

9780 Eastridge

Zoning Board of Adjustment — August 5, 2024



CASE NUMBER: PZBA24-00045
CASE MANAGER: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER: Dora Medina
REPRESENTATIVE: Dora Medina
LOCATION: 9780 Eastridge Dr. (District 7)
ZONING: R-3 (Residential)
REQUEST: Special Exception J (Carport Over a Driveway)
PUBLIC INPUT: None received as of July 16, 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-3 (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.

PZBA24-00045

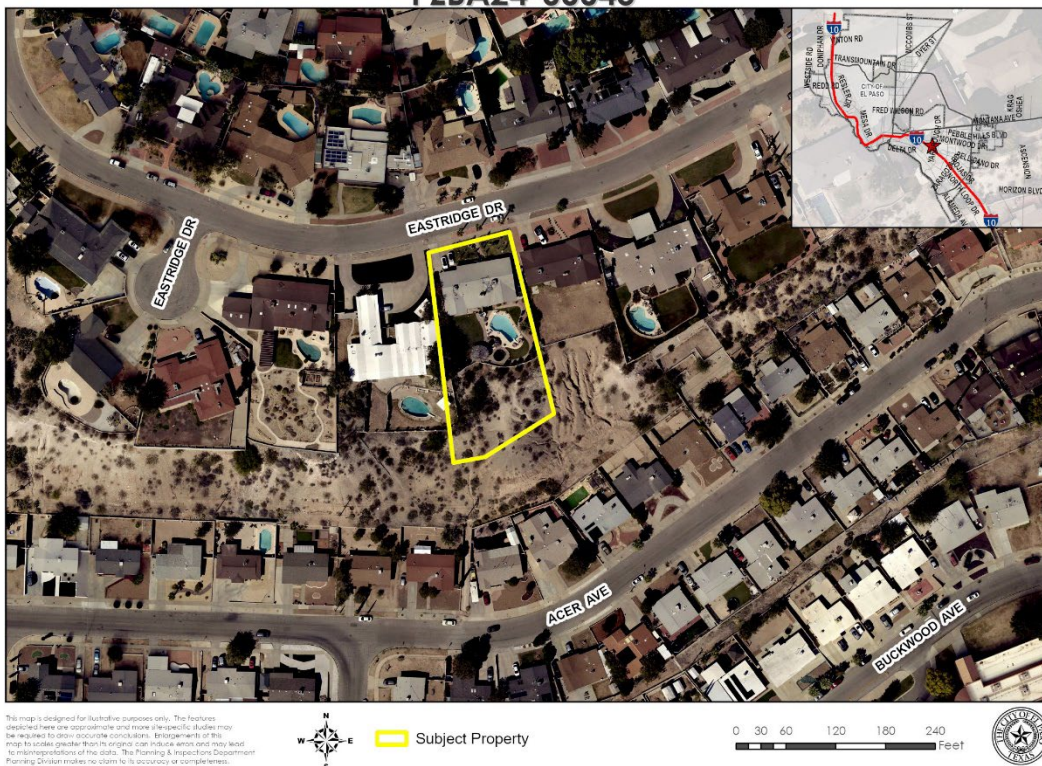


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed carport of approximately 22.8 feet by 21.6 feet and an area of 492.48 square feet, of which 172.8 square feet encroaches 9 feet into the front yard setback and is located to within 11 feet of the front property line.

BACKGROUND: The minimum front setback is 20 feet in the R-3 (Residential) zone district. The required front setback for the subject property is 20 feet to meet the cumulative front and rear setback of 50 feet in the R-3 (Residential) zone district.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 Feet	11 Feet
Rear	30 Feet	No Change
Cumulative Front & Rear	50 Feet	39 Feet
Side (Right)	5 Feet	No Change
Side (Left)	5 Feet	No Change

CALCULATIONS FOR CARPORT:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	558 Square Feet	1/5 of 558 Sq. Ft. (House 1 st floor area)
Requested Area of Encroachment	172.8 Square Feet	7 Feet by 21.6 Feet (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, 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;	Yes. The proposed carport encroachment of 172.8 square feet is less than the maximum allowed area of 558 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
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PUBLIC COMMENT: Public notice was sent on July 11, 2024 to all property owners within 300 feet of subject property. The Planning Division has not received any communications in support or opposition to the special exception request. This item was postponed from the July 22nd hearing.

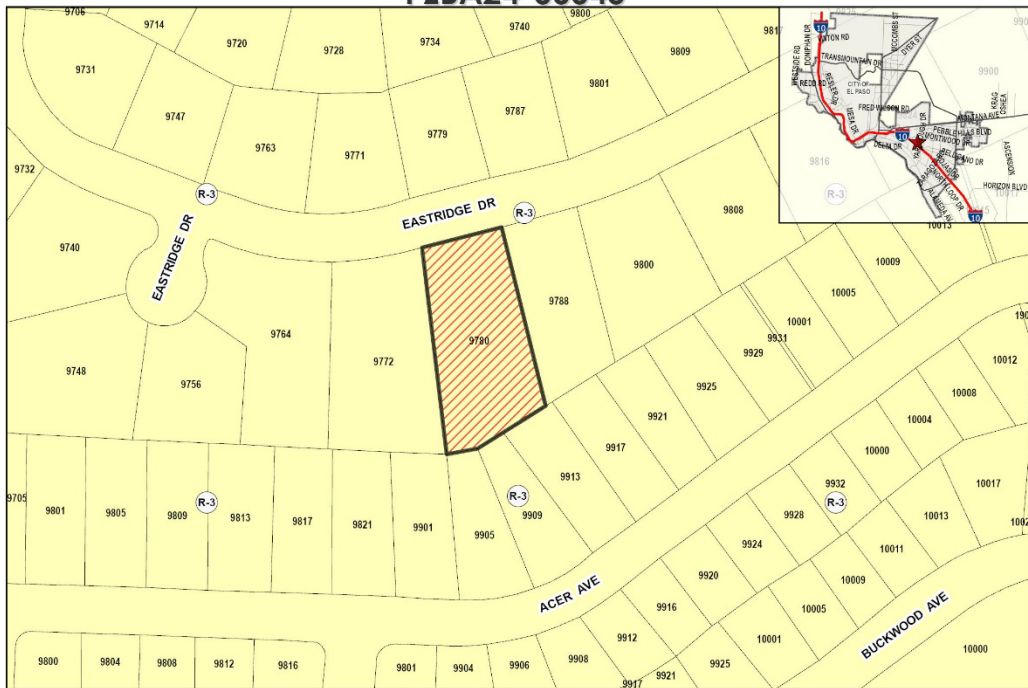
ZONING BOARD OF ADJUSTMENT OPTIONS:

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

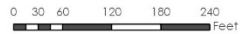
PZBA24-00045



This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required to show accurate conditions. Encouragements of this map to scales greater than its original scale indicate only lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

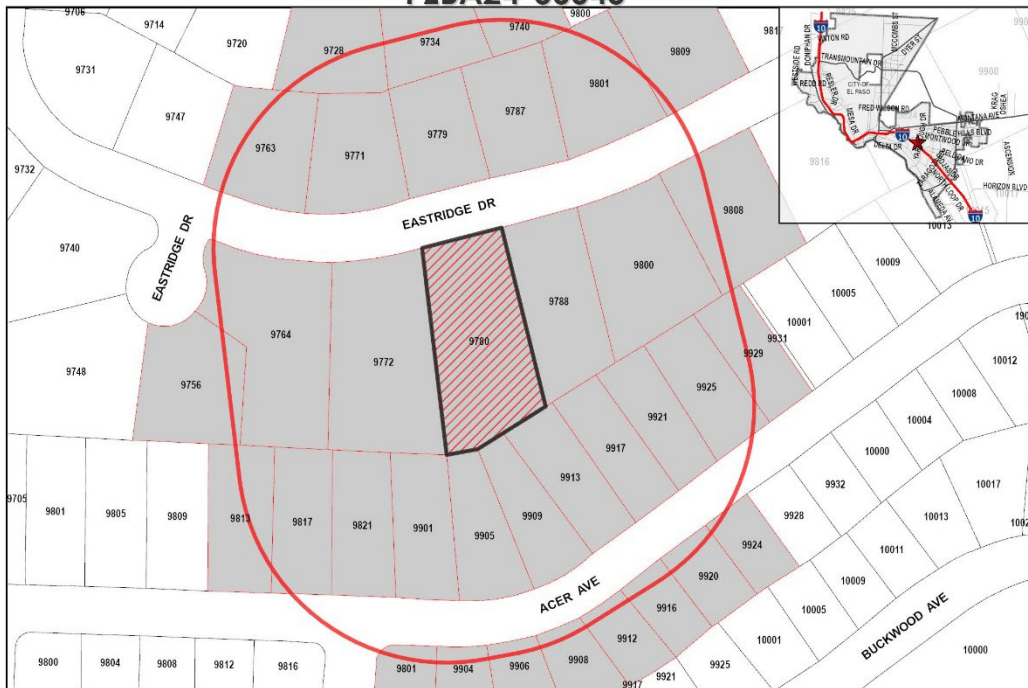


Subject Property



NEIGHBORHOOD NOTIFICATION MAP

PZBA24-00045



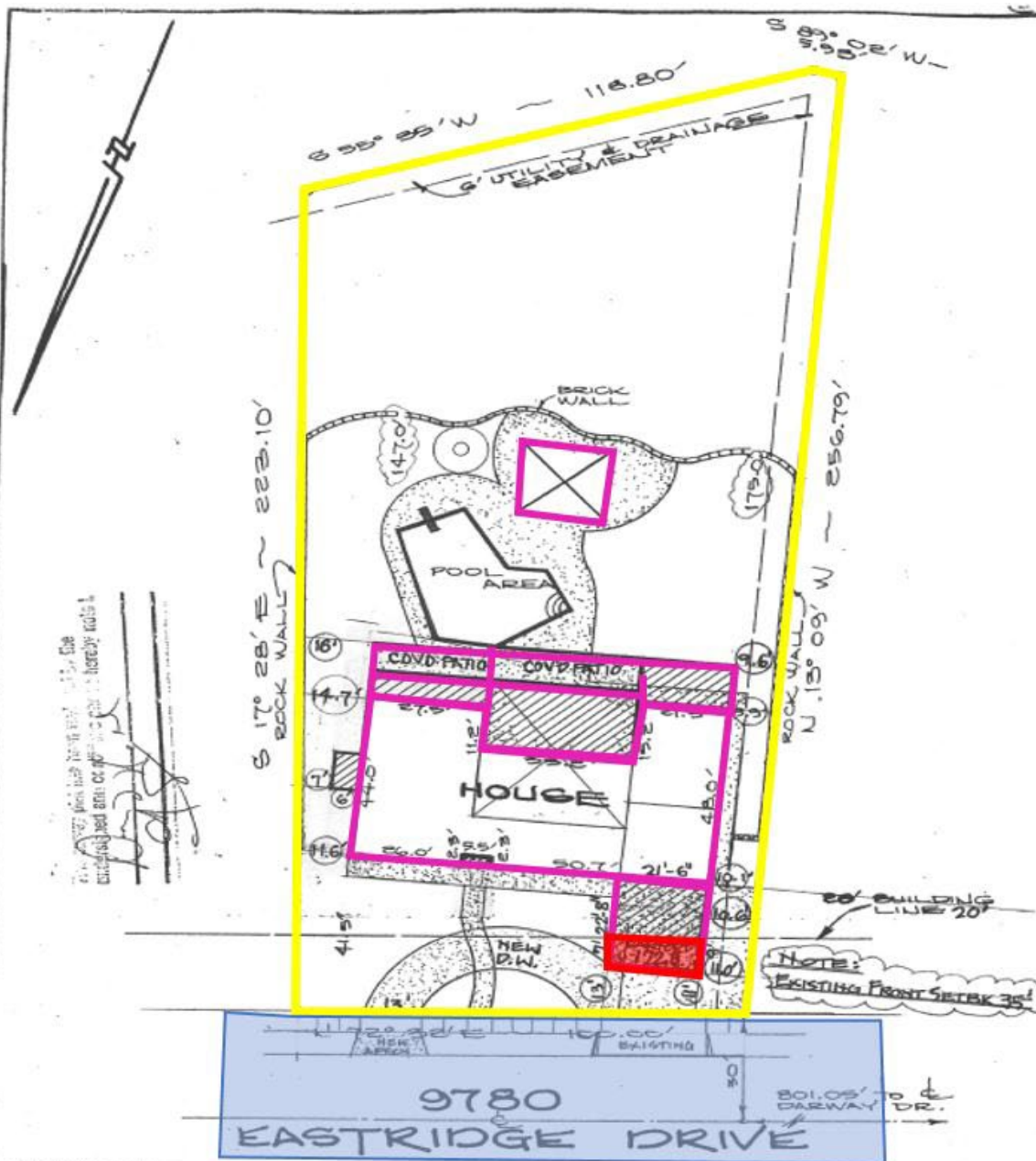
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Subject Property
 300 Feet Notice Area
 Notified Properties



SITE PLAN

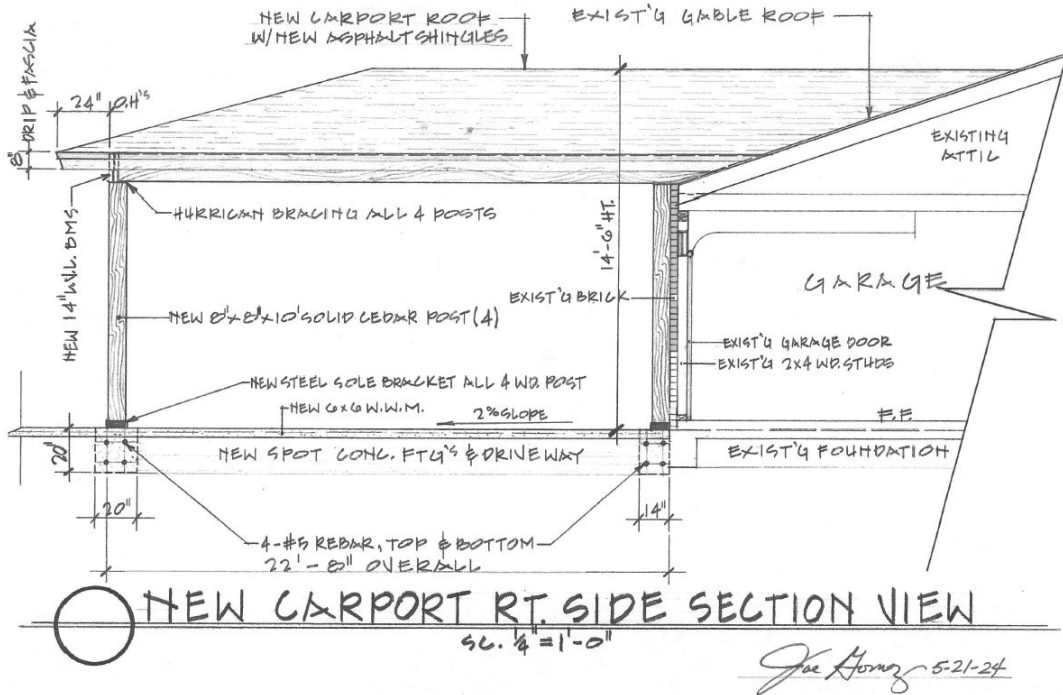


THIS HOUSE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DESIGNATED BY THE H.U.D. FLOOD HAZARD BOUNDARY MAPS DATED NOVEMBER 29, 1977.

<p>1/2 MYRTLE - EL PASO, TEXAS</p>	<p>JERRY WILLIAMS ENGINEERING COMPANY, INC. MORTGAGE LOAN INSPECTION</p>
<p>I hereby certify that the Professional Service herein conforms to the current Texas Surveying Standards and Specifications for Category A, Mortgage Loan Inspection and is to be considered as a Survey.</p> <p>1741 JERRY WILLIAMS, P.E., R.S.S.</p>	<p>LOT 11 ; BLOCK A EASTRIDGE (UNIT 1) CITY OF EL PASO, EL PASO COUNTY, TEXAS</p> <p>RECORDED IN VOLUME 19 PAGE 31 EL PASO COUNTY PLAT RECORDS DRAWN BY: [Signature] DATE: 10-15-80 SCALE: 1" = 20' PLAT NO: 20138</p>

ELEVATION 1

9180 EASTRIDGE DRIVE



ELEVATION 2

