

**CITY OF ANDREWS**  
111 LOGSDON  
ANDREWS, TEXAS 79714-6589  
(432) 523-4820

**FRONT YARD CARPORT CRITERIA**

1. **No part of a carport should be constructed** before proper application has been made and presented to the City's Planning & Zoning Commission. Fines and/or the removal of the structure (or any part thereof) will be enforced by the City.
2. **Application and Building Permit:** Any structure built within any of the required setbacks (Front Yard, Side Yard, etc.), must first be submitted to the Planning & Zoning Commission. A **\$150.00** application fee must be paid. This is required by State Law. Should the Board approve the structure (carport, porch, etc.) to be built, then a Building Permit (.03¢/per square foot) must then be obtained. This is the responsibility of the individual doing the actual construction work.
3. **Individual doing the construction:** A *Homeowner* is allowed to do the construction work. This places the homeowner fully responsible for meeting all construction standards and responsible for any mishaps that may occur.

*Contractor* is any individual that receives any form of payment for providing a service. All Contractors performing work within the City Limits are required to provide a Surety Bond. Contractors then become fully responsible for meeting all construction standards and responsible for any mishaps that might occur.

4. **Set Standards:**
  - A. Setbacks
    - 1) At least 5' from Side Property Lines and at least 10' from Side Property Lines on corner lots
    - 2) At least 5' from Front Property Line
    - 3) At least 10' from back side of curbing
  - B. Must tie into the roof and match existing roofing material.
  - C. Must not be enclosed in any fashion, no lattice, wall panels, etc.
  - D. Eave depth of 1foot (12") or less. This is the eaves profile depth.
  - E. Support post shall be wrapped in a material that enhances the overall look of the carport.
  - F. Support Columns, Decorative Posts, Tubing, etc. must be capable of supporting the weight of the structure and the West Texas weather conditions.
  - G. Supports must be anchored to the ground surface properly.
  - H. Spans found within the structure shall not exceed beyond the set standard found for that particular material.
  - I. Finished product shall appropriately match the existing structure.
5. **Zoning Board's Main Concerns:**
  - A. The opinions of property owners found within 200' of your property lines.
  - B. How the structure will blend with the surrounding neighborhood.
  - C. What the structure will be constructed of, and how standards listed above will be met.
  - D. That a **photo** similar type structure or *Detailed Drawing* of what is to be built, is filed with the Case File in order to ensure what is going to be constructed (photo preferred).
  - E. **Pre-fab carports** are not generally accepted.

A photo will be taken at completion of the project to ensure carport was built as stated before the Board.



## APPLICATION FOR VARIANCE FRONT YARD OPEN CARPORT

### FRONT YARD CARPORT SPECIFICATIONS

1. Are there any other carports on your block?  Yes  No  
If yes, how many \_\_\_\_\_; What type? \_\_\_\_\_
2. Are there any carports within one block in either direction from your block?  Yes  No  
If yes, how many \_\_\_\_\_; What type? \_\_\_\_\_
3. A **photo or detailed drawing** of the type of carport you intend to build **must** be included with this application
4. At least **Five Feet {5'}** from Side Property Line (corner lot 10' street side)  YES  NO
5. At least **Five Feet (5')** from Front Property Line  YES  NO
6. At least **Ten Feet {10'}** from the backside of Curb  YES  NO
7. Will be Tied into Existing Roof  YES  NO
8. Will be an open carport (no walls)  YES  NO
9. Eave depth will be one foot (12") or less  YES  NO
10. Height of carport at peak: Gabled  Hipped  Flat   YES  NO
11. Type of material and size of supports (grade, thickness, etc.) \_\_\_\_\_
12. Type of material and length of spans found in roof / ceiling \_\_\_\_\_
13. Finishes: Wood Frame  Composition Shingles  Corrugated Metal (tin)  Other   
Steel Frame  Steel/Aluminum  Roll Roofing   
Masonite  Metal R or U panel   
Hardy Board  Standing Seam Metal
14. Type of anchoring to the ground: (bolted, concreted, etc.) \_\_\_\_\_
15. Method of Fastening: Nails  Bolts  Screws  Weld

Ordinance No. 788, Section 7D4(a) provides the Planning & Zoning Commission will consider variance applications for a front yard open carport under the following guidelines.

16. It must be an open carport (a structure which consists of a roof and necessary number of supporting poles) which has no door, gate or fence impeding the entranceway, none of the sides are enclosed in any manner, eaves may have a 12" maximum drop.

THE REQUESTED STRUCTURE MEETS THIS REQUIREMENT: [ ] YES [ ] NO

17. The length, width and height of the carport must be stated in the application  
LENGTH \_\_\_\_\_ WIDTH \_\_\_\_\_ HEIGHT \_\_\_\_\_

18. The carport **must** be tied into the existing roof line of the house.

THE REQUESTED STRUCTURE MEETS THIS REQUIREMENT: [ ] YES [ ] NO

19. The front edge of the carport must be a minimum of five (5') feet from the front property line and also a minimum of ten (10') feet from the backside of curb.

THE REQUESTED STRUCTURE MEETS BOTH OF THESE REQUIREMENTS: [ ] YES [ ] NO

ACTUAL DISTANCE FROM FRONT PROPERTY LINE: \_\_\_\_\_

ACTUAL DISTANCE FROM CURB LINE: \_\_\_\_\_

20. The side of the carport roof must be a minimum of five (5') feet from the interior side property line. On a corner lot, the street side of a carport roof must be no closer to the street side property line than the eaves of the existing house.

THE REQUESTED STRUCTURE MEETS BOTH OF THESE REQUIREMENTS: [ ] YES [ ] NO

EXPLAIN ANY CONDITIONS THAT PREVENT MEETING THE GUIDELINES SET FORTH IN CONDITIONS 16 THROUGH 20 ABOVE. \_\_\_\_\_  
\_\_\_\_\_

WILL ENTRANCE OF CARPORT BE FROM THE FRONT STREET: [ ] YES [ ] NO

In all cases, the Board will also consider the effect of the proposed carport in relationship to views of the neighborhood, safety factors, and overall community development.

**I UNDERSTAND THAT THE BOARD WILL CONSIDER THIS VARIANCE AT A PUBLIC HEARING AFTER LEGAL NOTICES HAVE BEEN PUBLISHED. IN ADDITION, ALL PROPERTY OWNERS WITHIN 200' OF MY PROPERTY WILL BE NOTIFIED OF THIS APPLICATION.**

\_\_\_\_\_  
Signature – Owner or Contractor

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date



# VARIANCE / APPEAL APPLICATION

City of Andrews • 111 Logsdon • Andrews, Texas 79714

**PROPERTY OWNER INFORMATION** - By signing below, I acknowledge that I am the rightful owner of the property proposed for development; and, if different, I authorize the "Applicant" to serve as my agent for matters pertaining to this application.

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Application Information** – As authorized by the property owner(s)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**TYPE OF VARIANCE REQUESTED:**

Setback       Height       Area       Yard

Please provide a description of your request: \_\_\_\_\_

\_\_\_\_\_

**TYPE OF APPEAL REQUESTED:**

I, the undersigned, understand the provision of the City of Andrews, Code of Ordinance, Chapter 66, Division 3, Section 66-91 and hereby submit this request based upon one (1) of the following:

- There has been an alleged error in an order, requirement, decision or determination by an administrative official in the enforcement of the Zoning Ordinance.
- The strict application of one or more requirements of the Code of Ordinance, Chapter 66 renders the parcel incapable of reasonable economic use due to the particular physical surroundings, shape, or topographical condition of the property.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Variance Reviewed By: Development/Inspection (Signature) \_\_\_\_\_

<b>Application Fee</b>	<b>Public Hearing</b>
\$150.00	A public hearing is required for this request. City staff will complete all the requirements of the public hearing notice process.

**PROPERTY LEGAL DESCRIPTION**

Property Address: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_


**Applicant Name:**

\_\_\_\_\_

**Questions:**

Please answer the following questions: Attach a separate sheet if additional space is needed.

1. What special condition and circumstances exists that are peculiar to the land, structure, or building involved and that are not applicable to other lands, structures or buildings?

\_\_\_\_\_  
\_\_\_\_\_

2. Are the special conditions and circumstances a result from the actions of the applicant, or could the condition or circumstance be corrected or avoided by the applicant?

\_\_\_\_\_  
\_\_\_\_\_

3. Is the relief, if granted, the minimum degree of relief necessary to make possible the reasonable use of the land, building, or structure according to all the other applicable regulations?

\_\_\_\_\_  
\_\_\_\_\_

4. Would the literal interpretation of the provisions of the Code deprive the applicant of rights commonly enjoyed by other properties under the terms of this Code and work unnecessary and undue hardship on the applicant?

\_\_\_\_\_

5. Will the grant of the relief violate the general intent and purpose of this Code or policies of the Comprehensive Plan?

\_\_\_\_\_  
\_\_\_\_\_

6. Will the grant of relief create unsafe conditions or other detriments to the public welfare beyond the effects of development otherwise allowed?

\_\_\_\_\_

\_\_\_\_\_