

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

This would permit the construction of a 541 sq. ft. carport of which 304 square feet would encroach into the front yard, and would be located to within 1'6" of the front property line. The required minimum front yard setback is 20 feet in the R-3 zone district, and the required minimum front and rear yard cumulative setback is 50 feet.

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 34' and the required cumulative front and rear yard setback total is 45' in the R-4 zone district.

**BACKGROUND**

The subject property was constructed in 1978.

The Planning Division has received no communications in support of or in opposition to the special exception request.

**CALCULATIONS**

Permitted carport area = 524.2 sq. ft. (house 1<sup>st</sup> floor area of 1875 sq. ft. ÷ 5 (375 sq. ft.), plus 150 square feet of permitted encroachment)

Requested carport area = 304 sq. ft. (19' x 20')

Required front yard setback = 34'

Requested front setback = 1.5'

Required front and rear yard setback total = 45'

Requested front and rear yard setback total = 30'

**STAFF RECOMMENDATION**

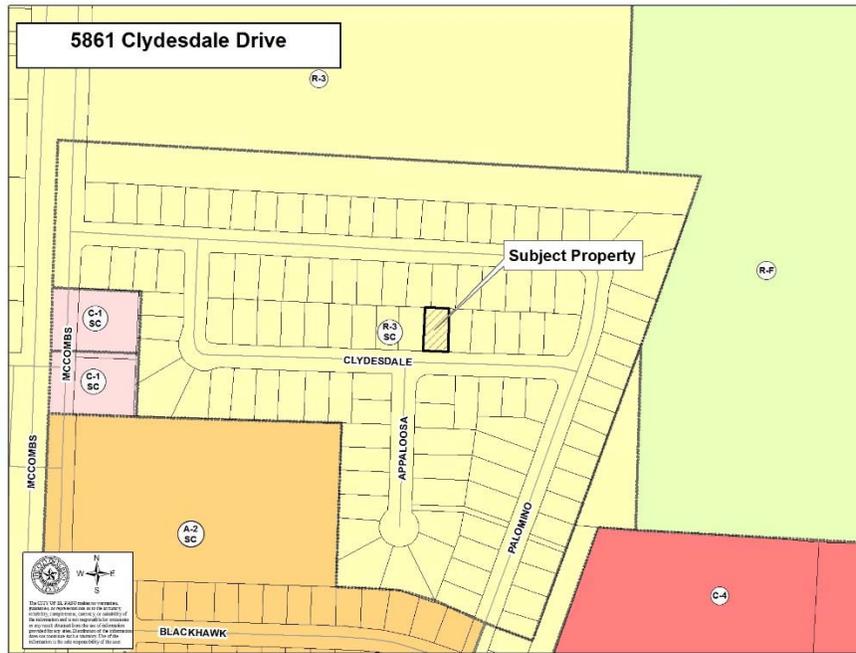
Staff recommendation is for approval of the request of Special Exception J. The conditions are as follows:

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:

9. The residence has been in existence with a valid certificate of occupancy for one continuous year;
10. The zoning board of adjustment has received the written approval of the structural design from the building official;
11. 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;
12. 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;
13. Elevation drawings of the proposed structure shall be submitted;
14. 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;
15. 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
16. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space."

# ZONING MAP



# NOTIFICATION MAP

