

Applicants request 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 18' carport that is proposed to encroach into the front yard setback and to be located to within 7' feet of the front property line.

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

BACKGROUND

The applicants are requesting a carport that does not rise higher than the roof of the house and will match the existing house in design and materials. There is no utility easement at the front property line. The Engineering & Construction Management Department has reviewed the structural plans and found them acceptable.

CALCULATIONS

Permitted carport area = 384 sq. ft. (1,919 sq. ft. first floor area ÷ 5)

Requested area of carport = 360 sq. ft. (20' x 18')

Required front yard setback = 20'

Requested front yard setback = 7'

STAFF RECOMMENDATION

Staff recommendation is for approval as it meets the requirements of the Special Exception J.

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 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.

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT
Building Permits & Inspections Division

MEMORANDUM

TO: Zoning Board of Adjustment Staff

FROM: Juan Estala, Building Plans Examiner, Building Permits and Inspections Division

SUBJECT: CARPORT CASE FOR November 14, 2011 ZBA MEETING

DATE: 10/25/2011

I have reviewed the plans for ZBA case PZBA11-00033 located at 1665 Billie Marie Drive. The applicant is requesting a Special K Exception under Title 2.16.050 for a carport over the driveway.

The carport's structural design has been reviewed and has been found to be acceptable.

This letter is written pursuant to Title 2.16.050 K 2. And provides written approval for the carport design based upon structural design considerations from the Building Permits and Inspections Division of the Engineering & Construction Management Department.

Juan Estala

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

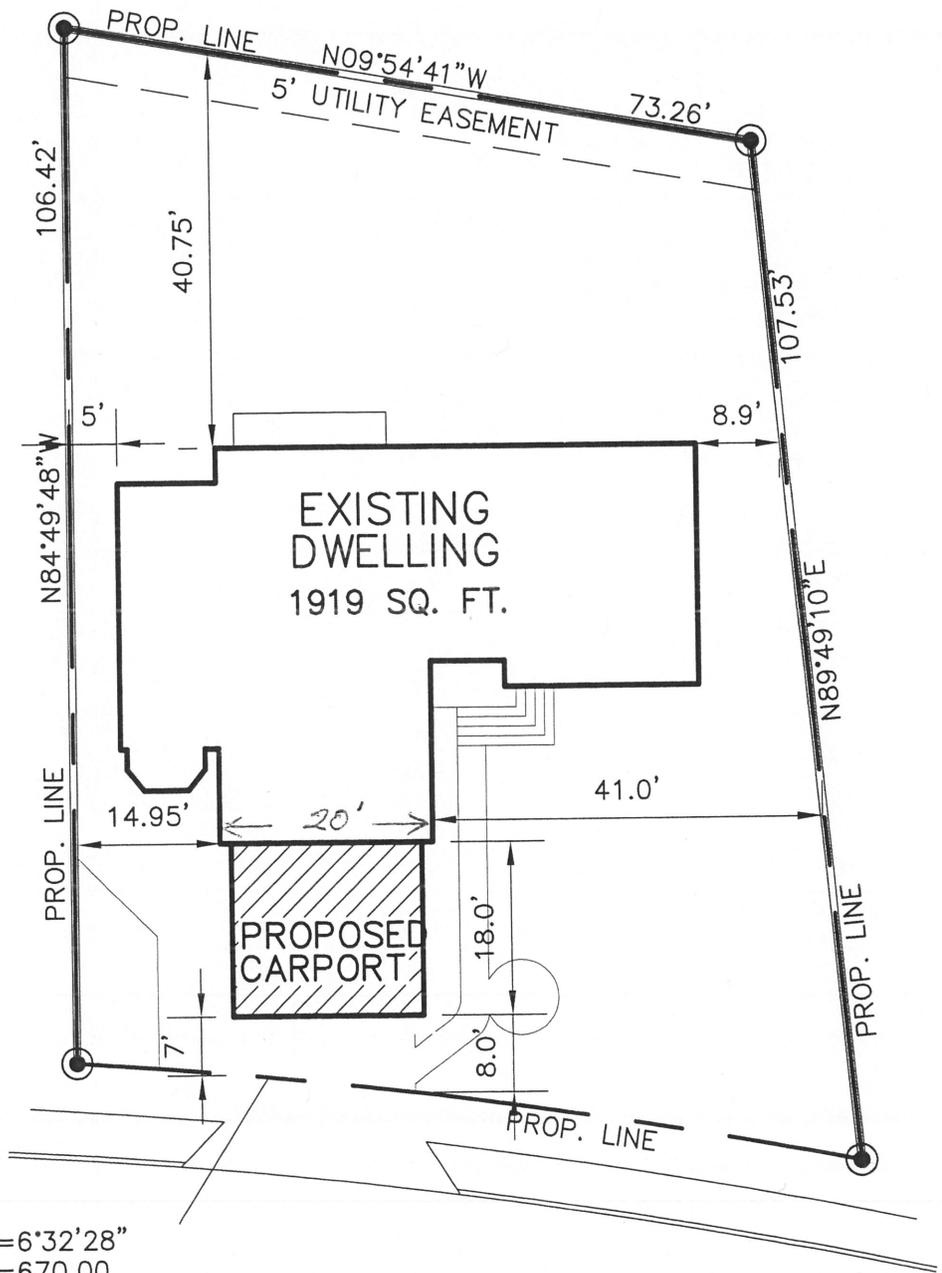
District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

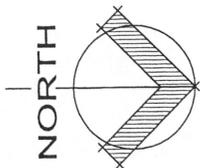
City Manager
Joyce A. Wilson





$D=6^{\circ}32'28''$
 $R=670.00$
 $A=83.34'$
 $CH=83.29$

BILLIE MARIE DRIVE

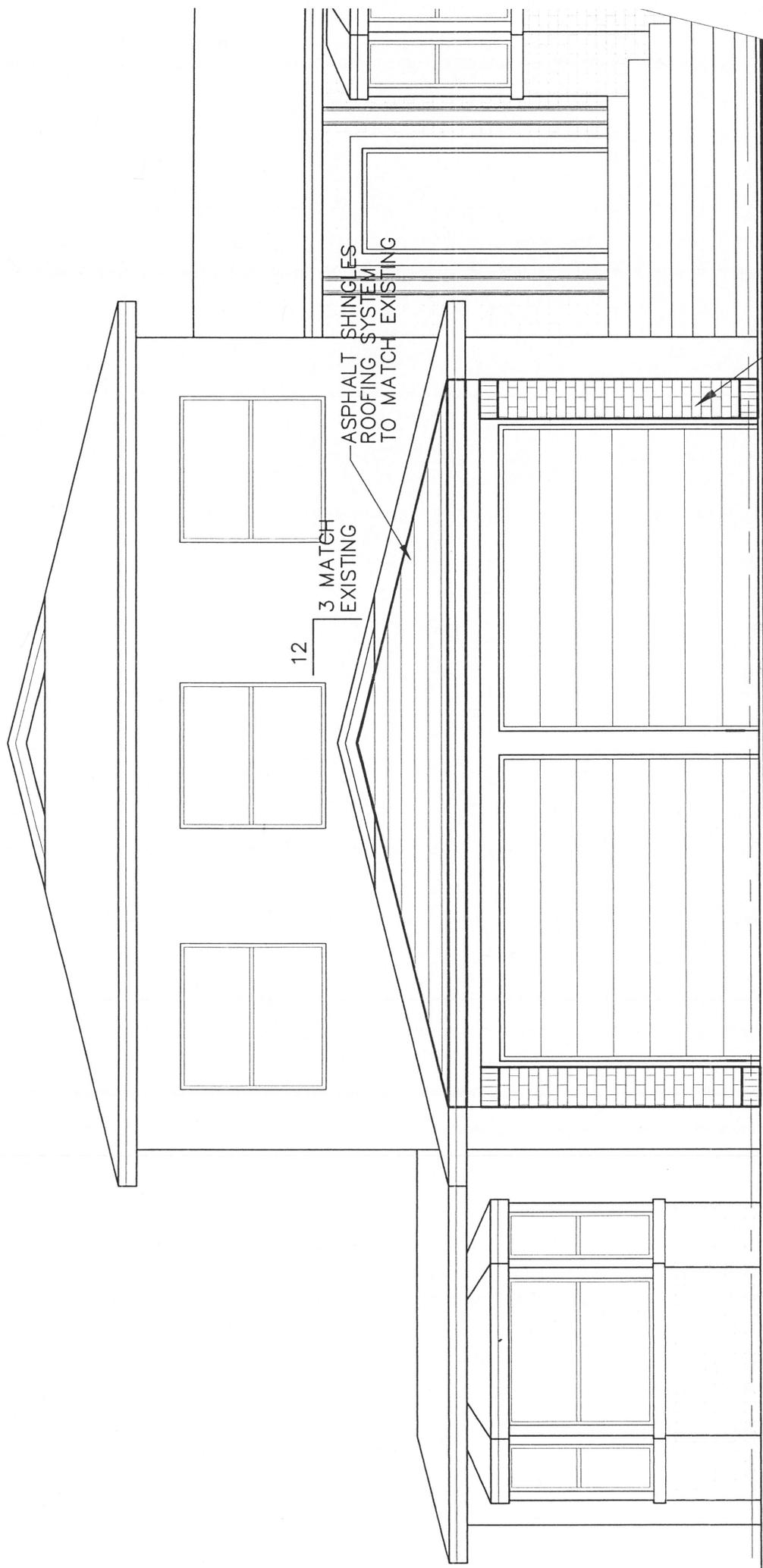


SITE PLAN

Scale: 1' = 20.0"

LEGAL DESCRIPTION

LOT 9, BLOCK 223, VISTA DEL SOL, FORTY TWO REPLAT A CITY OF EL PASO, EL PASO COUNTY, TEXAS.



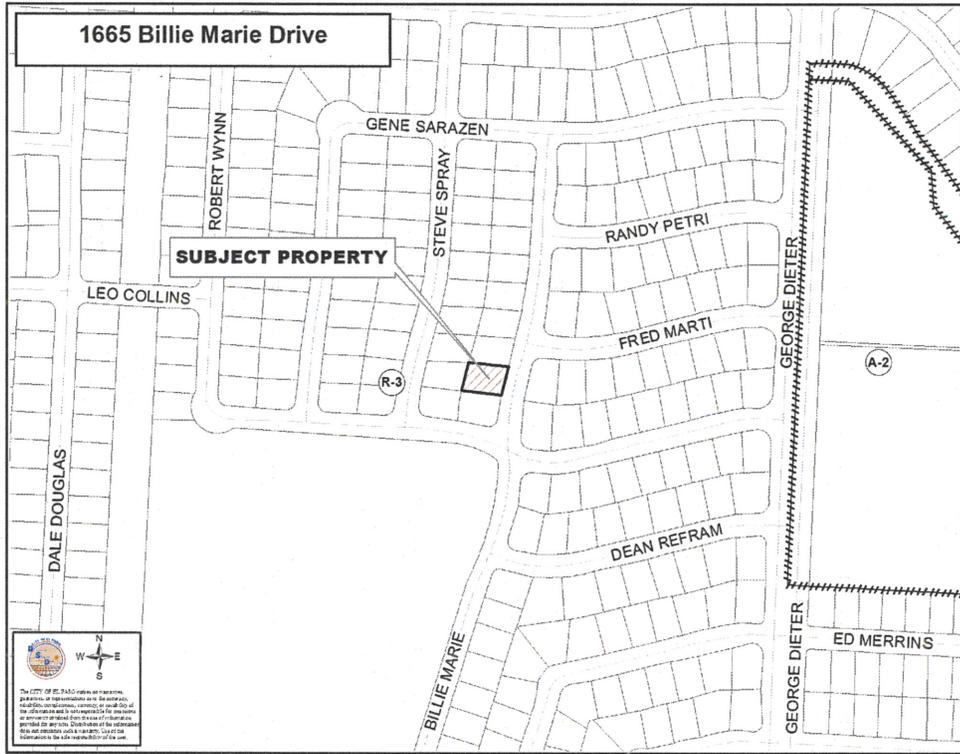
12
3 MATCH
EXISTING

ASPHALT SHINGLES
ROOFING SYSTEM
TO MATCH EXISTING

DECORATIVE BRICK
VENEER BEYOND AS
SELECTED BY OWNER

ONT ELEVATION

ZONING MAP



NOTIFICATION MAP

