

Applicant request a Special Exception under Section 2.16.050 J (Carport over a driveway) in an R-3 (Residential) zone.

This would allow a 20' by 20' carport (400 square feet), the entirety of which is proposed to encroach in the required front yard setback and to be located to within 5' of the front property line.

Per Section 20.12.040.B.4, a carport may extend up to 10' into the required front yard, 150 square feet in floor area.

The required front setback is 20' and the required cumulative front and rear yard setback total is 50' in the R-3 zone district.

BACKGROUND

The subject property was constructed in 1975.

Within the rear yard, there are two accessory structures, one of which partially lies upon a 5' utility easement.

The Planning Division has received one letter in opposition to the special exception request.

CALCULATIONS

Permitted carport area = 540.8 sq. ft. (house 1st floor area of 1954 sq. ft. ÷ 5, plus 150 square feet of permitted encroachment)

Requested carport area = 400 sq. ft. (20' x 20')

Required front yard setback = 20'

Requested front setback = 5'

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 50'

STAFF RECOMMENDATION

Staff recommendation is for approval with conditions for the request of Special Exception J. The conditions are as follows:

1. *The rear storage structure shall be removed or reduced so that it is no longer encroaching on the utility easement abutting the rear property line.*

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:

17. The residence has been in existence with a valid certificate of occupancy for one continuous year;
18. The zoning board of adjustment has received the written approval of the structural design from the building official;
19. 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;
20. 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;
21. Elevation drawings of the proposed structure shall be submitted;
22. 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;
23. 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
24. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space.”

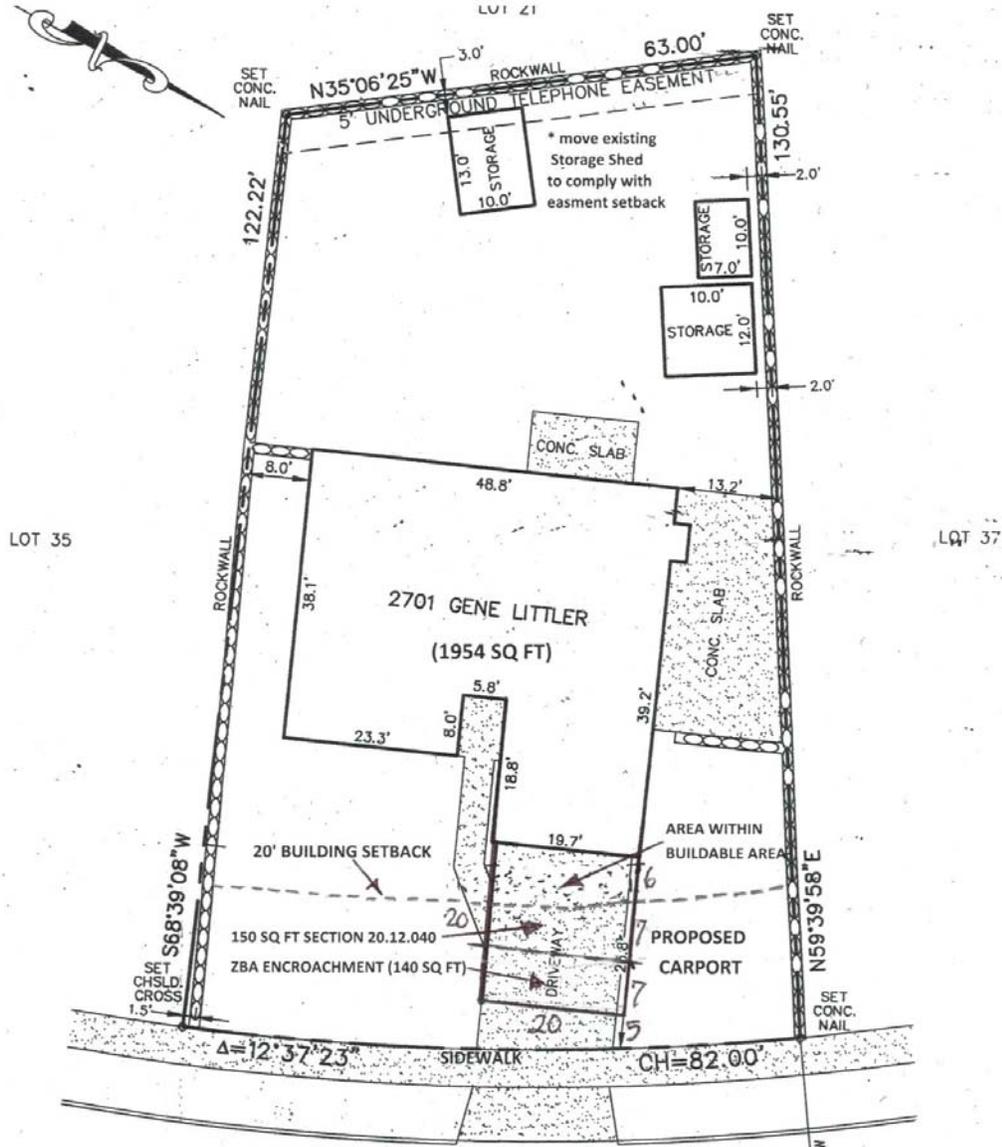
ITEM #2

ZONING MAP



NOTIFICATION MAP





LOT 35

LOT 37

GENE LITTLER DRIVE

SITE PLAN
 LOT 36, BLOCK 94
 VISTA DEL SOL UNIT EIGHTEEN
 Scale 1" = 20'



CITY MON.
 CH. BRG. = N31°20'40"W
 (BEARING BASIS)
 Δ = 4'11"41"
 R = 402.95'
 FND. NAIL

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