

6104 Pinehurst

Zoning Board of Adjustment — October 14, 2024



CASE NUMBER: PZBA24-00073
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: John and Yuree Lee
REPRESENTATIVE: Tommy Fan/Fan Studio Architect PLLC
LOCATION: 6104 Pinehurst Dr. (District 1)
ZONING: R-2 (Residential)
REQUEST: Special Exception J (Carport Over a Driveway)
PUBLIC INPUT: Two (2) phone calls in opposition received as of October 8, 2024

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 J (Carport Over a Driveway) to permit a proposed carport over a driveway in an R-2 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special exception request as the requested area of encroachment is less than the maximum permitted for a carport.

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Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed carport of approximately 22 feet 1 inch by 22 feet 8 ½ inches and an area of 511 square feet, of which 511 square feet encroaches 22 feet 6 inches into the front yard setback and is located to within 2 feet 6 inches of the front property line.

BACKGROUND: The minimum front setback is 25 feet in the R-2 (Residential) zone district. The required front setback for the subject property is 25 feet to meet the cumulative front and rear setback of 60 feet in the R-2 (Residential) zone district. Based on El Paso Central Appraisal records, the home was built in 1961 and the current owners have owned the home since 2023.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	25 Feet	2 feet 6 inches
Rear	35 Feet	No Change
Cumulative Front & Rear	60 Feet	27 Feet 6 inches
Side (Right)	10 Feet	No Change
Side (Left)	10 Feet	No Change
Cumulative Side	20 Feet	No Change

CALCULATIONS FOR CARPORT:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	768 Square Feet	1/5 of 3,840 Sq. Ft. (House 1 st floor area)
Requested Area of Encroachment	511 Square Feet	22 Feet 6 inches by 22 Feet 8 ½-inches (Encroachment only)

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.J CRITERIA

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 the following criteria is met:

Criteria	Does the Request Comply?
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;	Yes. The residence has 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;	Yes. The Building Official has reviewed the request, and has provided written approval.
3. The carport shall resemble the main residential structure in scale and character and shall be open on three sides;	Yes. The proposed carport does resemble the main residential structure and is open on three sides.
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, atrioms, 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;	Yes. The proposed carport encroachment of 511 square feet is less than the maximum allowed area of 768 square feet.
5. Elevation drawings of the proposed structure shall be submitted;	Yes. Elevation drawings of the proposed structure were 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;	Not applicable. This is not a duplex.

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;	Yes. It is not possible to provide a carport in the front yard without encroaching into the required front setback.
8. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space.	Yes. With the exception of any existing structures, remaining area shall be permanent open space

PUBLIC COMMENT: Public notice was sent on October 3, 2024 to all property owners within 300 feet of subject property. As of October 8, 2024, the Planning Division has received two phone calls in opposition to the special exception request.

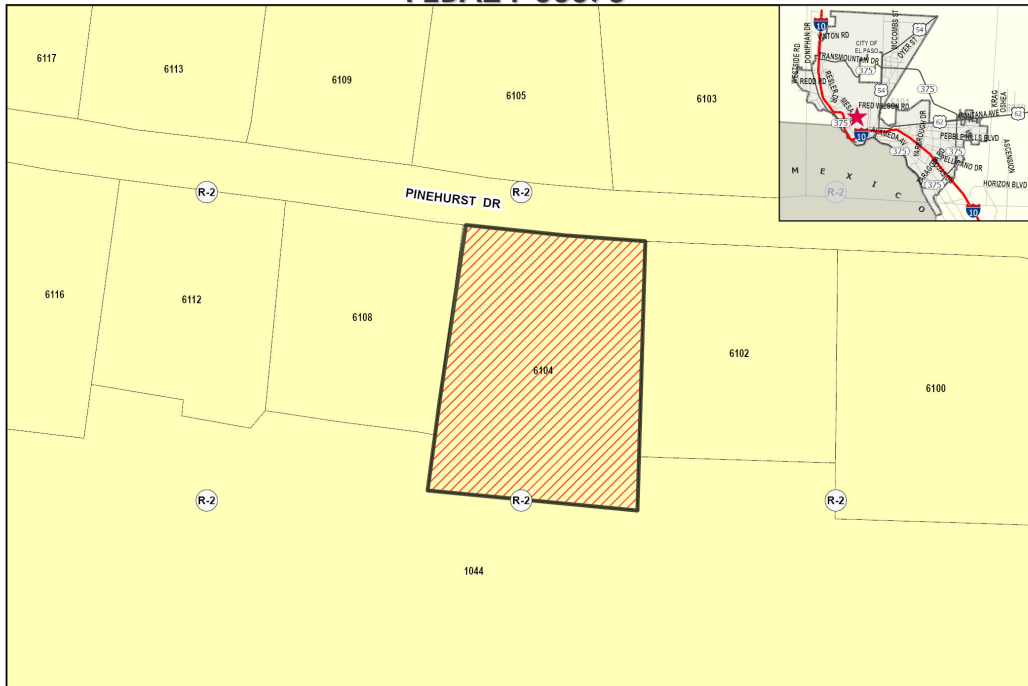
ZONING BOARD OF ADJUSTMENT OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA may take any of the following actions:

1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located, that the public convenience and welfare will be substantially served, and that the use of neighboring property will not be substantially injured. **(Staff Recommendation)**
2. **Approval with Modifications** of the special exception request to bring the request into conformance as provided in El Paso City Code Titles 2 and 20 as the board deems appropriate.
3. **Denial** of the special exception request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

ZONING MAP

PZBA24-00073



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



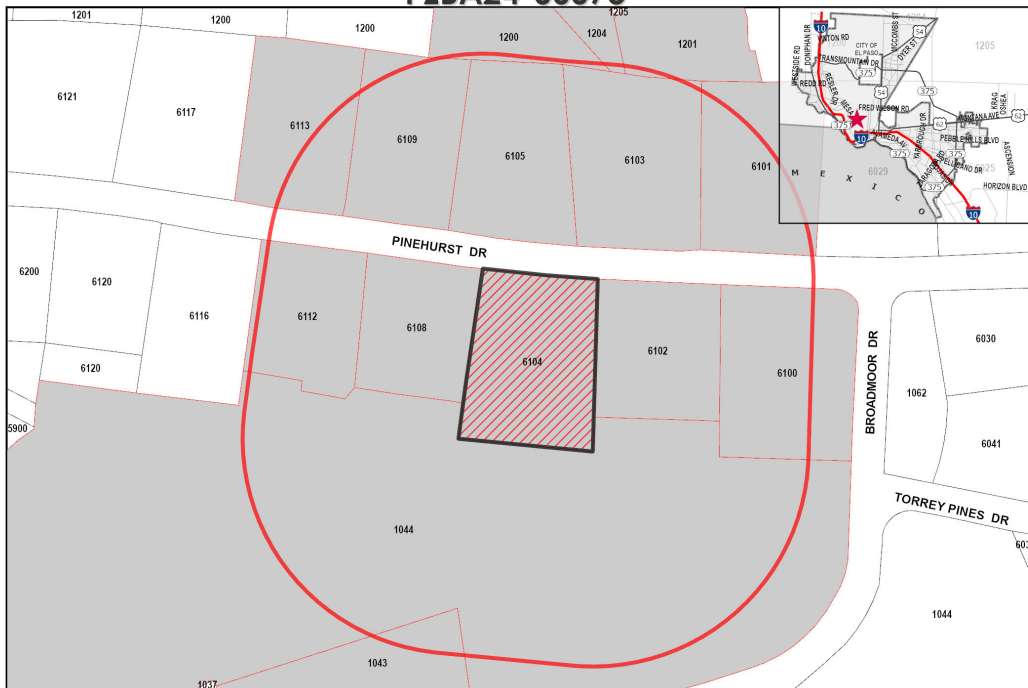
Subject Property

0 15 30 60 90 120 Feet



NEIGHBORHOOD NOTIFICATION MAP

PZBA24-00073



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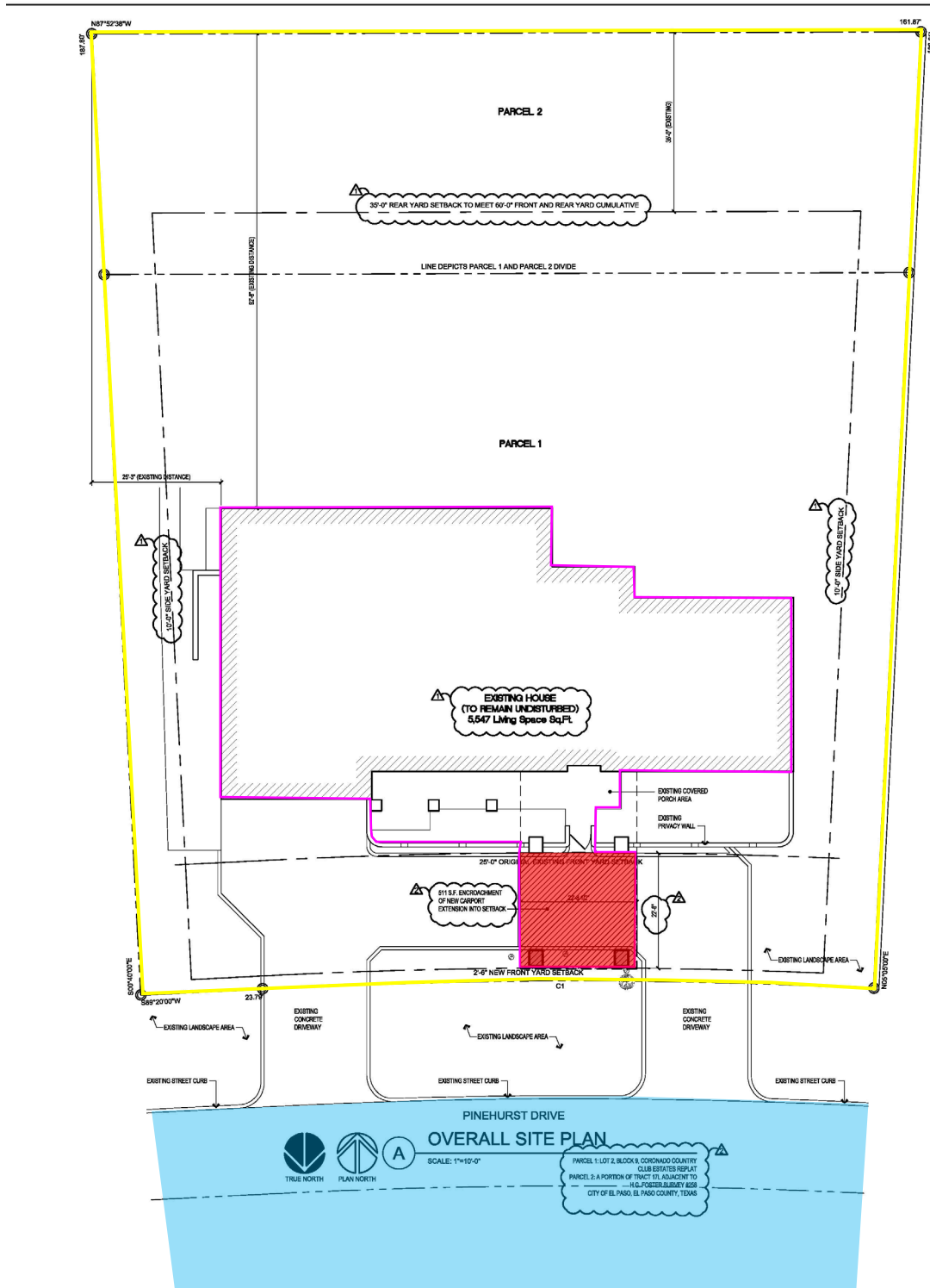


Subject Property
 300 Feet Notice Area
 Notified Properties

0 25 50 100 150 200 Feet



SITE PLAN



FAN
STUDIO
ARCHITECT

A New Residential Carport Extension For:
PINEHURST RESIDENCE

El Paso, TX. 79912

6104 Pinehurst Drive

CONSTRUCTION DOCUMENTS

Issue Date: 08/19/2024

Revisions

No.	Date	Description
△	09/27/24	REVISIONS PER CITY COMMENTS
△	10/02/24	REVISIONS PER CITY COMMENTS

Project Number: 24-

Designed By: T.F.

Sheet Title:

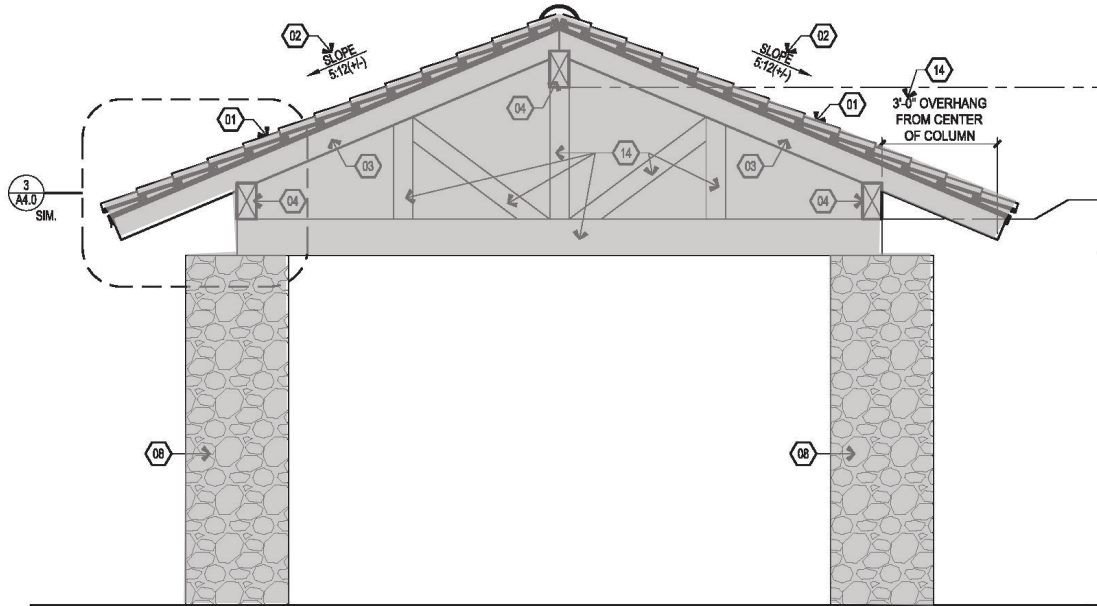
OVERALL SITE PLAN

Sheet Number:

AS1.0R

SHEET 2 OF 7

ELEVATION 1



ELEVATION 2

