

**PZBA13-00009**

**2120 Harwood Drive**

**Luis Barraza**

**Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.**

This would permit an addition of which a 129 square feet portion (approximately 17'6" by 8') is proposed to encroach into the required rear yard setback and to be located to within 14 feet of the rear property line.

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

**BACKGROUND**

The applicant is requesting the Special Exception to build a new bedroom, a portion of which is proposed to encroach to within 14 feet of the rear property line. A site visit notes two accessory structures located in the rear yard which appear to exceed 200 square feet.

**CALCULATIONS**

Required front and rear cumulative setback total = 50'

Requested side street yard setback = 39'

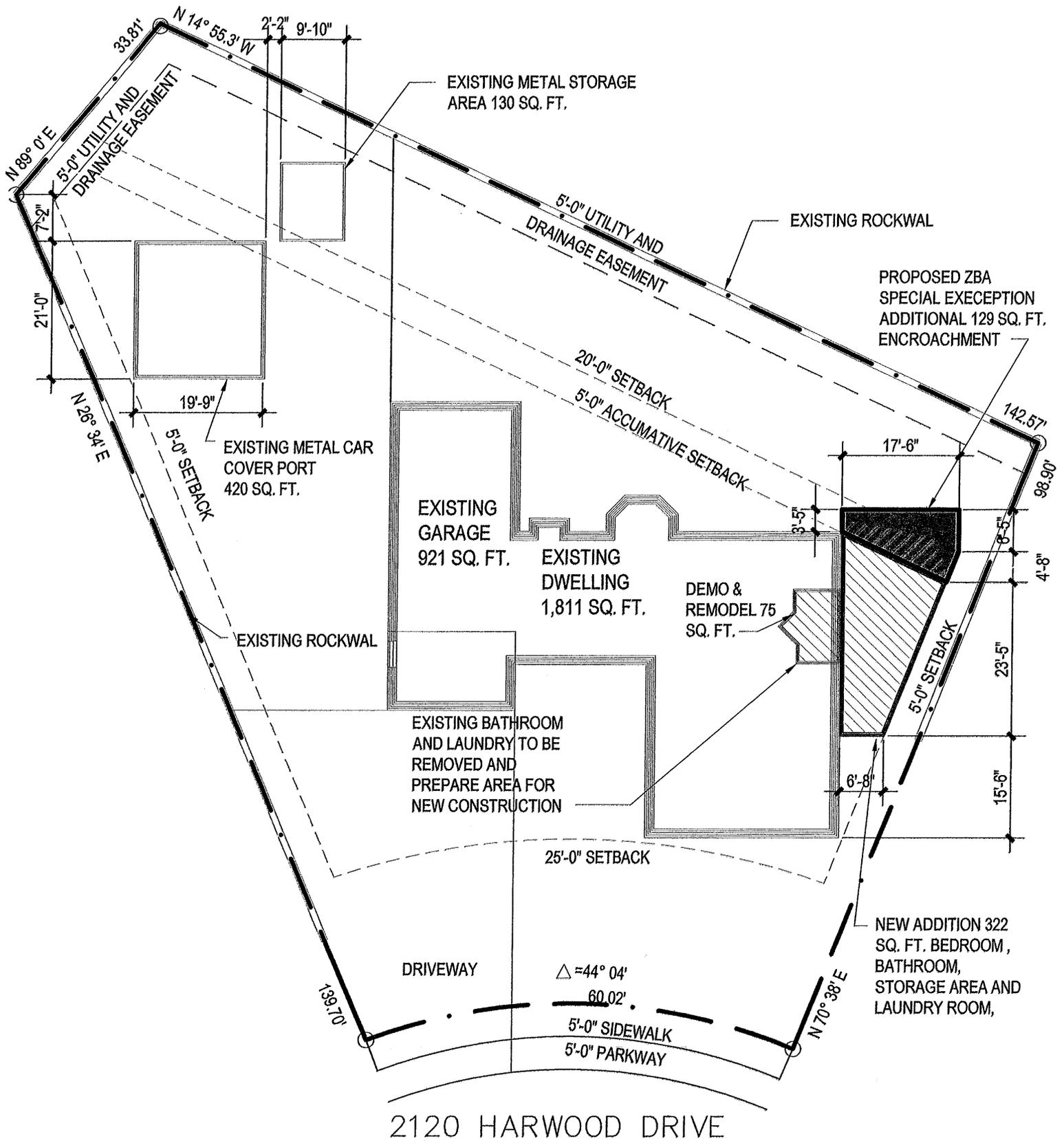
**STAFF RECOMMENDATION**

Staff recommendation is for approval of the request for the Special Exception C, with the condition that a building permit is submitted for the accessory structures located in the rear yard.

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

"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."



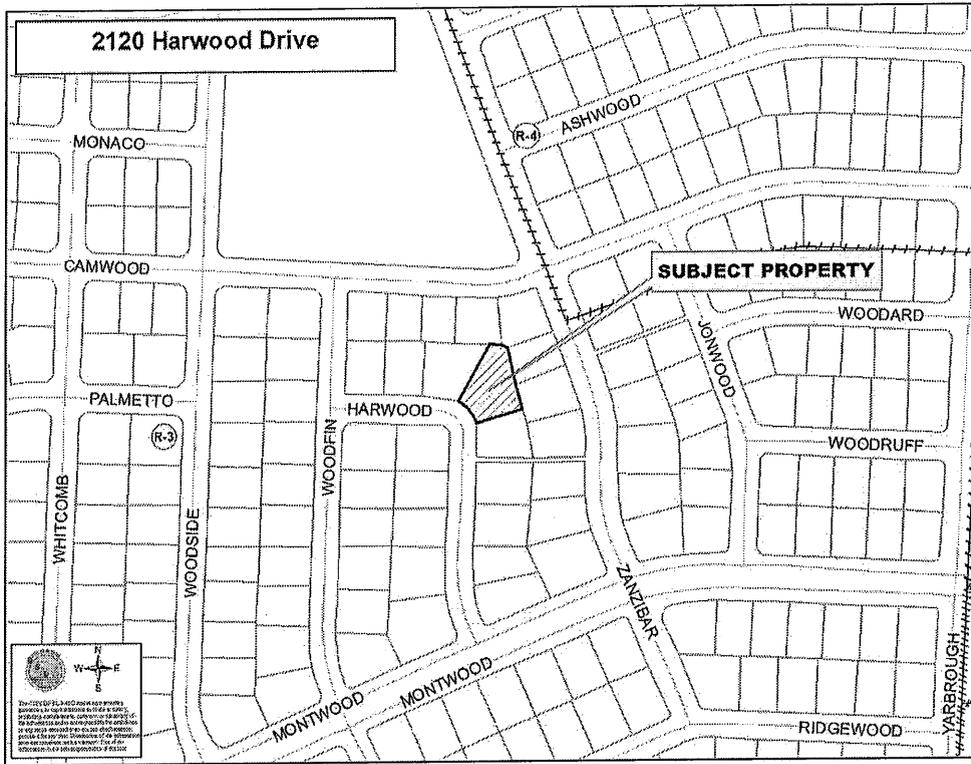
# SITE PLAN

SCALE: 1" = 20'-0"  
 ZONE=R-3

## LEGAL DESCRIPTION:

LOT 17, BLOCK 97  
 EASTWOOD HEIGHTS (UNIT P)  
 CITY OF PASO  
 EL PASO COUNTY, TEXAS

# ZONING MAP



# NOTIFICATION MAP

