

11-217-06

7204 Safford Court

John & Jessie Mae Douglas

Applicants request a Special Exception under Section 2.16.050 Q (Carport over a Driveway) in an R-3 zone of the City of El Paso Zoning Ordinance.

This would permit the construction of a 23'9" by 21' portion of a carport located to within 4' of the front property line.

A 25' front yard setback is required in an R-3 zone.

STAFF COMMENTS

The area of the portion of the requested carport that is encroaching in the setback is 499 sq. ft. The first floor area under roof is 2,206 sq. ft. The maximum permitted area of encroachment is 591 sq. ft. (2,206 sq. ft. ÷ 5 = 441 sq. ft. + 150 sq. ft of open porch = 591 sq. ft.). 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

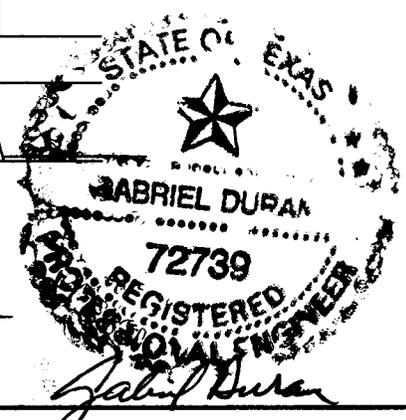
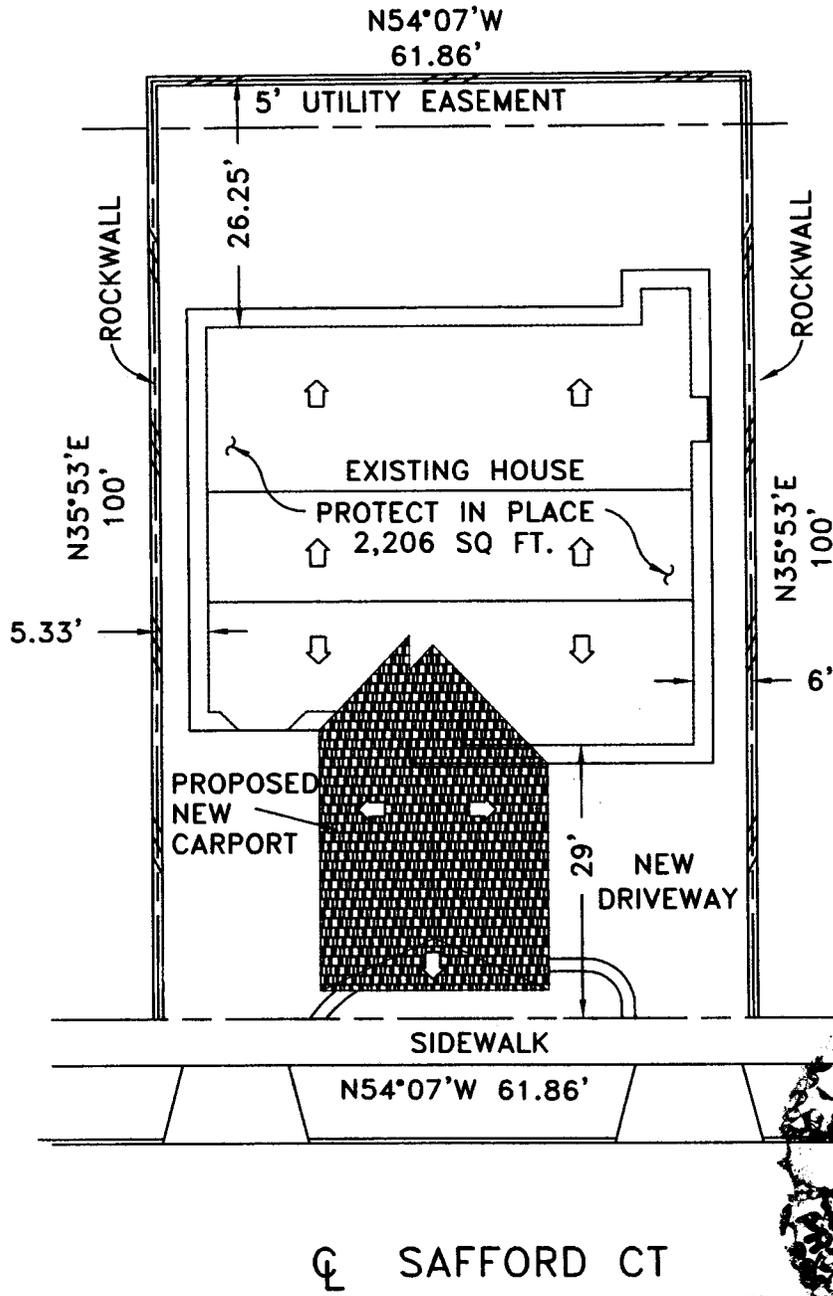
Staff recommends approval as the application meets the requirements for the Special Exception Q (Carport over a Driveway).

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 #12



PLOT PLAN

1"=20'

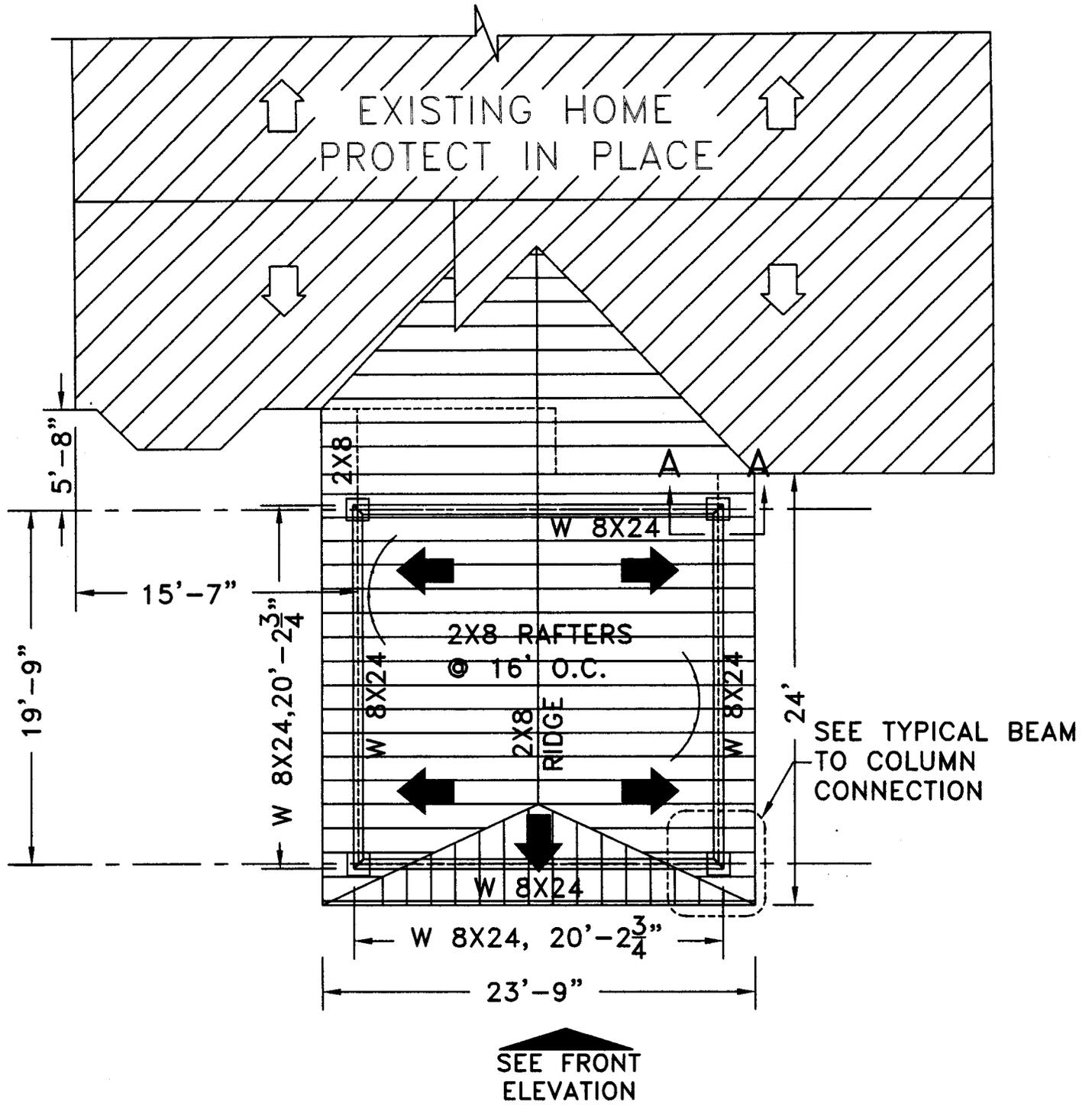
CARPORT
FOR MR. AND MRS. JOHN DOUGLAS
7204 SAFFORD
EL PASO, TEXAS

G&M
DRAFTING
10709 ALTA LOMA
EL PASO, TEXAS 79935
(915) 592-3296

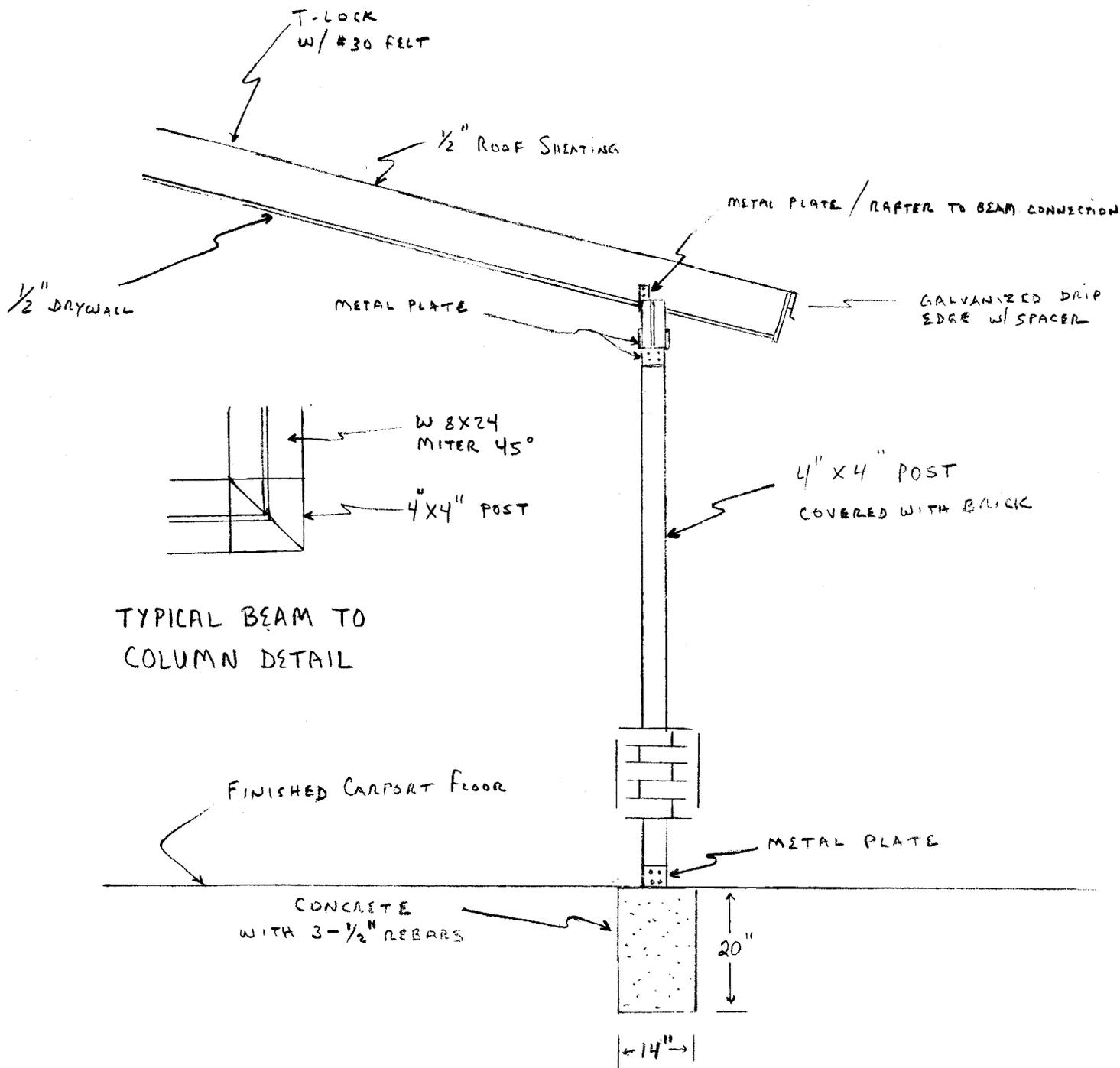
LOT SEVENTEEN (17) BLOCK FIFTY TWO (52)
RANGLAND HILLS ADDITION NO.5
IN EL PASO COUNTY TEXAS
ACCORDING TO THE MAP ON FILE IN
752 OF THE DEED RECORDS OF
EL PASO, COUNTY, TEXAS

SEPT. 2006

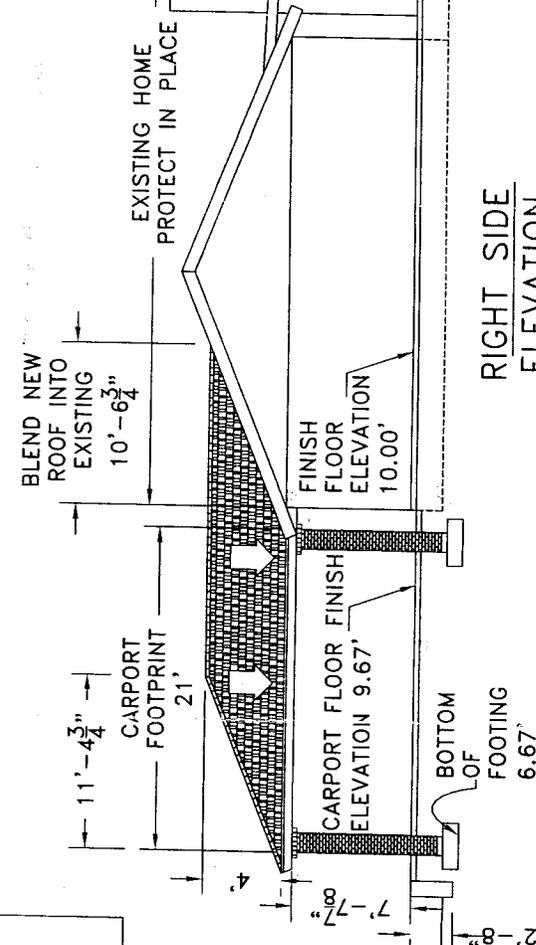
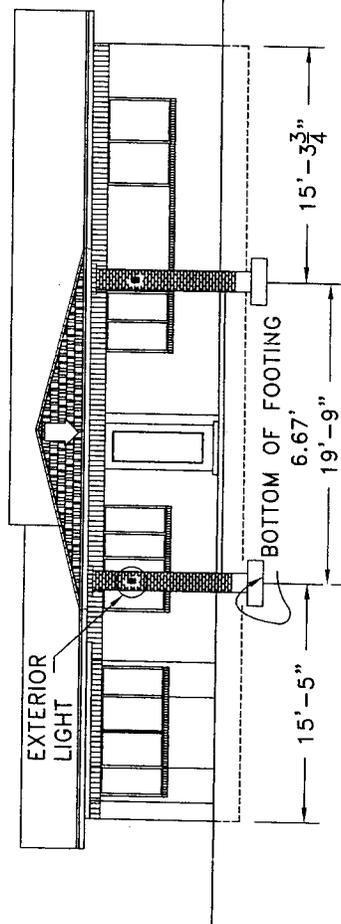
1 OF 5



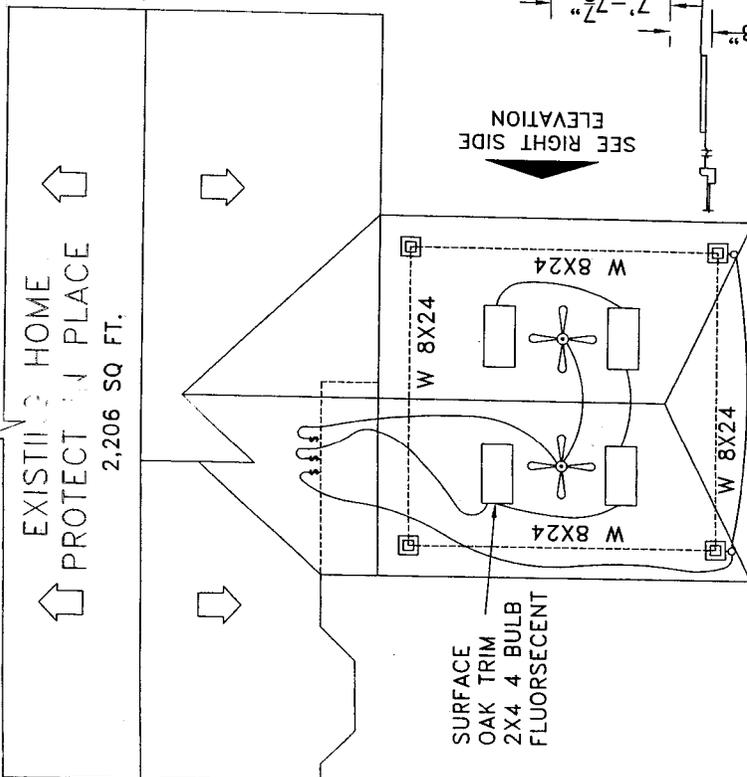
SCALE
 $\frac{1}{8}'' = 1'$



WALL SECTION AND FOOTING DETAIL



RIGHT SIDE
ELEVATION

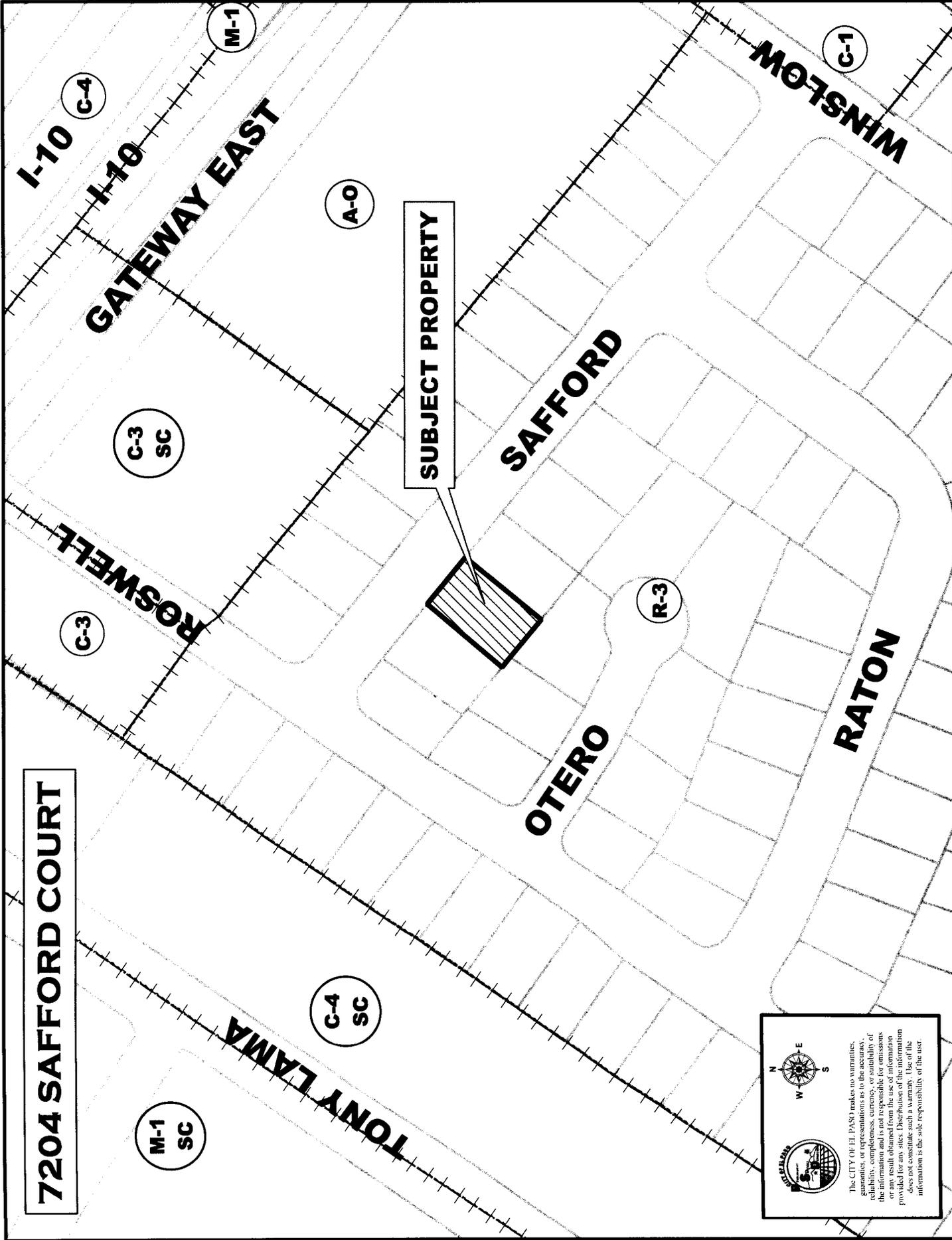


FLOOR PLAN / ELEV
 LOT SEVENTEEN (17) BLOCK FIFTY TWO (52)
 RANGLAND HILLS ADDITION NO.5
 IN EL PASO COUNTY TEXAS
 ACCORDING TO THE MAP ON FILE IN
 752 OF THE DEED RECORDS OF
 EL PASO COUNTY, TEXAS

G&M DRAFTING
 10709 ALTA LOMA
 EL PASO, TEXAS 79935
 (915) 592-3296

SCALE
 1/8"=1'

SEE FRONT
 ELEVATION

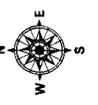


7204 SAFFORD COURT

SUBJECT PROPERTY



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7204 SAFFORD COURT

I-10
I-10

GATEWAY EAST

MOTSNIM

ROSWELL

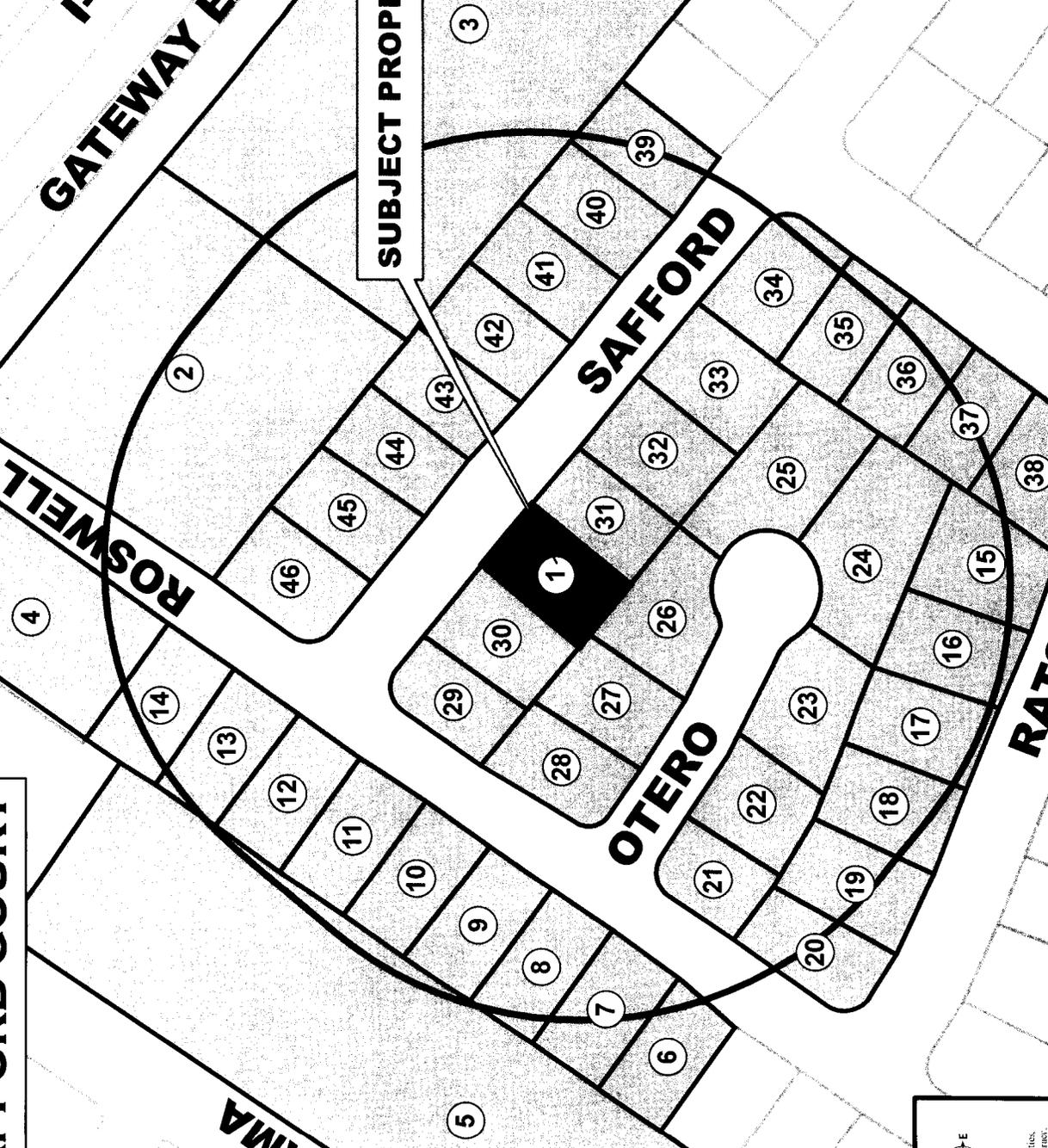
SUBJECT PROPERTY

SAFFORD

OTERO

RATON

TONY LAMA



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