

Applicant requests a Special Exception under Section 2.16.050 Q (Carport over a Driveway) in an R-5 zone of the City of El Paso Zoning Ordinance.

This would permit the construction of a 20.8' by 16' portion of a carport located 4' from the front property line.

A 20' front yard setback is required in an R-5 zone.

STAFF COMMENTS

The area of the portion of the requested carport that is encroaching in the setback is 332 sq. ft. The first floor area under roof, including a front porch to be added, is 1,733.25 sq. ft. (1,591 sq. ft. + 142.25 sq. ft.). The maximum permitted area of encroachment is 346 sq. ft. (1,733.25 ÷ 5). The Development Services–Building Permits and Inspections Division and the Engineering Department–Traffic Division have reviewed the plans for the proposed carport and have no apparent concerns with the structure, but note that carports shall not encroach onto sidewalks.

STAFF RECOMMENDATION

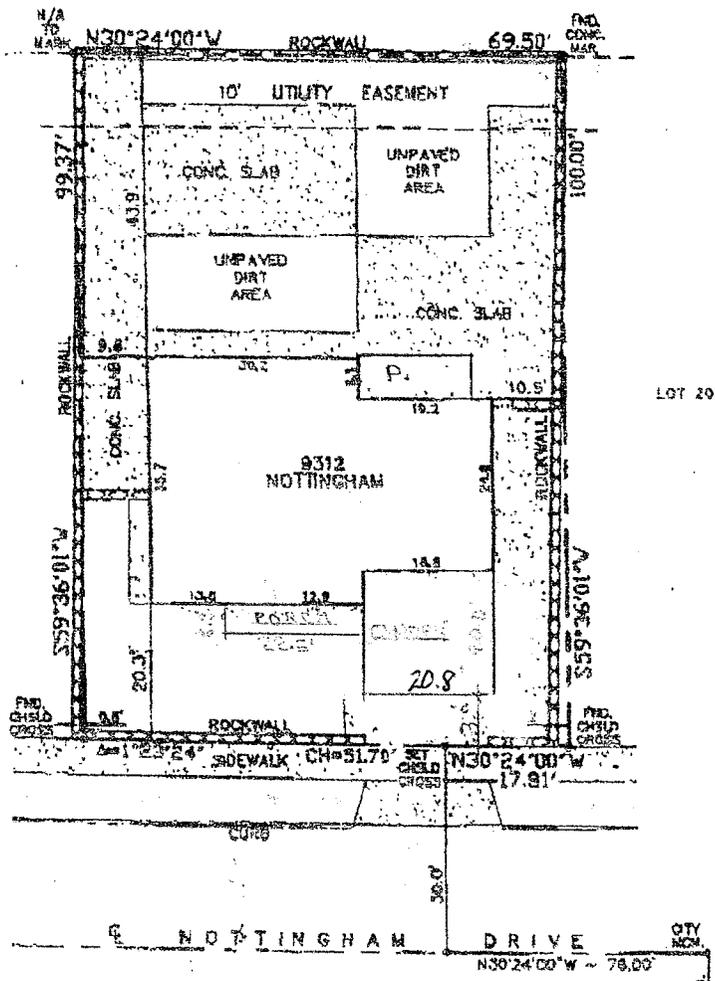
Staff recommends approval the Special Exception Q (Carport over a Driveway) with the condition that the applicant revises the drawings to show the reduction of the overhang when obtaining building permits.

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

“Permit the encroachment into the required front yard setback beyond other allowed modifications for a canopy covering a driveway (as that term is defined in Section 19.04.040(c) of this code) on the lot; provided, however, that:

1. The canopy is located in a residential (R) district or at a single-family residence, and
2. The canopy shall be structurally sound, connected to and in harmony with the dwelling, and shall be constructed in accordance with drawings and specifications bearing the seal of a registered professional engineer or architect, and
3. The owners of property within three hundred feet of the subject property shall be provided written notice of the proposed canopy and ten days' prior written notice of the hearing of the board at which the application for special exception for the canopy shall be considered, and
4. The area of the canopy shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the canopy rise above the highest point of the roof of the dwelling, and
5. The design and location of the canopy has received the written approval, based upon traffic safety and structural design considerations, of the City Engineer and Building Official for building services, and
6. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space, and
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. The extension shall not permit the creation of an additional dwelling unit nor shall it constitute an extension of the living area of the dwelling, and
9. The exceptions will be in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which is located the property for which the exception is sought, and
10. The public convenience and welfare will be substantially served, and
11. The use of neighboring property will not be substantially injured, and
12. Include any conditions and safeguards which the Board deems appropriate, such as site arrangement, landscaping and hours of operation.”

ITEM #2



NEW PATIO
 MAX. 150"
 PROPOSED
 6.33 X 20.5 = 130.00

NEW CANOPY
 20 X 19 = 380 S
 PLUS D.N. 207
 TOTAL 460 S

3 FT. TO FRONT
 PROPERTY LINE.



FLOOD ZONE: B
 PANEL: NO. 48 B
 DATE: OCT. 15, 1992

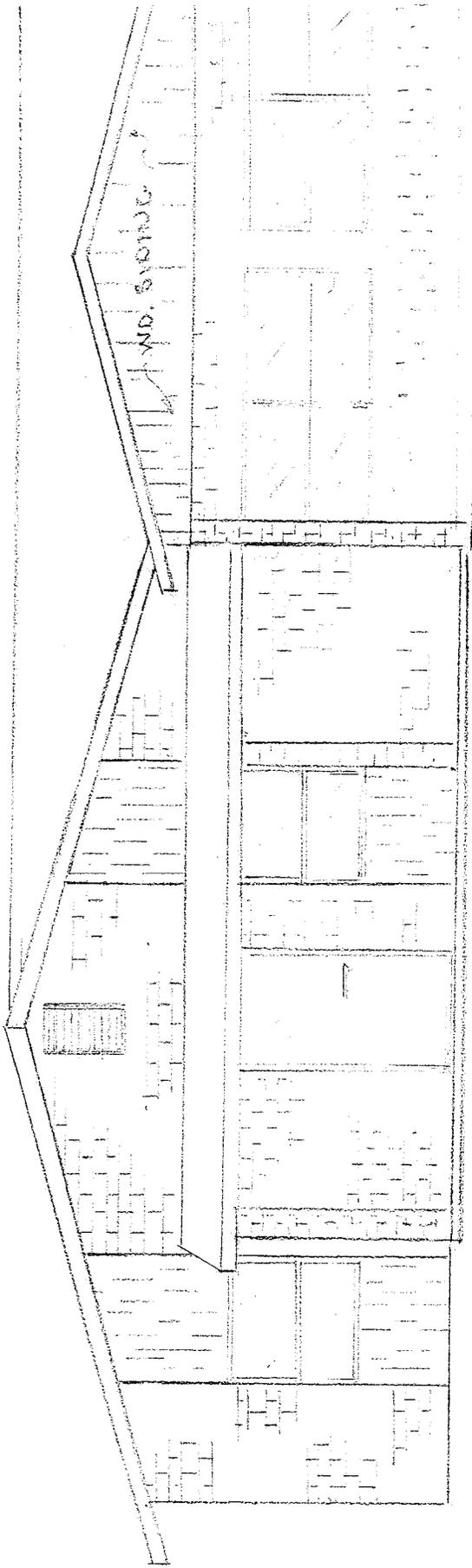
CERTIFICATION

I hereby certify that the foregoing Boundary and Improvement Survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

Manuel Calderon
 Manuel Calderon
 Registered Professional Land Surveyor No. 2564

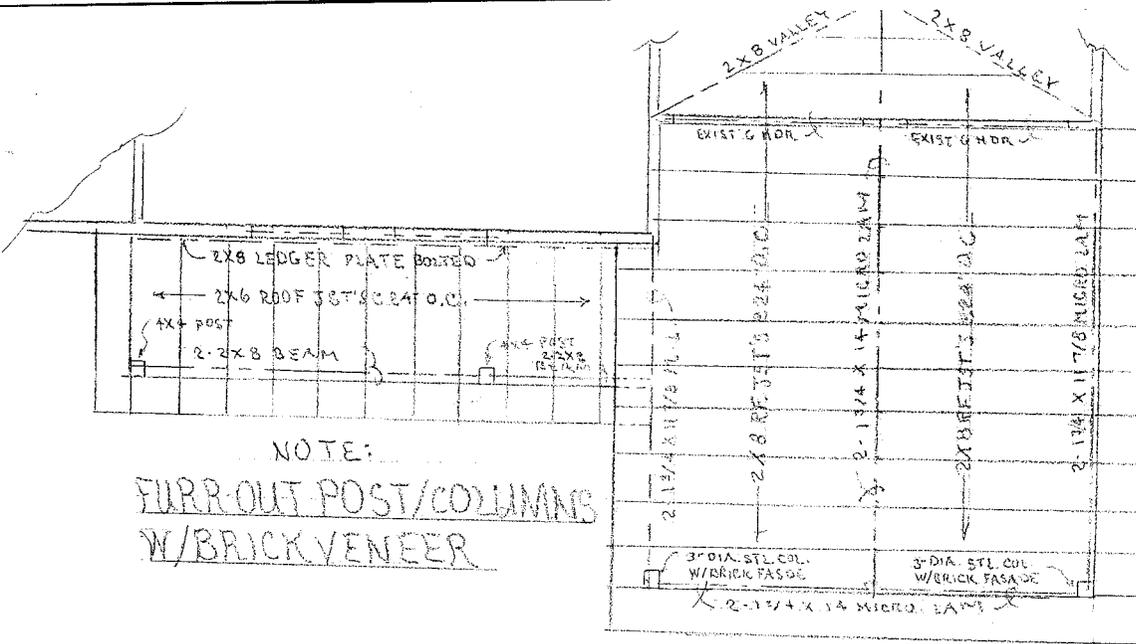
BEARING ORIENTATION AS PER PLAT OF LANCASTER ADDITION UNIT J

| | | | | | |
|---|----|------|----|---------|---------|
| Book | 39 | Page | 18 | Job No. | 304-160 |
| 9312 NOTTINGHAM DRIVE LOT 21, BLOCK B, LANCASTER ADDITION UNIT J CITY OF EL PASO, EL PASO COUNTY, TEXAS | | | | | |
| Field MH Office A-CR Date 03/16/94 Scale 1"=20' | | | | | |
| CALDERON ENGINEERING | | | | | |
| CIVIL - STRUCTURAL | | | | | |
| 3031 TRAWOOD DR. | | | | | |
| EL PASO, TEXAS 79938 (915) 855-7552 | | | | | |



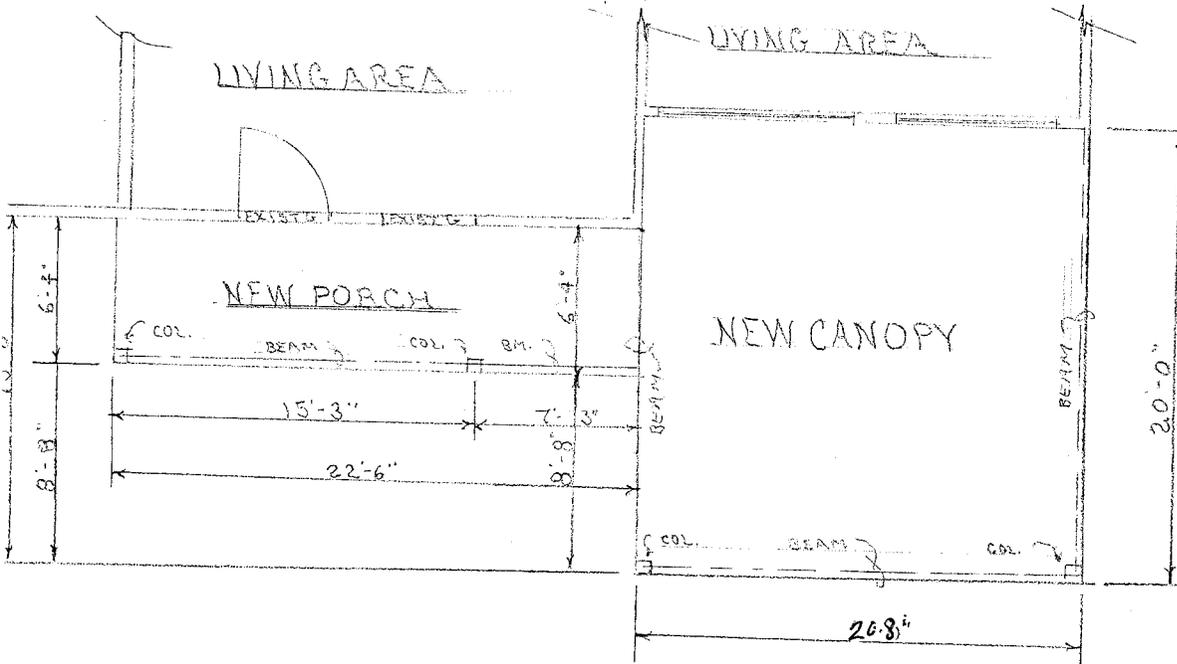
NO. 510100

FRONT VIEW ELEVATION SCALE: 3/16" = 1'-0"



NOTE:
 FURR-OUT POST/COLUMNS
 W/BRICK VENEER

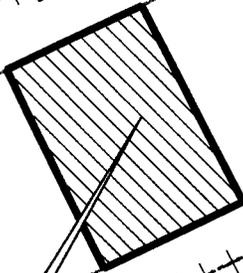
ROOF FRAMING PLAN SCALE: 1/8" = 1'-0"



FLOOR PLAN PORCH/CANOPY SCALE: 3/16" = 1'-0"

9312 NOTTINGHAM

SUBJECT PROPERTY



R-4

R-3

**R-3
SC**

R-5

M-1

**M-1
SC**

DRYDEN

NOTTINGHAM



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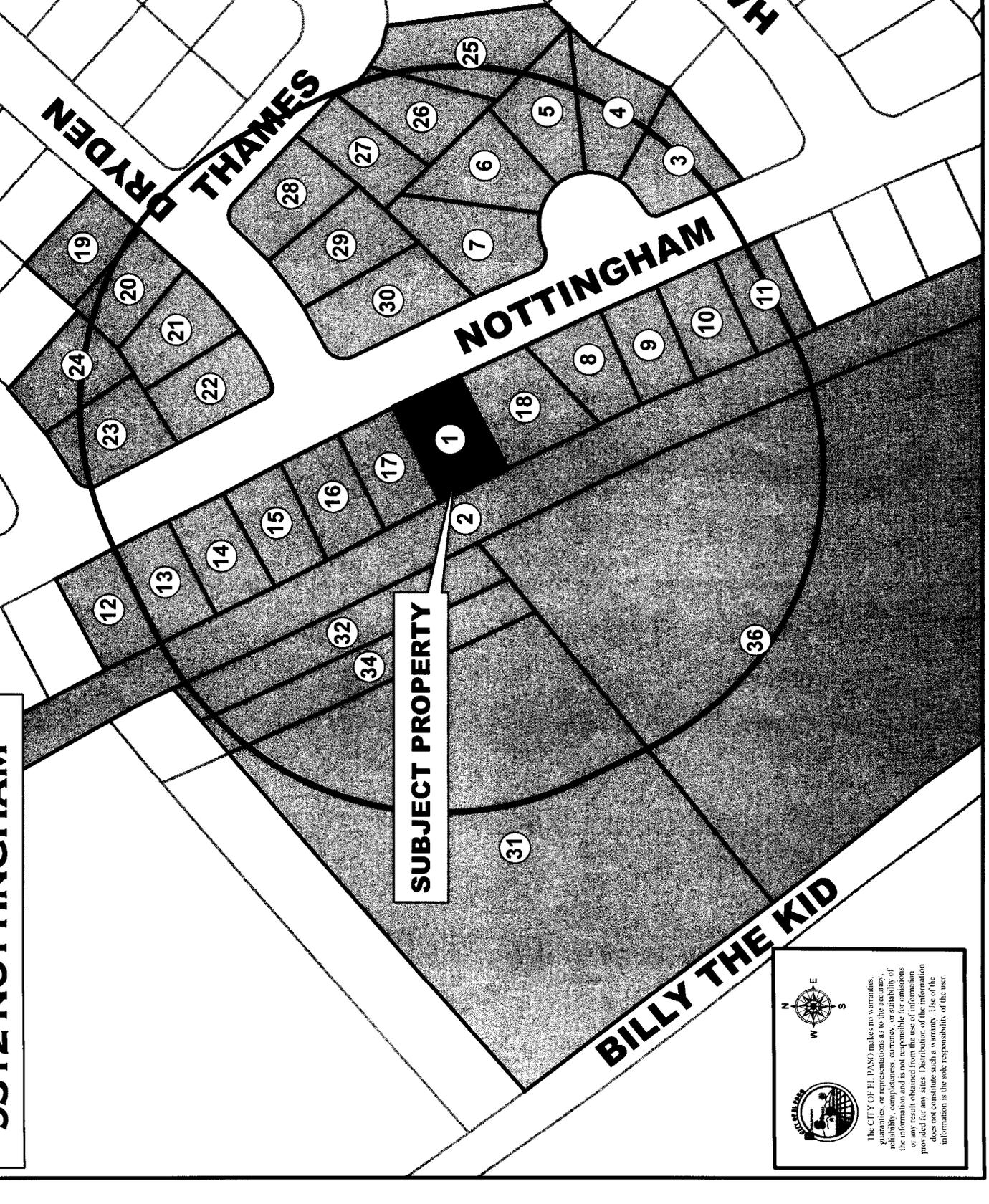
DRYDEN
THAMES

HAVERRHILL

NOTTINGHAM

SUBJECT PROPERTY

BILLY THE KID



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