

Applicants request a Special Exception under Section 2.16.050 K (Carport over a Driveway) in an A-2 (Apartment) zone.

This would permit a 23'4" by 20'4" carport that is proposed to encroach 20' into the required front yard setback and to be located to within 5' of the front property line.

The required front and rear yard setback cumulative total is 45 feet for a single-family residence in the A-2 (Apartment) zone district.

BACKGROUND

This case was postponed from the November 9, 2009, meeting to the December 14, 2009, meeting. The applicants are requesting the addition of a carport that is proposed to be located to within 5' 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. The roofline of the existing house is noted as 13' on the elevation drawing. The carport roof shall rise no higher than the roof of the house. The Building Permits & Inspection Division has reviewed the structural plans and notes that revisions are necessary. The staff has received one letter in opposition to the request.

Staff notes that the height of the existing wall at the intersection of Roy Pace and Pebble Hills exceeds three feet, and does not comply with Section 20.16.050 (vision clearance at intersections). The applicant shall verify that this wall is on private property, and shall reduce the height of the wall within the twenty-foot vision triangle, or may apply in writing for a waiver on the height from the Traffic Engineer.

CALCULATIONS

Permitted carport area = 506.40 sq. ft. (1,782 sq. ft. first floor area ÷ 5 = 356.40 sq. ft. + 150 sq. ft. of permitted open porch)

Carport area proposed to encroach in required front yard setback = 474.29 sq. ft.

Required front yard setback = 25'

Requested front yard setback = 5'

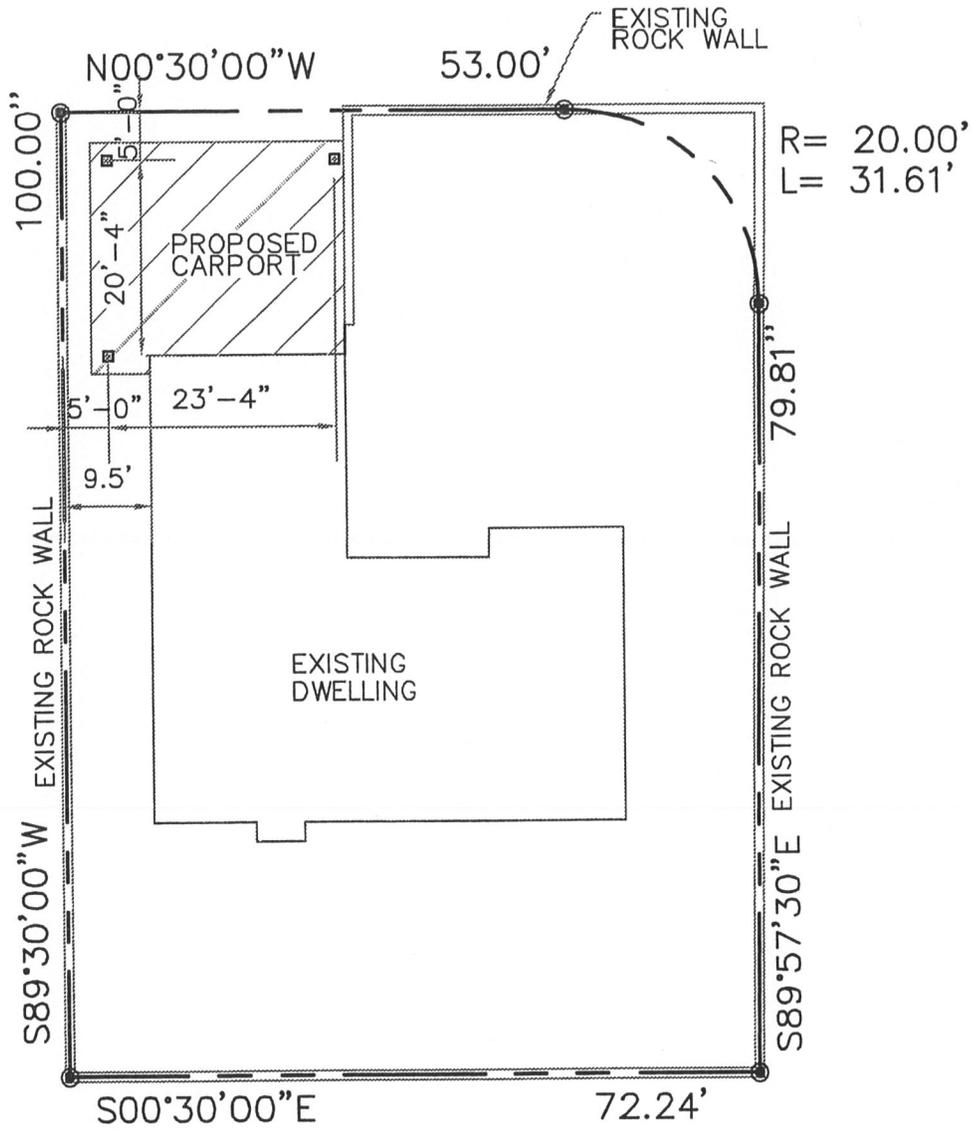
STAFF RECOMMENDATION

Staff is recommending denial as the applicant has not submitted revised structural plans.

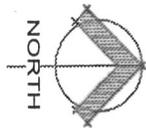
The Zoning Board of Adjustment is empowered under Section 2.16.050 K to:

"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 and owner occupied for one continuous year, and has a valid certificate of occupancy; 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 nor shall it constitute an extension of the living area of the dwelling."



3020 ROY PACE DRIVE



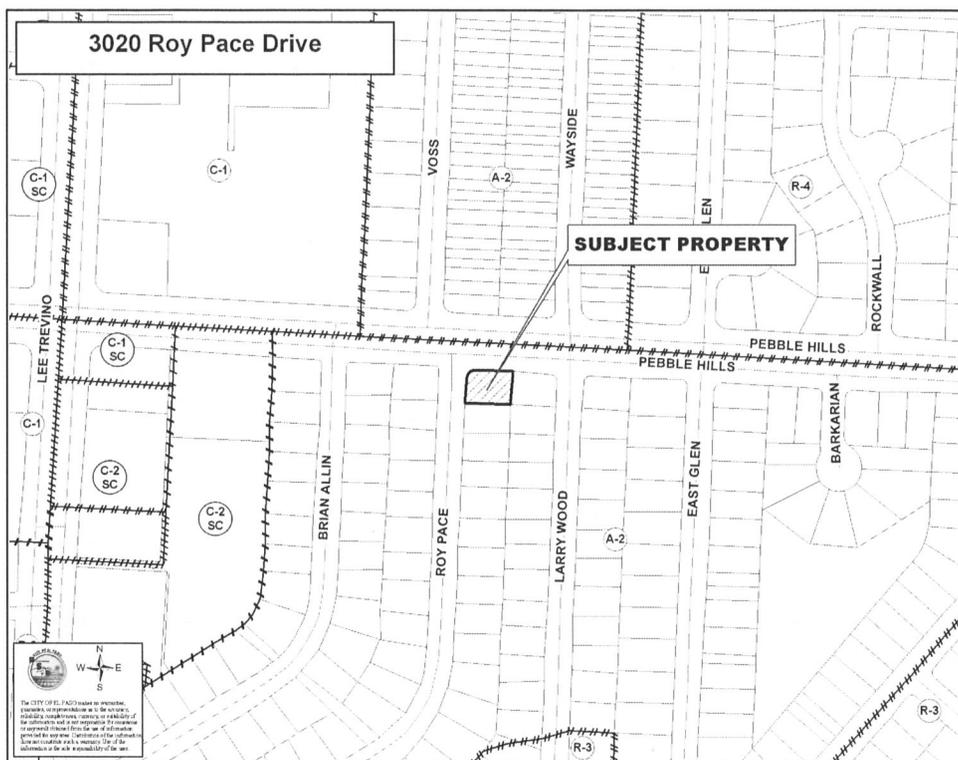
SITE PLAN

Scale: 1" = 20.0'

LEGAL DESCRIPCION :

LOT 30, BLOCK 97, VISTA DEL SOL UNIT THIRTY THREE
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.

ZONING MAP



NOTIFICATION MAP

