

Applicant requests a Special Exception under Section 2.16.050 K (Carport over a Driveway) in an R-3 (Residential) zone.

The request is for a 21'4" by 20' carport of which a 21'4" by 14' portion is proposed to encroach in the front yard setback and to be located to within 6' of the front property line.

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

BACKGROUND

The applicant is requesting the addition of a carport that is proposed to be located to within 6' of the front property line. There are no utility easements at the front property line. The applicant's plans indicate that the materials used for the carport will match the existing house with a roof that will be lower than the roofline of the house. The Engineering Department-Construction Management Division has reviewed and provided written approval of the structural plans.

CALCULATIONS

Permitted carport area = 454.40 sq. ft. (2,626 sq. ft. first floor area ÷ 5)

Requested area of carport = 426.60 sq. ft. (21'4" x 20')

Portion proposed to encroach in required front yard setback = 298.62 sq. ft. (21'4" x 14')

Required front yard setback = 20'

Requested front yard setback = 6'

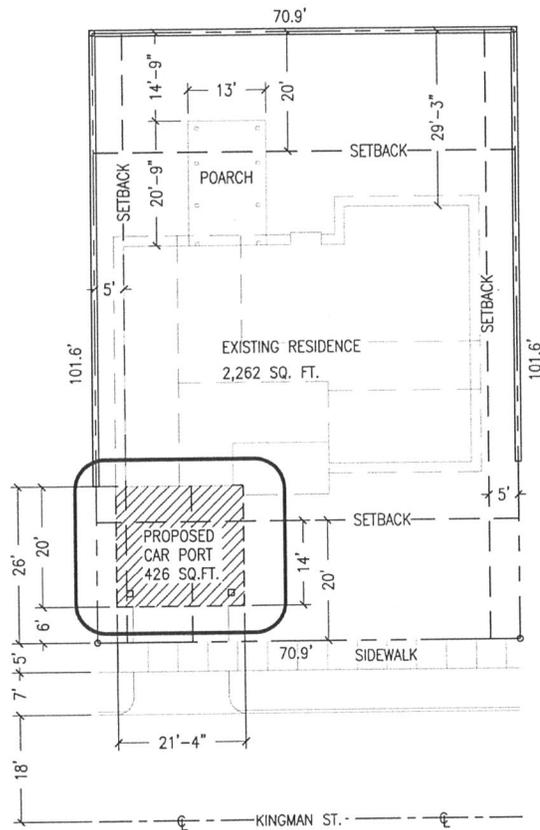
STAFF RECOMMENDATION

Staff recommends approval of the request for the Special Exception.

The Zoning Board of Adjustment is empowered under Section 2.16.050 K 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; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, open on three sides, and attached to the main structure; and,
4. The area of the carport shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the carport rise above the highest point of the roof of the dwelling; and,
5. Elevation drawings of the proposed structure shall be submitted; and,
6. For a duplex, the total of all extensions granted shall not exceed one-third the average width of the site, and the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit; and,
7. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space; and,
8. 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,
9. The extension shall not permit the creation of an additional dwelling unit for rental purposes nor shall it constitute an extension of the living area of the dwelling.



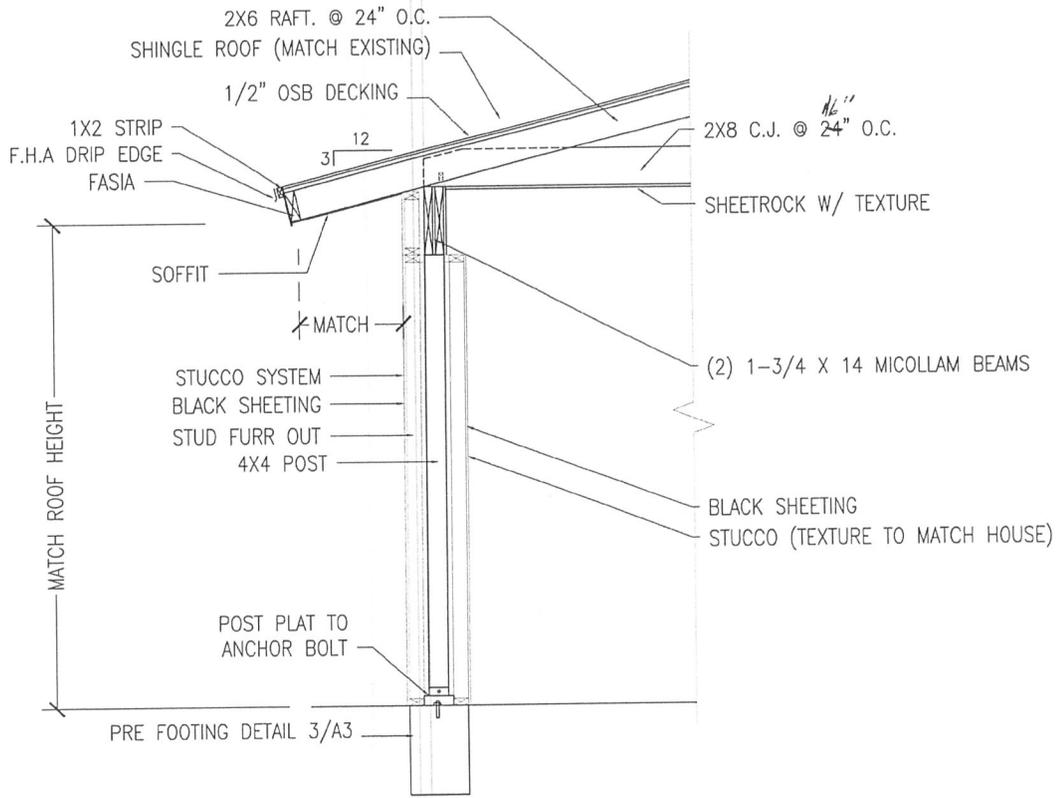
1 SITE PLAN
A1 SCALE: 1" = 20'-0"

LEGAL DESCRIPTION	
RANCLAND HILLS SUBDIVISION LOT 11 BLOCK 30 CITY OF EL PASO, EL PASO COUNTY, TEXAS	
ADDED LIVING AREA	
PROPOSED ADDITION AREA:	0 SQ. FT.
PROPOSED BALCONY AREA:	0 SQ. FT.
PROPOSED CARPORT AREA	426 SQ. FT.
TOTAL BUILD:	426 SQ. FT.

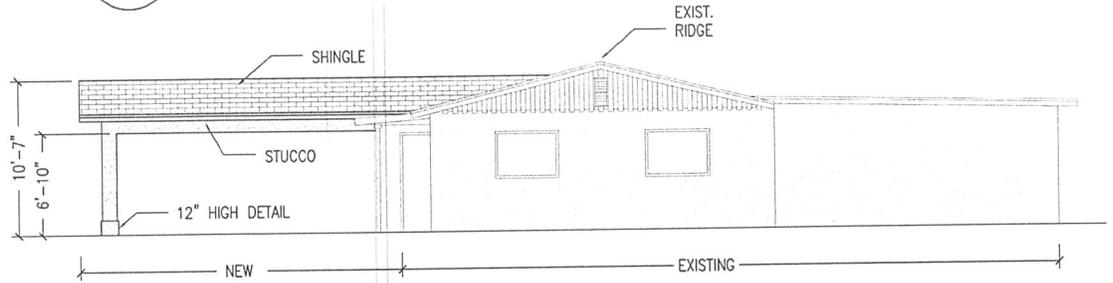
MATERIALS NOTES

1. DIMENSIONAL LUMBER FOR ALL FRAMING WORK.
2. ROOFING MATERIALS TO MATCH EXISTING DIMENSIONAL ROOF SHINGLES.
3. CAR PORT CEILING TO BE HUNG DRYWALL FINISHED WITH TEXTURE. CEILING TO BE PAINTED WHITE.
4. TWO POST COLUMNS TO BE 1' X 1' WOOD FRAMED AND FINISHED WITH A WHITE STUCCO FINISH.
5. ALL EXTERIOR PAINT TO MATCH EXISTING HOUSE COLORS.

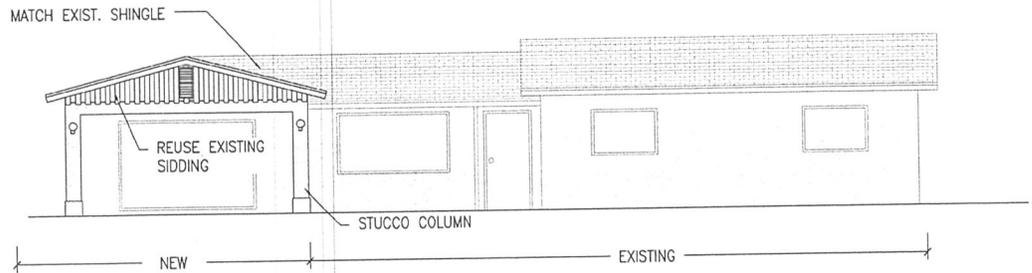
A1	SHEET:	scale: AS SHOWN	Date: 07/29/10	Project: 1009032	PROJECT LOCATION:	Tri T G Construction <small>GENERAL CONSTRUCTION • ROOFING • DESIGN</small>	TITLE:
					7606 KINGMAN EL PASO, TX 79935		MONZON RESIDENCE



1 WALL SECTION
 SCALE: 1/2" = 1'-0"

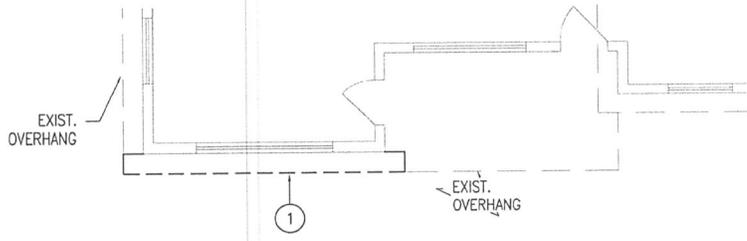


2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

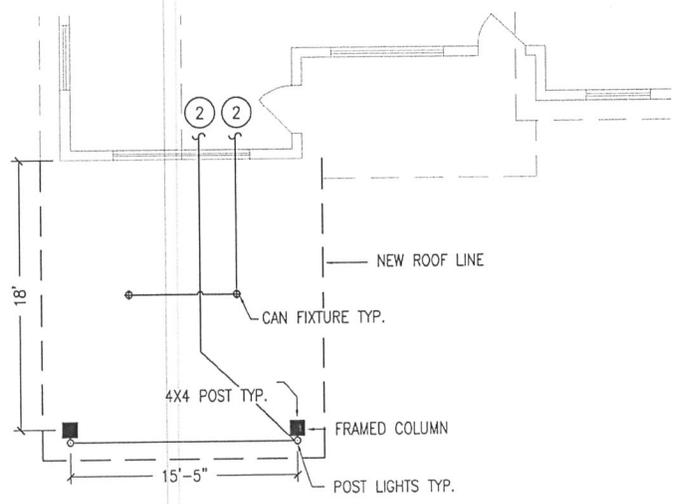
A4	SHEET:	scale: AS SHOWN	Date: 07/29/10	Project: 1009032	Tri TCI Construction GENERAL CONSTRUCTION • ROOFING • DESIGN	TITLE: MONZON RESIDENCE
		PROJECT LOCATION: 7606 KINGMAN EL PASO, TX 79935				



KEY NOTES: #

- ① EXISTING OVERHANG TO BE CUT AND REMOVED PER DEMOLITION PLAN.
- ② ADD NEW LIGHT SWITCH TO EXISTING SWITCH LOCATION FOR MANUAL OPERATION OF RECESSED LIGHTS UNDER PORCH ENTRANCE AND POST LIGHTS ON COLUMNS.

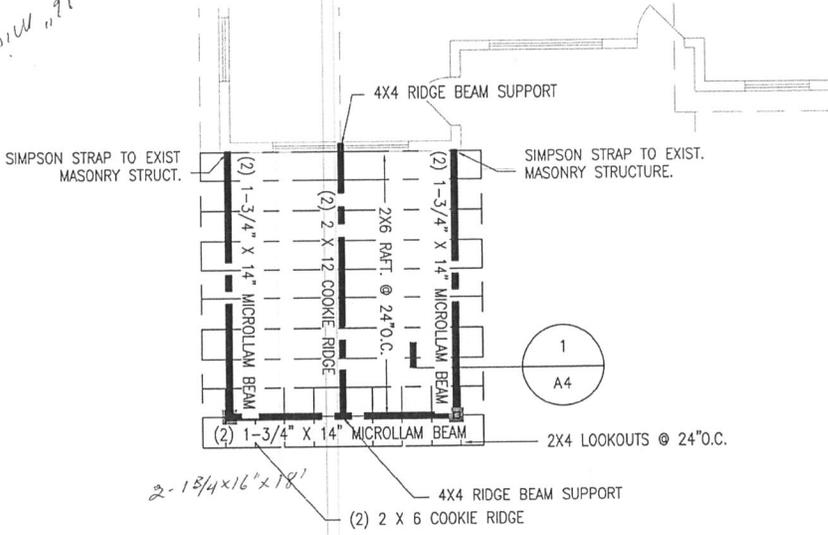
1 DEMOLITION FLOOR PLAN
 A2 SCALE: 1/8" = 1'-0"



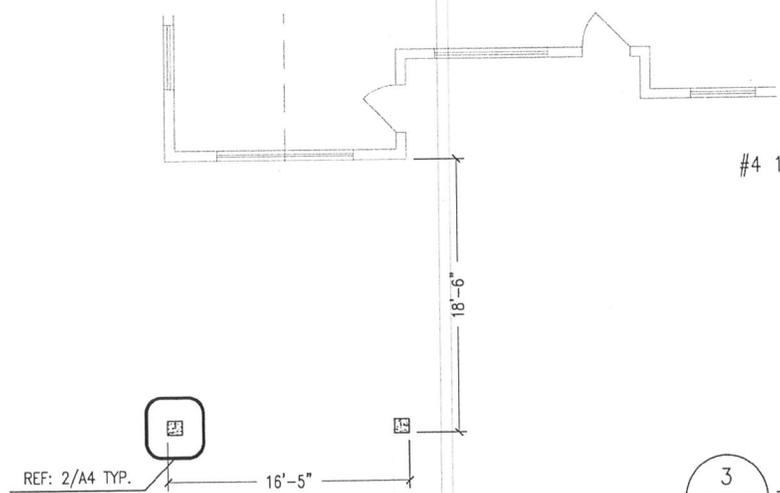
2 FLOOR PLAN
 A2 SCALE: 1/8" = 1'-0"

A2	SHEET:	scale: AS SHOWN	Date: 07/29/10	Project: 1009032	PROJECT LOCATION:	Tri TCI Construction <small>GENERAL CONTRACTOR • ROOFING • INSULATION</small>	TITLE:
					7606 KINGMAN EL PASO, TX 79935		MONZON RESIDENCE

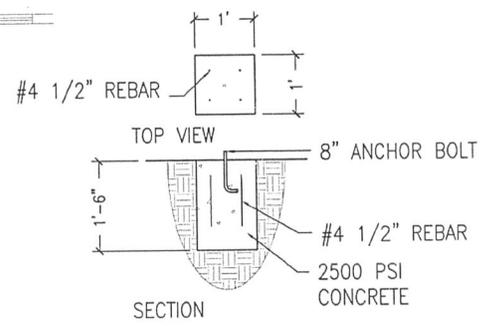
Change Ridge 2-1 3/4 x 12" Microlam



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



2 FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"



3 FOOTING DETAIL
 SCALE: 1/2" = 1'-0"

A3	SHEET:	Scale: AS SHOWN	Date: 07/29/10	Project: 1009032		TITLE:
		PROJECT LOCATION: 7506 KINGMAN EL PASO, TX 79935				



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

TO: Zoning Board of Adjustment Staff

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

SUBJECT: CARPORT CASE FOR December 13, 2010 ZBA MEETING

DATE: December 1, 2010

I have reviewed the plans for ZBA case 10-00050 located at 7606 Kinman 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 Development Services 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
Rachel Quintana

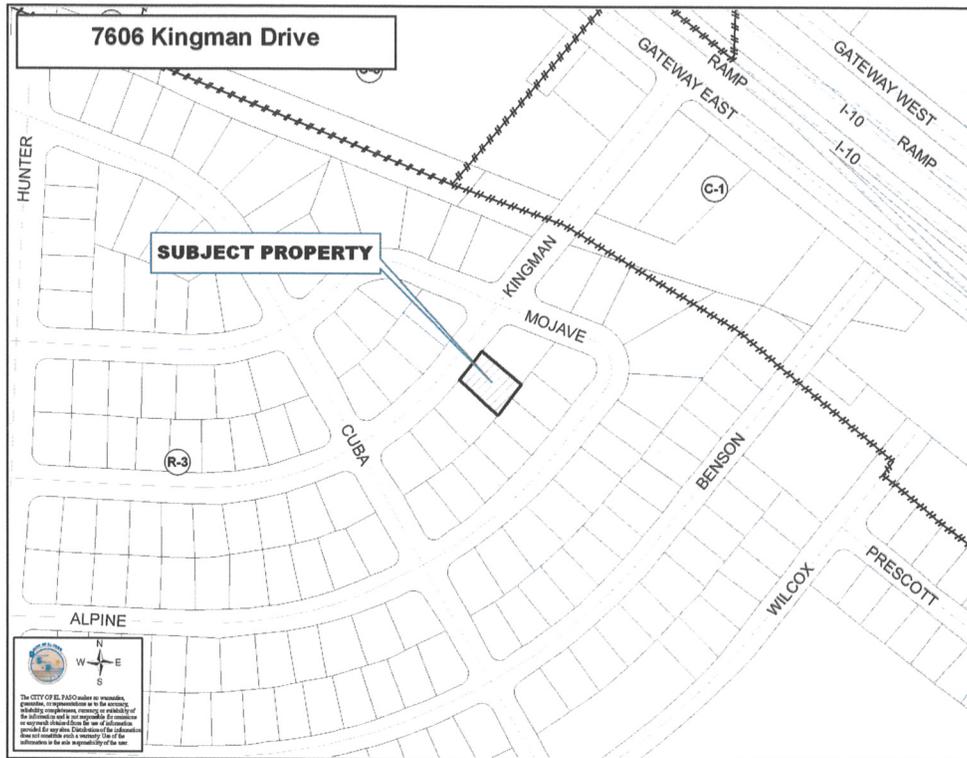
District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

ZONING MAP



NOTIFICATION MAP

