



## Legislation Text

---

**File #:** 20-3601, **Version:** 1

---

ZBA#20-003: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 625 square feet at 3200 York Dr.; Phuong Nguyen, property owner/applicant

The applicant is requesting a Special Exception to allow a detached garage with an area of approximately 625 square feet. There is an existing storage building on the property that will be removed. The property is zoned SF-8.4/16, Single-Family Residential District.

The Board may grant a Special Exception under Section 6300.E.6 if the following criteria are met:

1. The building must be located on a lot of 12,000 square feet in size or larger. According to the Tarrant Appraisal District, the property is 17,695 square feet.
2. The applicant is requesting an exception for the building area. The proposed building will exceed 2% of the square footage of the lot or tract for accessory structures. The Board may approve an increase in building area up to 4% of the square footage of the property. The applicant is requesting a building with an area of approximately 625 square feet, or 3.53% of the property area. The applicant states in his letter that the existing shed will be removed before the new building is constructed.
3. The applicant is not requesting an exception for the building height. Unless the lot is at least one-half acre in size, the maximum height allowed for a accessory building is 12 feet. The proposed building will comply with the 12-foot height limitation.
4. The applicant is not requesting a reduction to the setback requirements for the proposed building.
5. The Board must find that there will be no negative impact to abutting properties.

Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for business purposes.

### **Attachments:**

Maps and supporting information  
Site plan and exhibits  
Provisions of Section 6300.E.6