

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 15' by 20' carport that is proposed to encroach into the front yard setback and to be located to within 5' 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

This case was postponed from the November 14, 2011 meeting to allow the applicant to submit a revised site plan that shows all curb cuts for driveways, revised structural drawings that accurately reflect the location of the carport and an architectural design to match the house.

The applicant submitted a carport design with a flat roof that does not rise higher than the roof of the house with roof materials and paint to match the existing house. There is no utility easement at the front property line. The Engineering & Construction Management Department has reviewed the structural plans and found them acceptable. Staff suggested to the applicant that the carport design be changed to a pitched roof and to include columns faced with brick to match the house.

A site visit shows a shed located less than 5 feet from the main structure and located in the side setback. The applicant provided a survey that shows that the structure was there when she purchased the house.

CALCULATIONS

Permitted carport area = 366.8 sq. ft. (1,834 sq. ft. first floor area ÷ 5)

Requested area of carport = 300 sq. ft. (15' x 20')

Required front yard setback = 11.3'

Requested front yard setback = 5'

STAFF RECOMMENDATION

Pending. Revised plans have not yet been submitted.

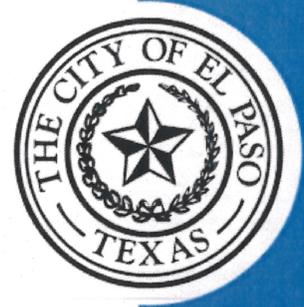
The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

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 October 24, 2011 ZBA MEETING

DATE: 10/17/2011

I have reviewed the plans for ZBA case PZBA11-00031 located at 10181 Saigon. 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

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John F. Cook

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Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

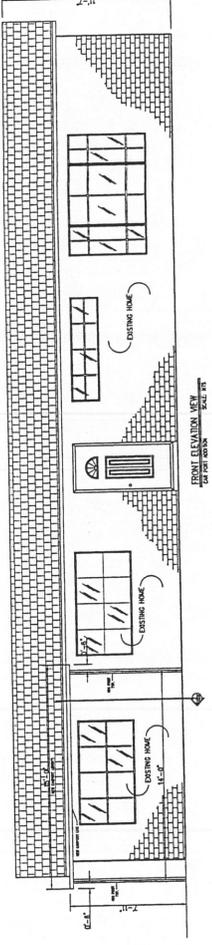
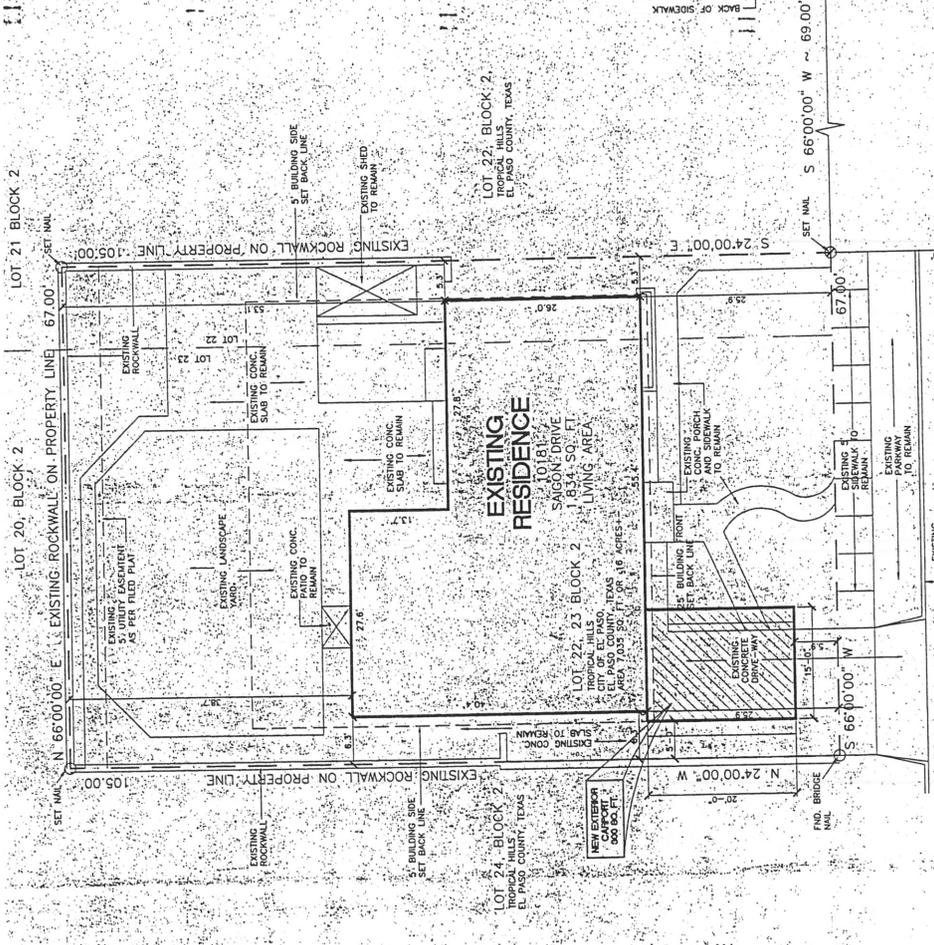
District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson





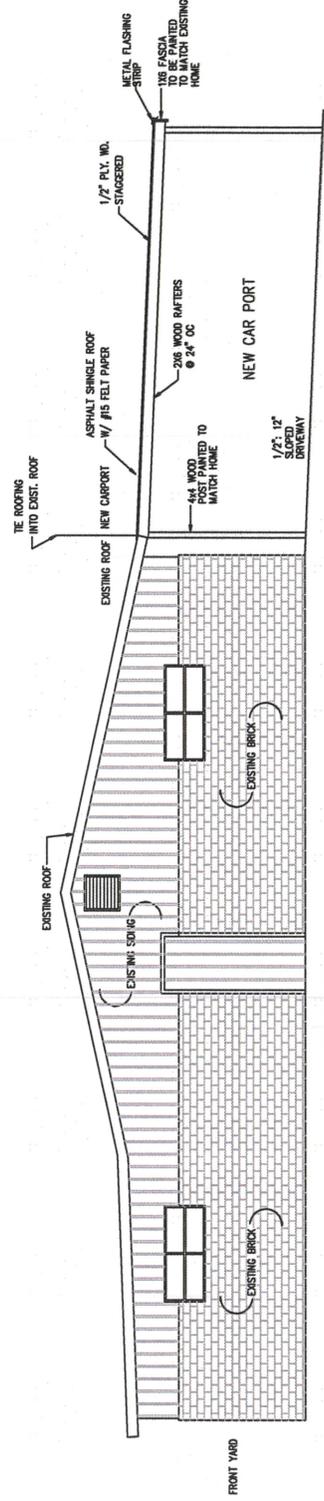
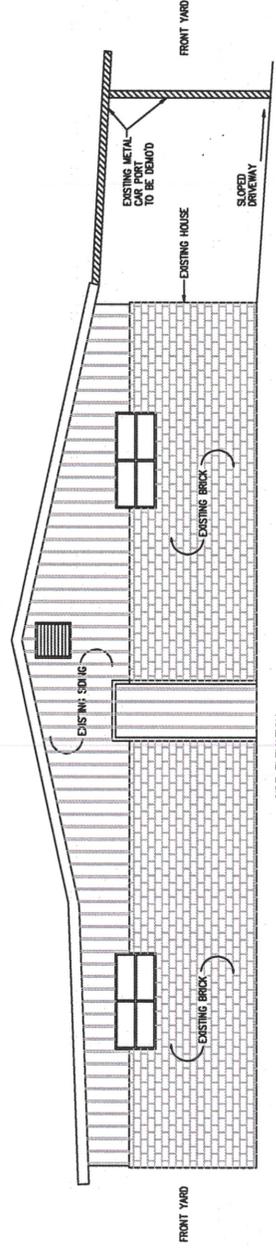
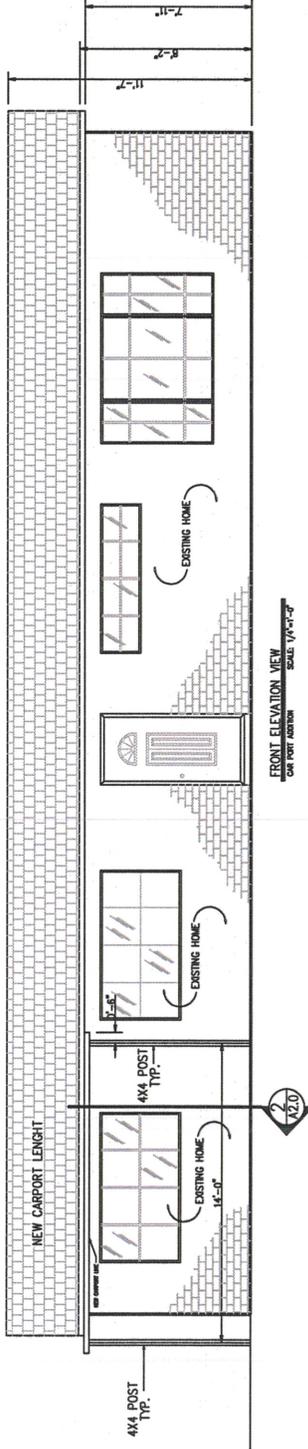
NEW CARPORT FOR:
Carlos R & Guadalupe Ca
 10181 Saigon Drive El Paso
 SHEET TITLE
 NEW EXTERIOR CARPORT
 AND CITY PERMIT APPL
MASTERCORP
 10181 Saigon Drive El Paso, Texas 79905
 915/751-1111
 DATE: 01/25/11

STOP!
 CALL BEFORE YOU DIG
 TEXAS ONE CALL SYSTEM
 1-800-245-4545
 (@ least 48 hours prior to digging)

10181 SAIGON DRIVE
 (60' R.O.W.)

1 SITE PLAN
 SCALE: 1/8" = 1'-0"

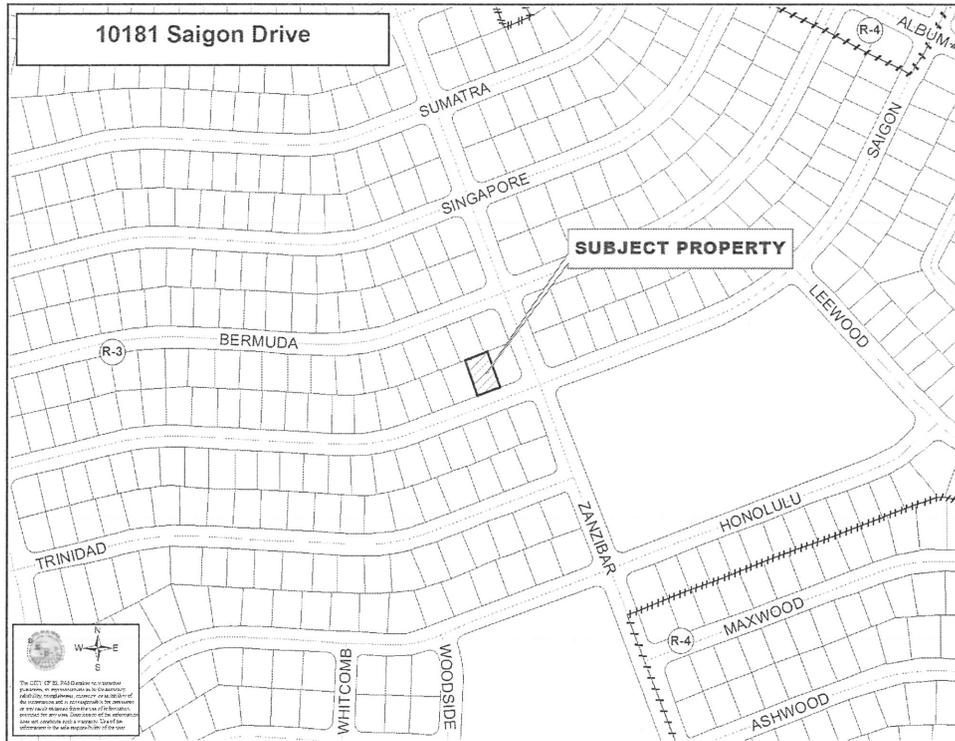
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ADDRESS SITE: 10181 SAIGON

NEW CAR PORT ADDITION

ZONING MAP



NOTIFICATION MAP

