

Postponed to the 12-9-13 ZBA Meeting

PZBA13-00037

7304 Ramada Drive

Lorena Chiu

Applicant requests Special Exceptions under Section 2.16.050 C (Rear Yard Setback) and Section 2.16.050 J (Carport over a Driveway in an R-3 (Residential) zone).

This would allow a 320 square feet portion of an existing covered patio to be located to within 10' of the rear property line. This also would allow the existence of a 55'6" by 38'11" carport proposed to extend to within 0' of the front setback.

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

BACKGROUND

The applicant was cited for building into the front and rear yard setbacks without permits. Regarding the rear yard setback, the applicant is requesting to legalize existing patio additions which encroach into the rear yard setback and are more than the 180 square feet of open porch permitted. In order to meet the requirement of the Special Exception C for a minimum 10' rear yard setback, the applicant will be required to cut back the patio additions.

Further, in June 1993 the applicant was permitted a carport in the front yard through building permit #93-12616. The permit set of plans for the carport show approximately 84 square feet encroaching, less than the 150 square feet of open porch permitted to encroach in the front yard setback. The 1996 aerial shows the permitted carport; however, the current aerial and site photos of the property show that there have been additions to the permitted carport plus a new carport over the driveway, all built without permits. The carport over the driveway does not match the home. The plans submitted by the applicant do not meet the requirements of the Special Exception J.

CALCULATIONS

Permitted area of encroachment in required rear yard setback = 548.72 sq. ft. (22.76' [68.27' lot width ÷ 3] x 16.2' [3/5 of 27']) + 180 sq. ft. of porch permitted by the Zoning Code

Requested area of encroachment in rear yard = 500 sq. ft. (40' x 12')

Permitted carport area = 1,538 sq. ft. + 5 = 307.60 sq. ft.

Requested area of carport = TBD

Required front and rear yard setback total = 50'

Requested front and rear yard cumulative setback = TBD

STAFF RECOMMENDATION

Staff recommends denial of the requests for Special Exception C and Special Exception J as the applicant has not provided plans that meet the requirements of the Special Exception J.

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

"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

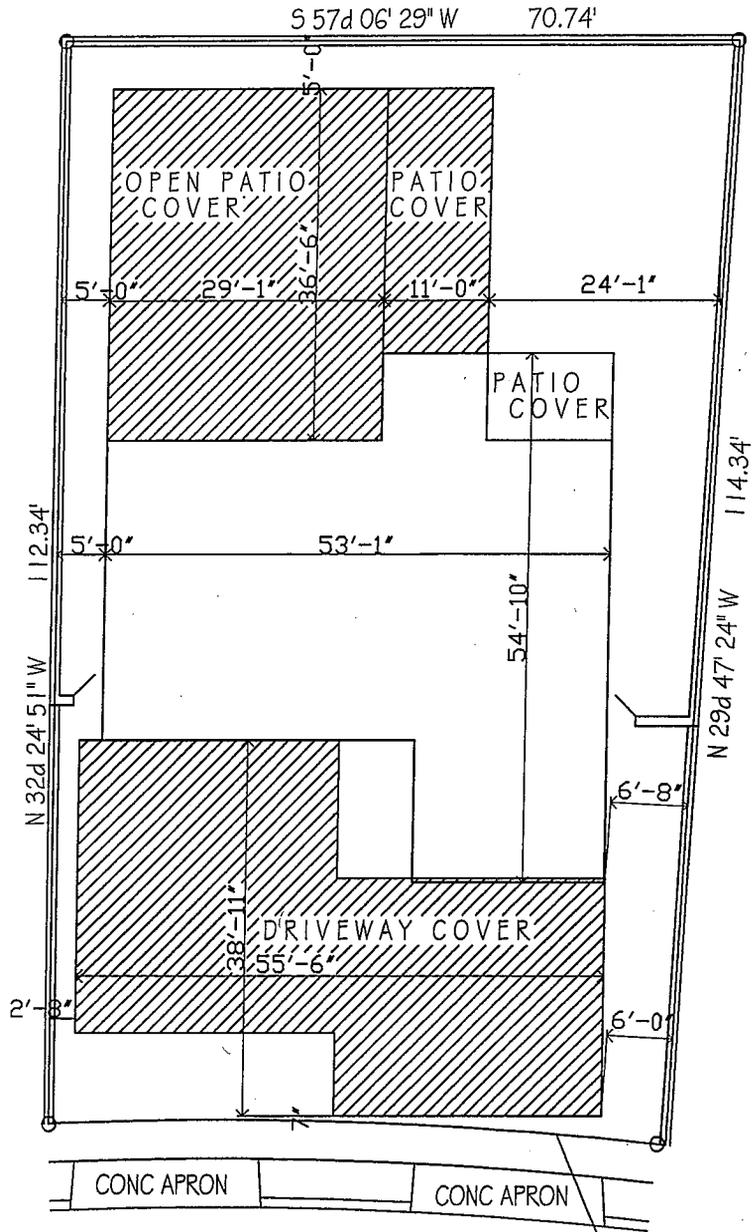
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."

ITEM #3

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:

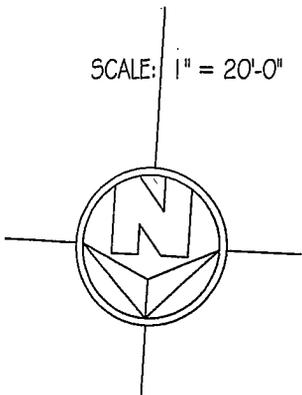
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The zoning board of adjustment has received the written approval of the structural design from the building official;
3. The carport shall be constructed of the same material, architectural design, 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, with the first-floor area of the dwelling defined as the sum of the gross horizontal area, exclusive of garages, atriums, stairwells, and open porches, measured from the exterior faces of the exterior walls; 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.”



7304 RAMADA DRIVE

R = 1288.34'
 A = 65.00'
 CH = 64.99'

SCALE: 1" = 20'-0"



**CHAPARRAL PARK UNIT- 14
 LOT - 2
 BLOCK - 56
 CITY OF EL PASO, TEXAS**

EA
DESIGNS
Henry Alvarado
6456 North Road El Paso, Texas
915 203 0942

Mr Chiu's Project
7304 RAMADA DRIVE
EL PASO, TEXAS

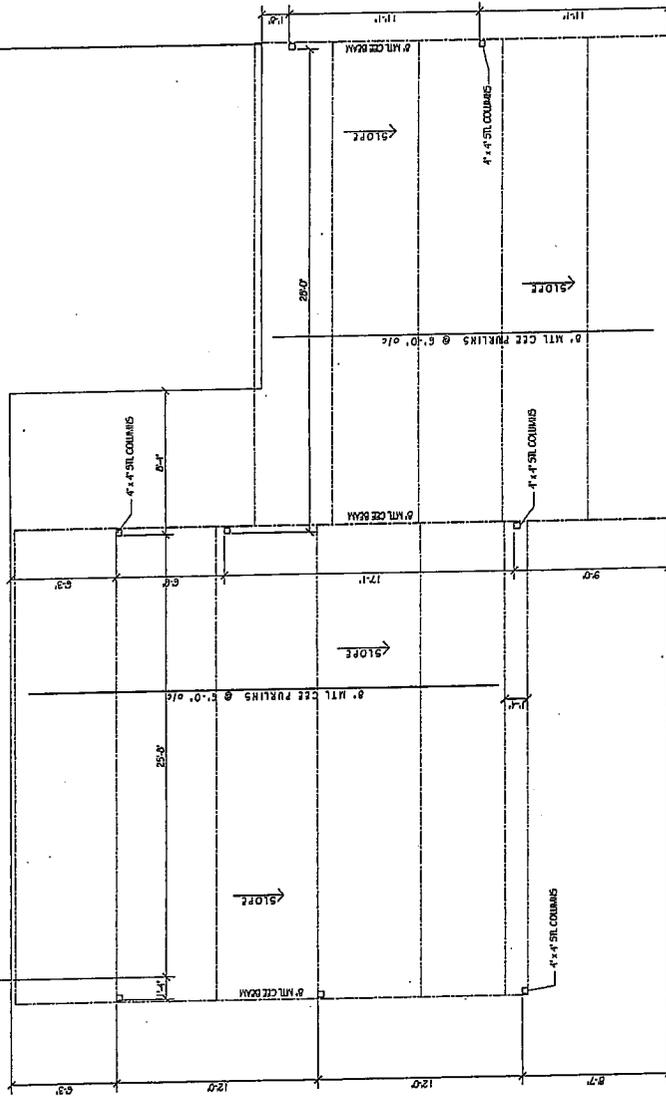
REVISION: 0

DATE: Oct 2013

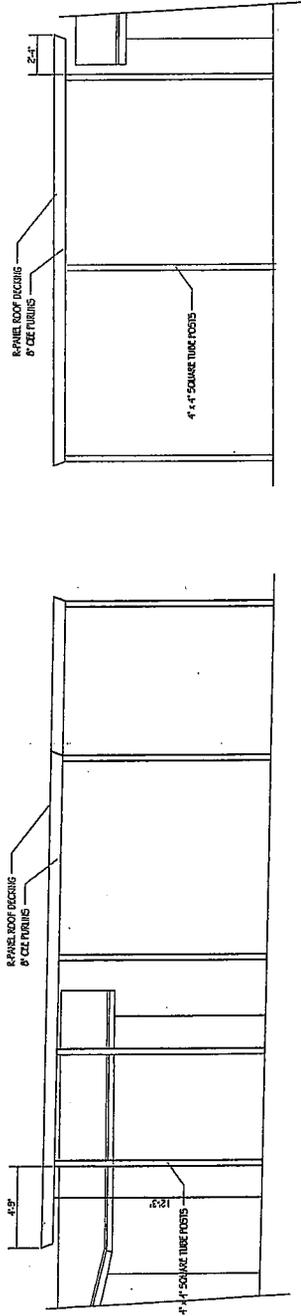
MR CHIU'S PROJECT

FIGURE: E.A - House Addition Rev.Dwg

EXISTING HOUSE

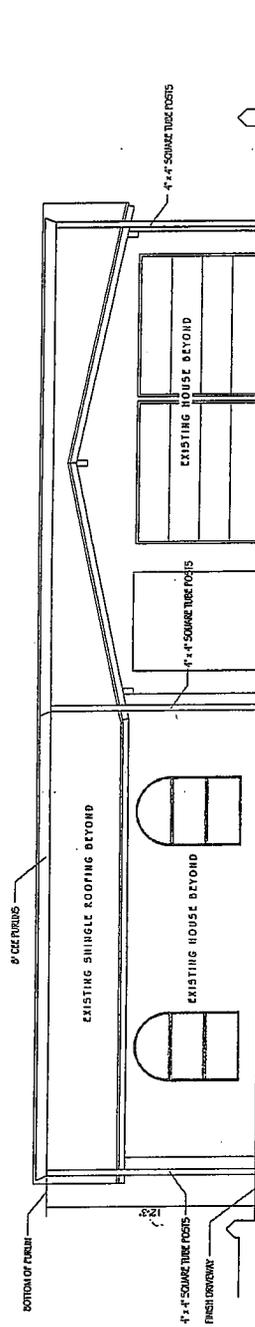


FLOOR PLAN
SCALE: 1/4" = 1'-0"

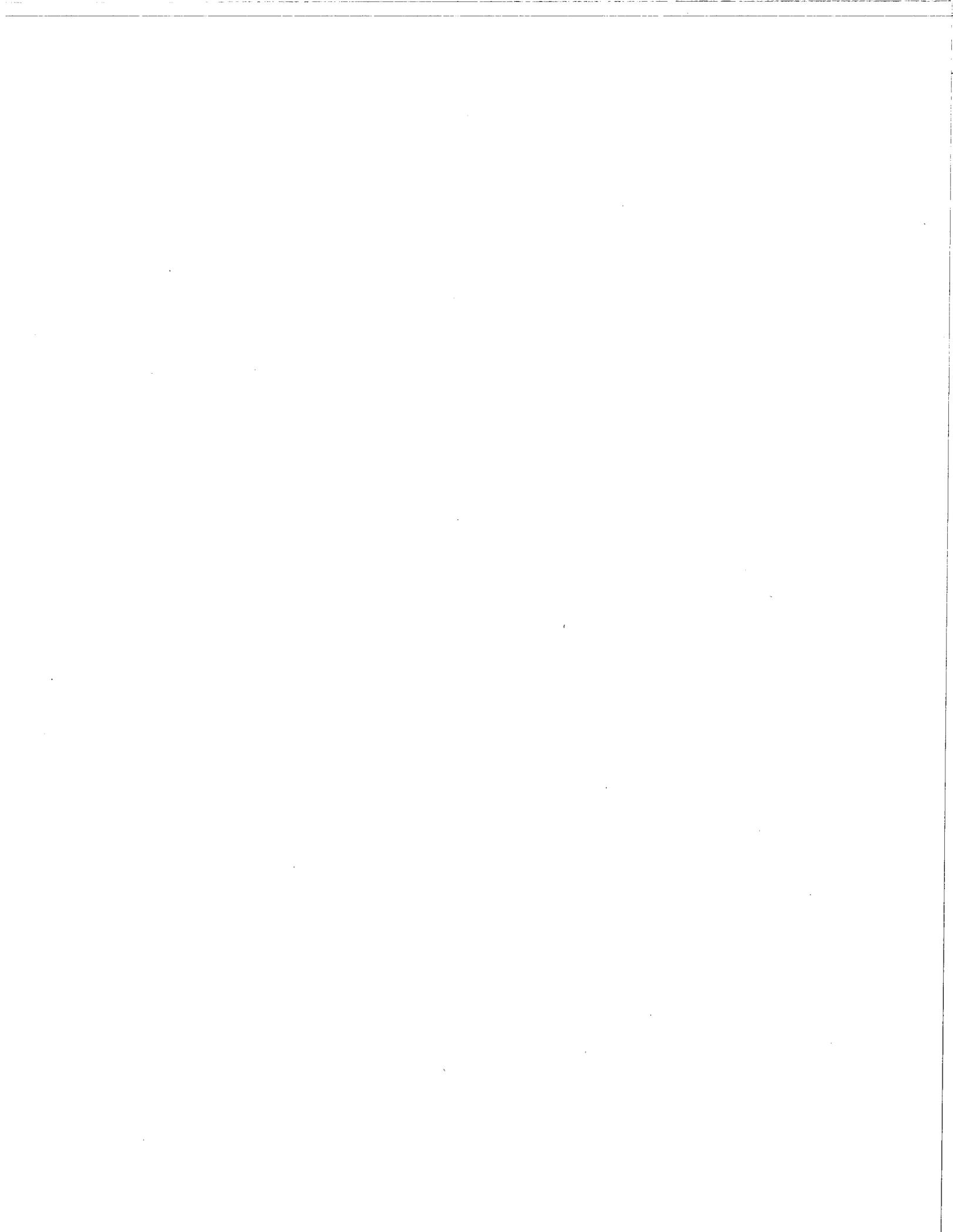


LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

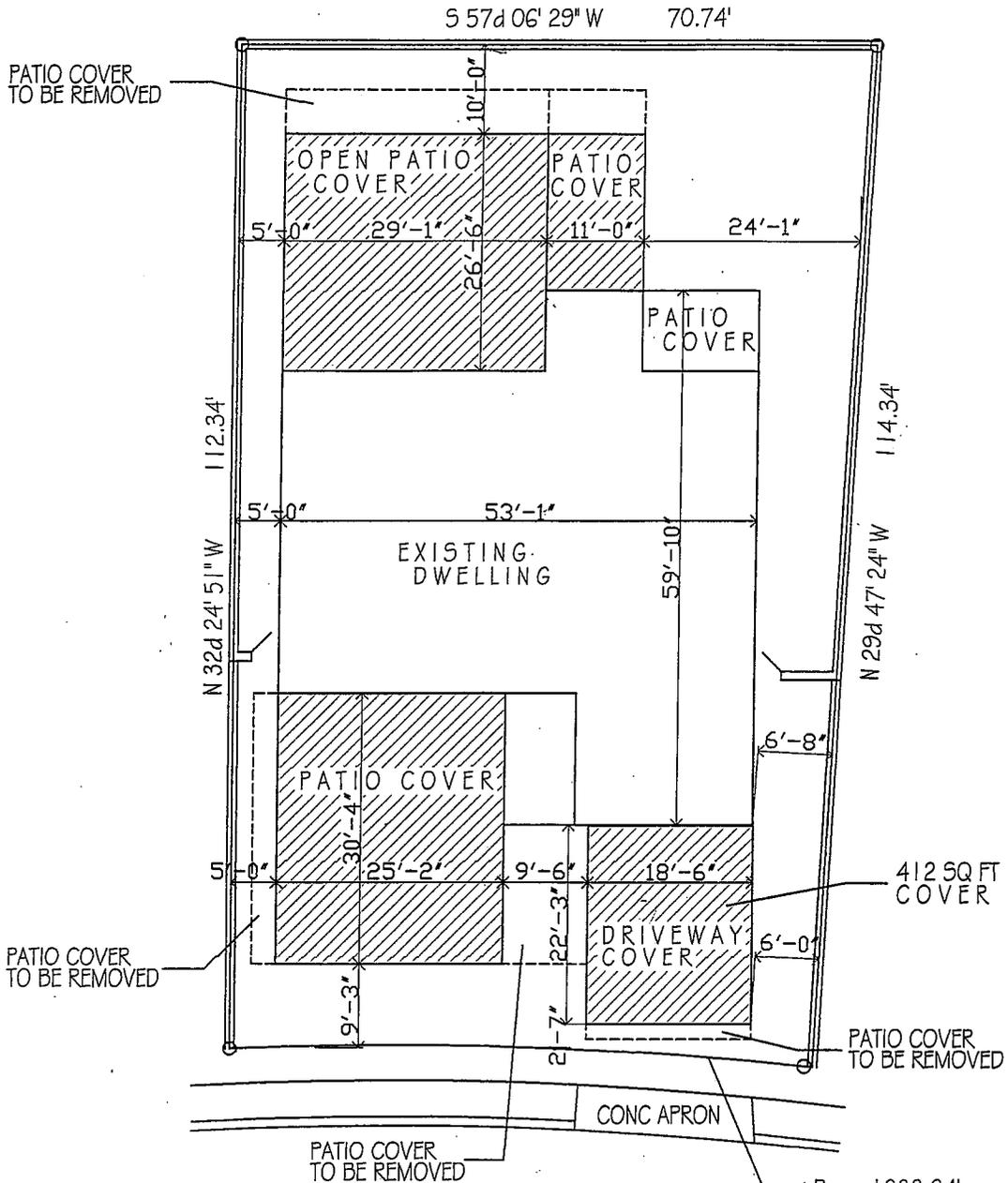
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



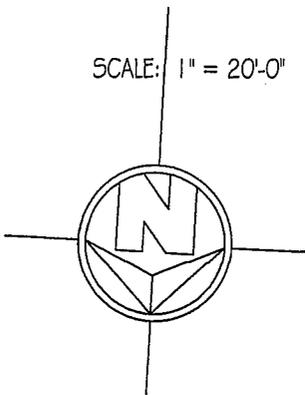
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1st Revision



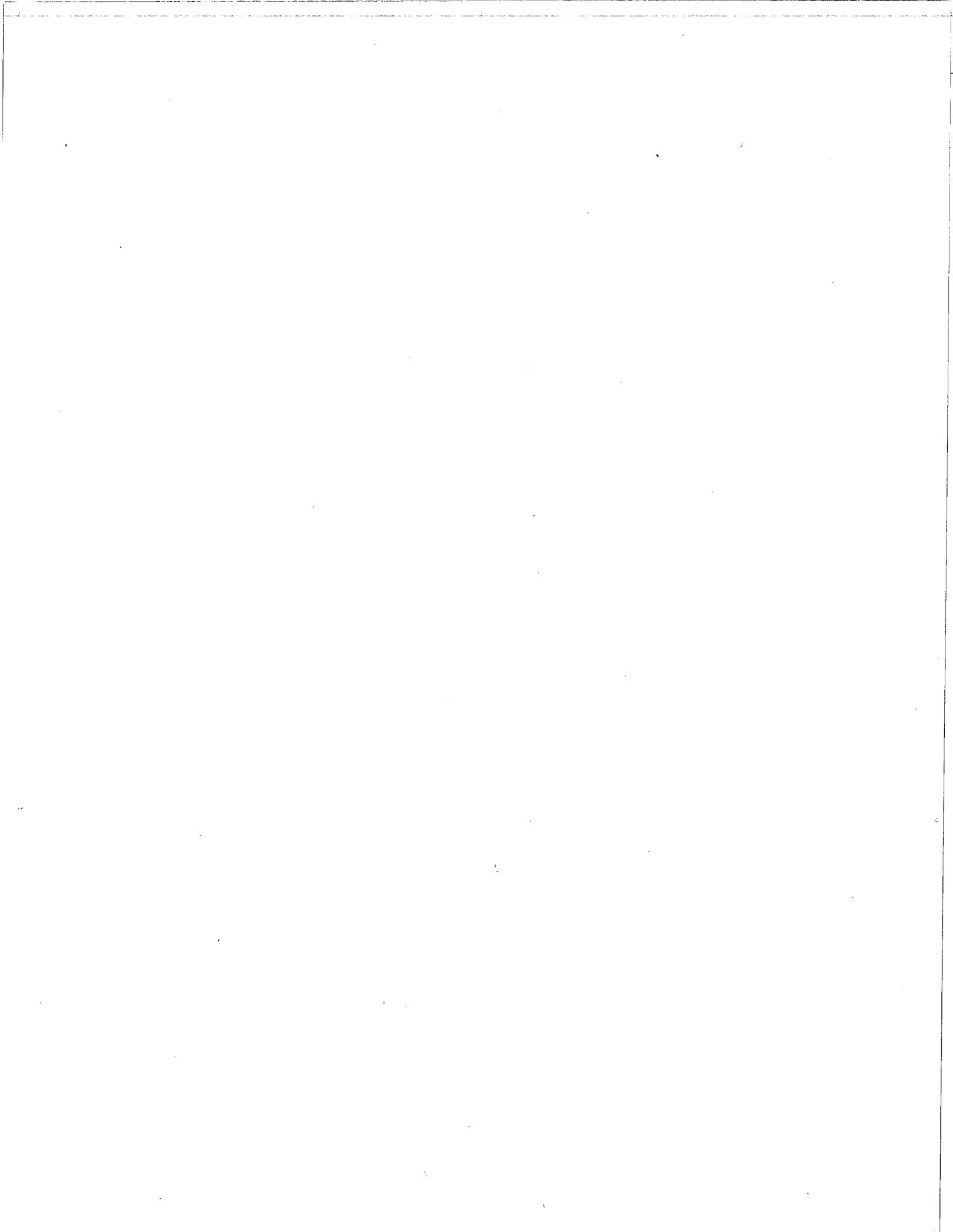
SCALE: 1" = 20'-0"



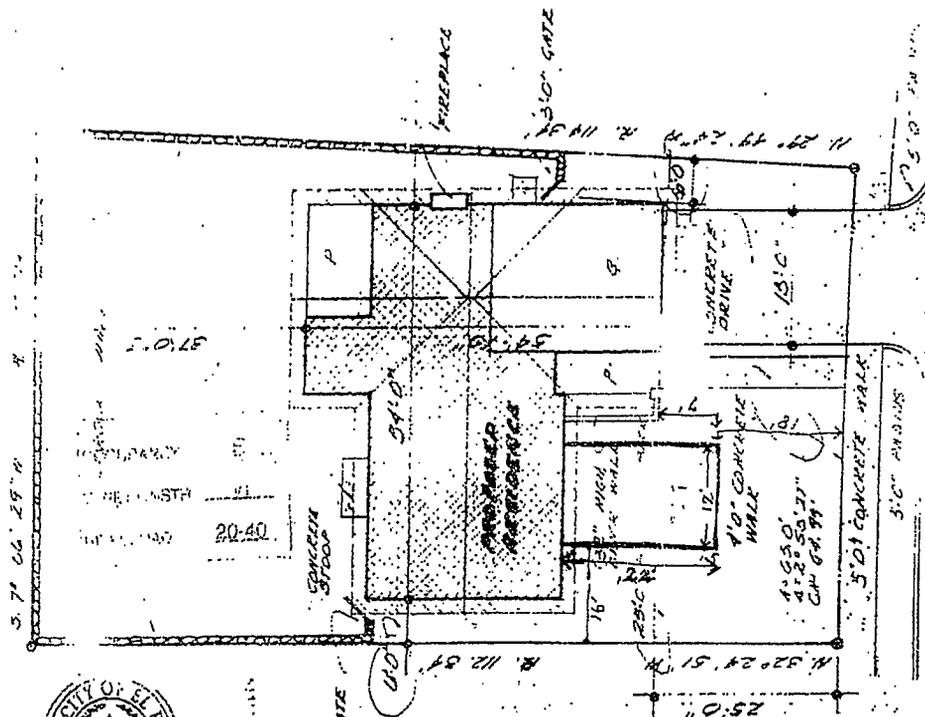
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**CHAPARRAL PARK UNIT- 14
LOT - 2
BLOCK - 56
CITY OF EL PASO, TEXAS**



1993 Permit



7304



THESE PLANS HAVE BEEN
 REVIEWED FOR GENERAL
 CONFORMITY WITH ALL
 PERTINENT CODES AND
 ORDINANCES.

REVIEWED

ROODY

CITY PLAN CHECKER

JUN 7 1993

ZONING SECTION

THESE PLANS HAVE BEEN EXAMINED FOR
 CONFORMANCE TO THE USE, YARD AND
 AREA REQUIREMENTS OF THE ZONING
 ORDINANCE OF THE CITY OF EL PASO.

JUN 7 1993 BY *[Signature]*



IN CONNECTION WITH PERMITS
(915) 541-4133

LOG PLAN #

PERMIT APPLICATION

TYPE OF PERMIT: BUILDING ELECTRICAL PLUMBING MECHANICAL

CONTRACTOR: CHIU, Chung Y. DATE: 6-2-93

ADDRESS: 7304 Kamada Dr. PHONE: (915) 581-6935

CITY, STATE, ZIP: El Paso, TX 79912 Homeowners Name: CHIU, Chung Y.

PROJECT ADDRESS: 7304 Kamada, El Paso Homeowners Phone: (915) 581-6935

PROJECT NAME: Car port

SUBDIVISION: Chaparral Park unit 14 LOT 56 #2 BLOCK 56

NUMBER OF PERMITS: NUMBER OF BATHS:

SOIL TYPE: CONCRETE BRICK TRIPLE ATTACHED DETACHED

DESCRIPTION OF WORK: Car port concrete

PROPOSED USE:

NEW SQUARE FOOTAGE:

NUMBER OF DEPARTMENTS EXISTING: NUMBER OF PARKING:

DESCRIPTION OF MATERIALS TO BE STORED OR DEPOSIT:

THIS AREA FOR USE OF DEPARTMENT PERSONNEL

ZONE: R-1 PARKING REQUIRED: _____

OCCUPANCY: 2 TYPE OF CONSTRUCTION: 11

PERMIT TYPE: A REPORT CODE: 434

SQUARE FOOTAGE: 204 VALUATION: 1,300 FEE: 55.00

NUMBER OF STORES: 1 Number of Units: _____

PLAN ROUTING

- | | |
|--|---|
| 1. ZONING: APPD. <input checked="" type="checkbox"/> HFC <input type="checkbox"/> | 5. PLUMBING APPD <input type="checkbox"/> HFC <input type="checkbox"/> |
| 2. MECHANICAL: APPD <input checked="" type="checkbox"/> HFC <input type="checkbox"/> | 6. ELECTRICAL APPD <input type="checkbox"/> HFC <input type="checkbox"/> |
| 3. PLUMBING APPD <input type="checkbox"/> HFC <input type="checkbox"/> | 7. ELECTRICAL APPD <input type="checkbox"/> HFC <input type="checkbox"/> |
| 4. MECHANICAL APPD <input type="checkbox"/> HFC <input type="checkbox"/> | 8. PLUMBING APPD <input type="checkbox"/> HFC <input type="checkbox"/> |

