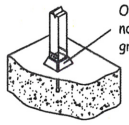
LEGAL DESCRIPTION:
6 TOWN & COUNTRY VILLAGE LOT 55 (6300 SQ FT)

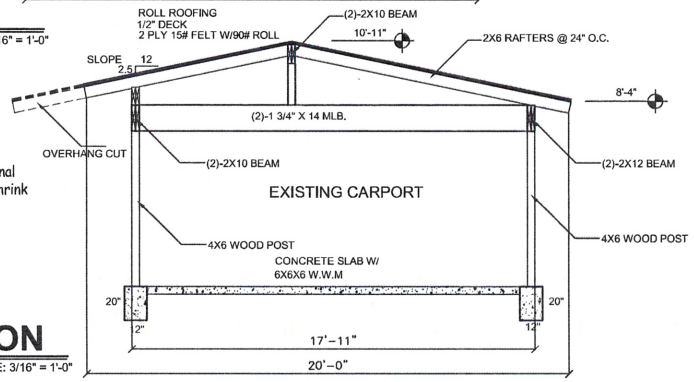
SITE PLAN

SCALE: 1" = 20'-0"



S SPOT FOOTING DETAIL





FRONT ELEVATION

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

REVISIONS

DATE: OCT. 05- 2012

PROJECT NAME
PROPOSED LEGALIZE CARPORT
MR. RICARDO SIFUENTES
5160 MACE ST. EL PASO,TX 79932

TOTAL SQ FT. 336.62

Drawing By:
PLANOS BLUE PRINTS
Drafting Services
PH 915-873-7727

SHEET TITLE
ARCHITECTURAL
A
SHT. 01 OF 01

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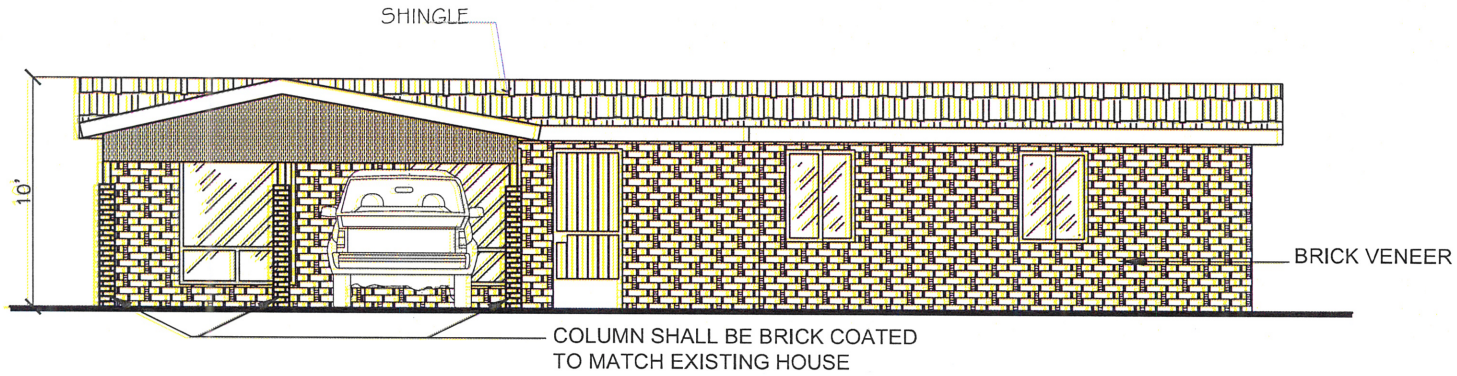


EXISTING HOUSE

FRONT ELEVATION

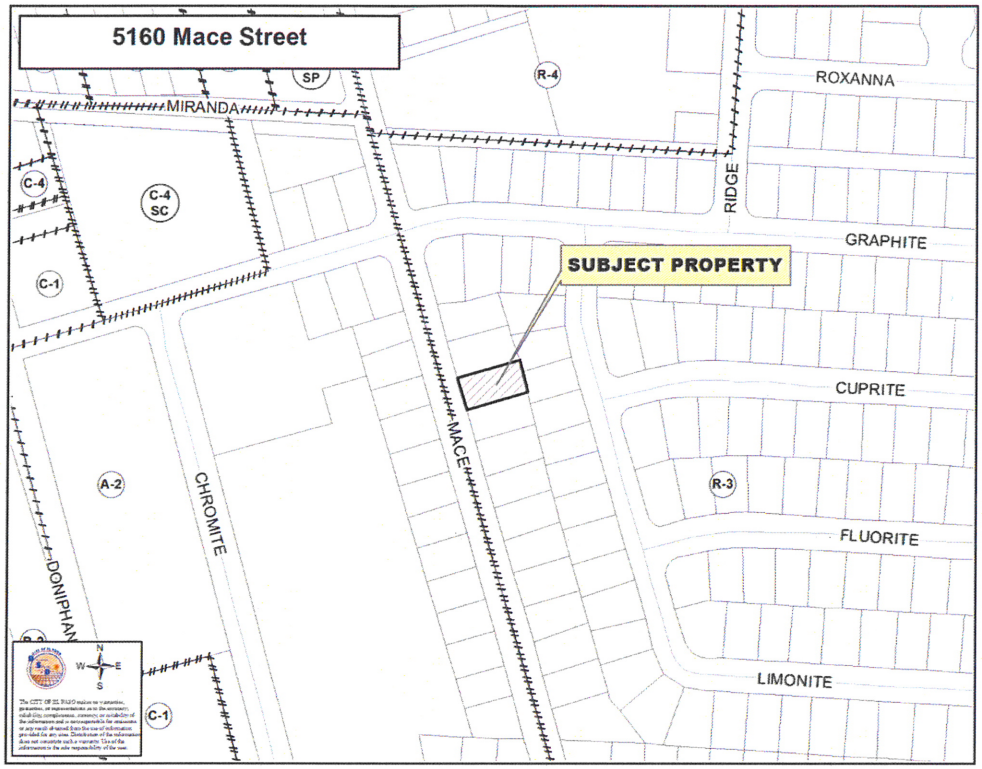
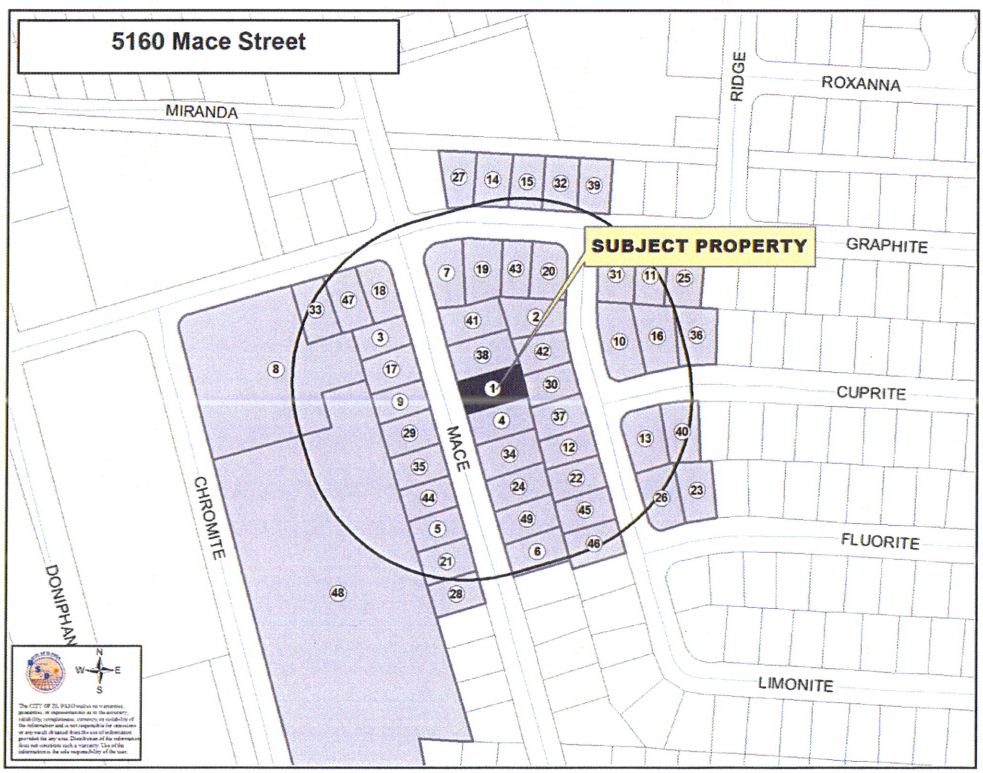
SCALE: 1/8" = 1'-0"

PROPOSED LEGALIZE EXISTING CARPORT

MR. RICARDO SIFUENTES

5160 MACE ST. EL PASO,TX 79932

ZONING MAP



NOTIFICATION MAP