

PZBA12-00038 716 Cascade Lane Victor Eloy and Monica Medina Minjarez
Applicants request a Special Exception under Section 2.16.050 J (Driveway over a
Carport) in an R-3 (Residential) zone.

This would permit a 20.5' by 20.5' (424 square feet) carport located to within 4 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. They came in to request an addition to their master bedroom and were told they needed to legalize their carport. The carport is slightly larger than would be permitted by the Special Exception J. There is no utility easement at the front property line. He is required to cut back the carport to meet the 424 square feet permitted size. The carport matches the house in materials and design, with a roof that rises no higher than the roof of the house. Building Permits & Inspections has reviewed the structural plans.

CALCULATIONS

Permitted carport area = 424 sq. ft. (2,133 sq. ft. first floor area under roof, includes proposed 424 sq. ft. addition ÷ 5)

Requested area of carport = 420.25 sq. ft. (20.5' x 20.5')

Required front and rear yard setback total = 50'

Requested front yard setback = 4'

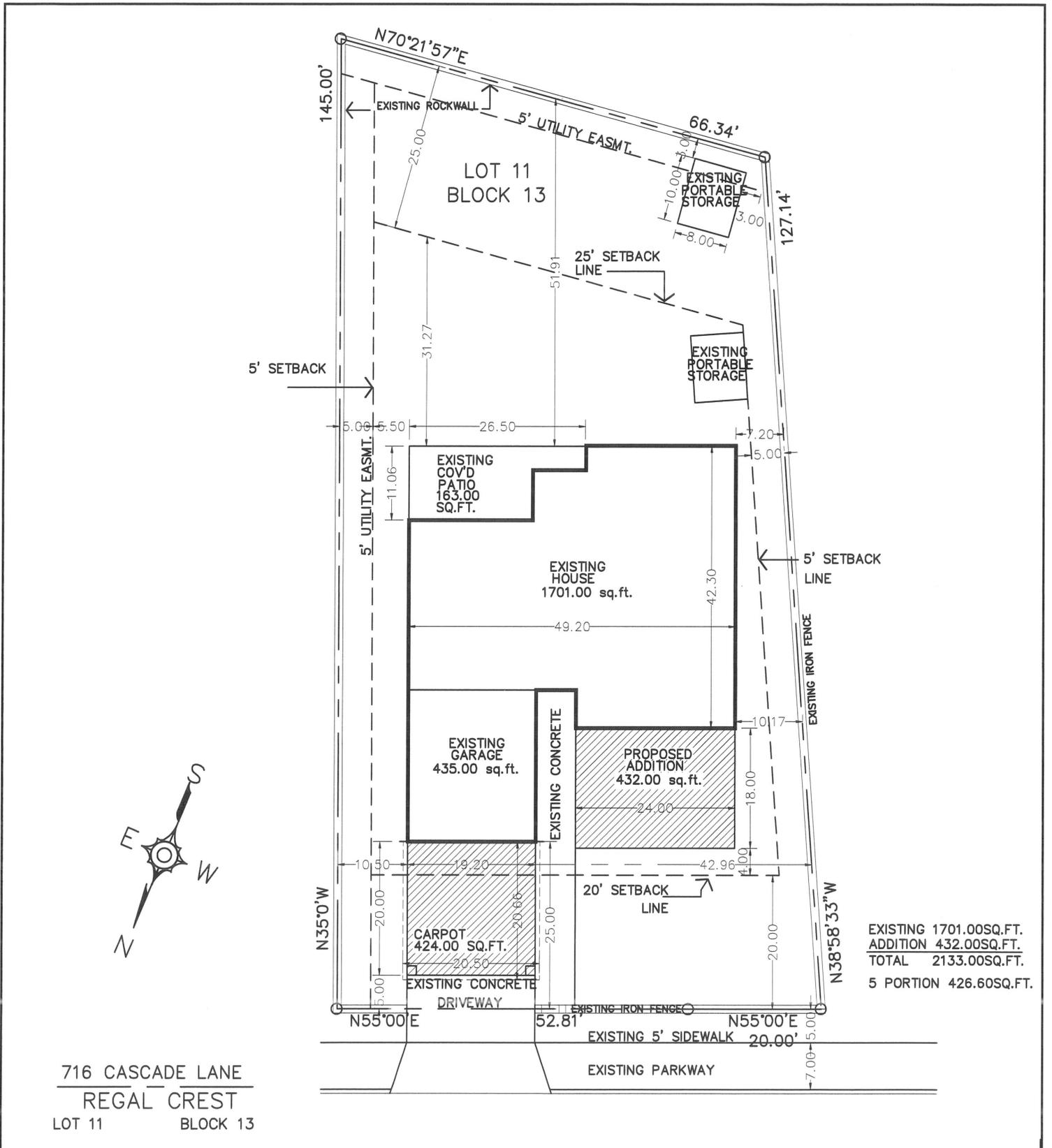
STAFF RECOMMENDATION

Staff recommendation is for approval of the Special Exception J for a 424 square feet carport, pending written approval from BP&I of the structural plans, and with a condition that the 432 square feet bedroom addition is completed within 12 months of the ZBA approval.

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.



EXISTING 1701.00SQ.FT.
 ADDITION 432.00SQ.FT.
 TOTAL 2133.00SQ.FT.
 5 PORTION 426.60SQ.FT.



716 CASCADE LANE
 REGAL CREST
 LOT 11 BLOCK 13

<p>LEGAL DESCRIPTION: LOT 11, BLOCK 13, REGAL CREST ADDITION UNIT TWO CITY OF EL PASO, EL PASO COUNTY, TEXAS</p>	<p>TO BE BUILT BY: VICTOR MINJARES</p>	<p>BARRANDEY DESIGN DRAFTING SERVICE AND ARCHITECTURAL DESIGN 10720 TONYJACKLIN EL PASO TX.79935 PHONE (915) 873-8044</p>	<p>DATE: SEP. 2012 SCALE: 1"=20'</p>
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ZONING MAP



NOTIFICATION MAP

