

# 601 Woodland

Zoning Board of Adjustment — May 5, 2025



**CASE NUMBER:** PZBA25-00012  
**CASE MANAGER:** Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov  
**PROPERTY OWNER:** Rena Shea Herman  
**REPRESENTATIVE:** Jonathan Prieto  
**LOCATION:** 601 Woodland Ave. (District 1)  
**ZONING:** R-1 (Residential)  
**REQUEST:** Special Exception C (Rear Yard Setback, Single-Family Residence)  
**PUBLIC INPUT:** None received as of May 1, 2025

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback, Single-Family Residence) to permit a proposed home addition in an R-1 (Residential) zone district.

**SUMMARY OF STAFF'S RECOMMENDATION:** Pending.

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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 home addition to an existing single-family dwelling, 30 feet of which would extend into the required rear yard setback for a 1237 square foot area of total encroachment.

**BACKGROUND:** The minimum rear setback is 30 feet in the R-1 (Residential) zone district. The required rear setback for the subject property is 64 feet to meet the cumulative front and rear setback of 100 feet in the R-1 (Residential) zone district.

The proposed addition will connect the main residence to the existing garage. The existing rear porch complies with Section 20.10.040 – Yards, which permits an unenclosed porch to extend up to 12 feet and 180 square feet into the required rear yard setback.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	36 feet	No Change
Rear	64 feet	33 feet 9 inches
Cumulative Front & Rear	100 feet	69 feet 9 inches
Side (Left)	25 feet	No Change
Side (Right)	15 feet	No Change
Cumulative Side	40 feet	No Change

**CALCULATIONS:**

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	1981.44 square feet	51.6' (154.8' average lot width ÷ 3) X 38.4' (3/5 of 64' required rear yard setback)
Requested Area of Encroachment	1237 square feet	

**COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.C CRITERIA**

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 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 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;	Yes. The maximum permitted area of encroachment is 1981.44 square feet, which is more than the requested area of encroachment of 1237 square feet.
3. A minimum ten-foot rear yard setback shall be required;	Yes. The subject property will have a 33-feet 9-inches rear yard setback.
4. The minimum side and side street yard setbacks shall not be reduced;	Yes. The minimum side yard setbacks are not reduced.
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.	Yes. With the exception of any existing structures, remaining areas shall be permanent open space

**PUBLIC COMMENT:** Public notice was sent on April 24, 2025 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.

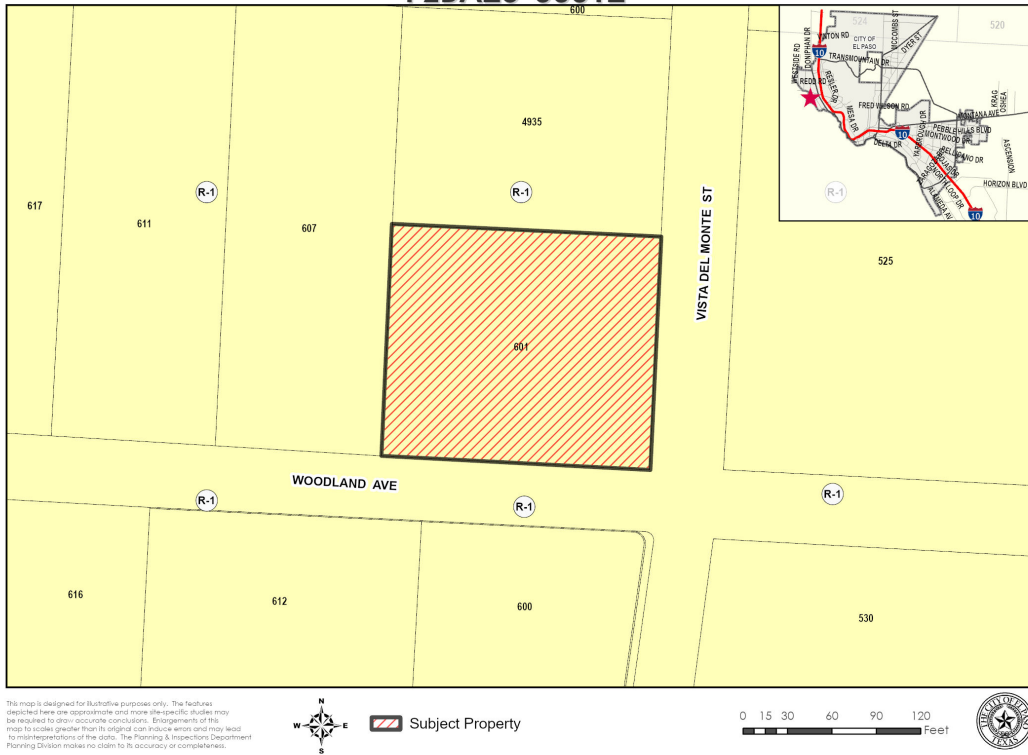
### **ZONING BOARD OF ADJUSTMENT OPTIONS:**

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.
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.

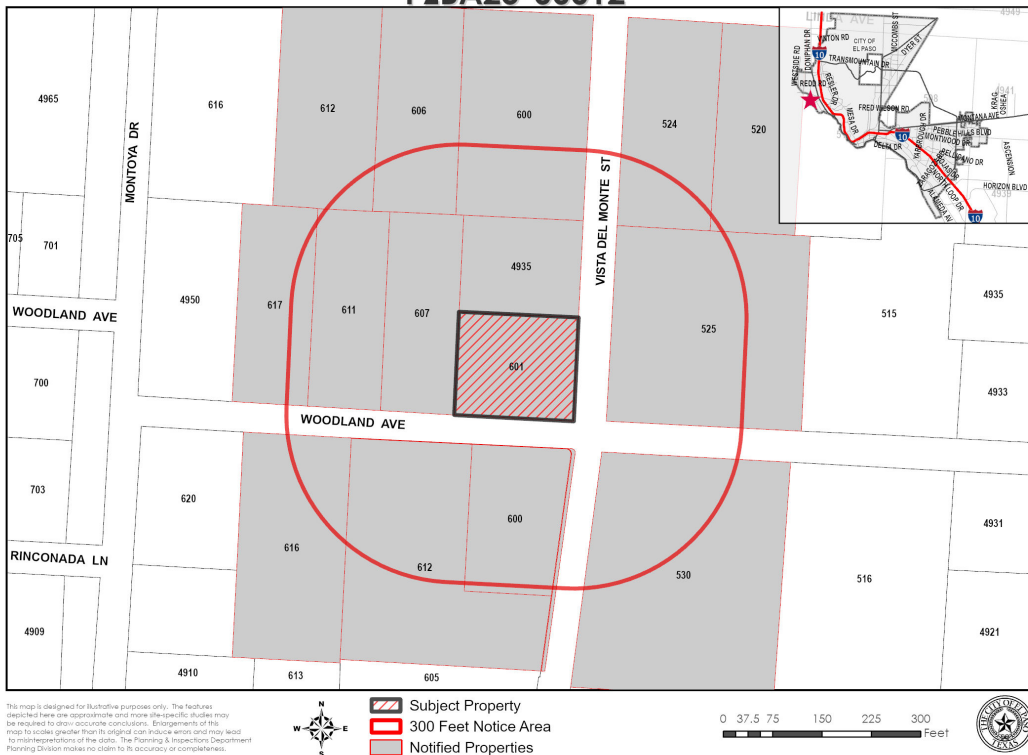
# ZONING MAP

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# NEIGHBORHOOD NOTIFICATION MAP

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# SITE PLAN

