

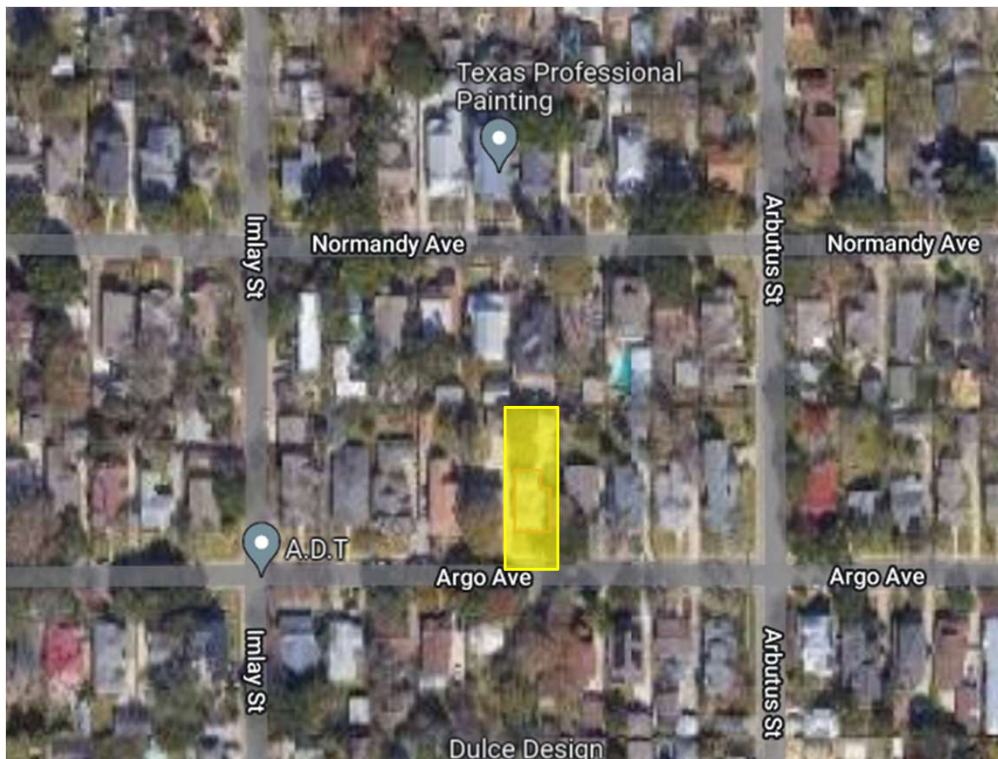
# BOARD OF ADJUSTMENT CASE NO. 2369 321 ARGO AVE



## COMMUNITY DEVELOPMENT

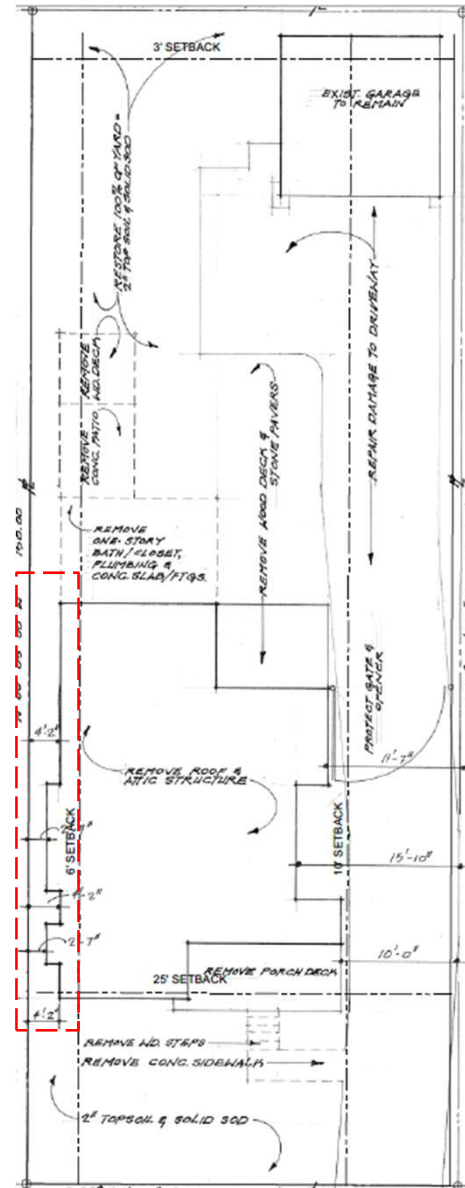
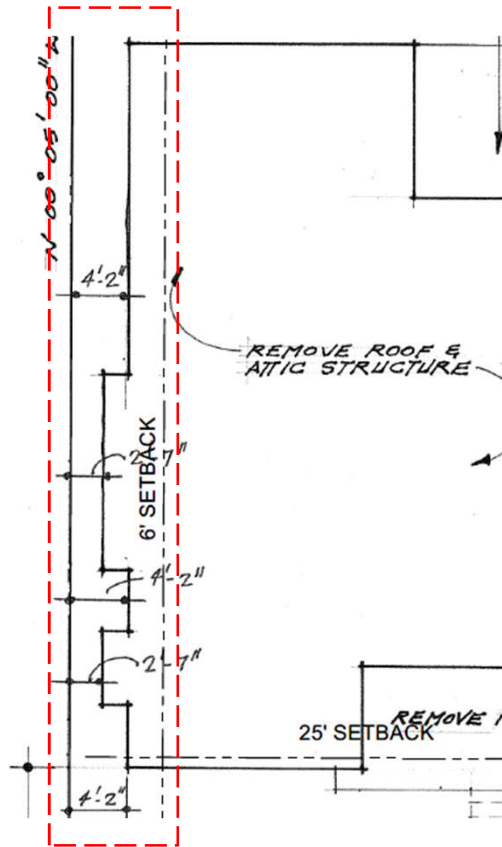
Presented by:  
Lety Hernandez  
Director

# PROPERTY



- SF-B
- North side between Imlay St and Arbutus St
- 2<sup>nd</sup> Story Addition
- Tabled from December 07, 2022

# EXISTING SITE PLAN

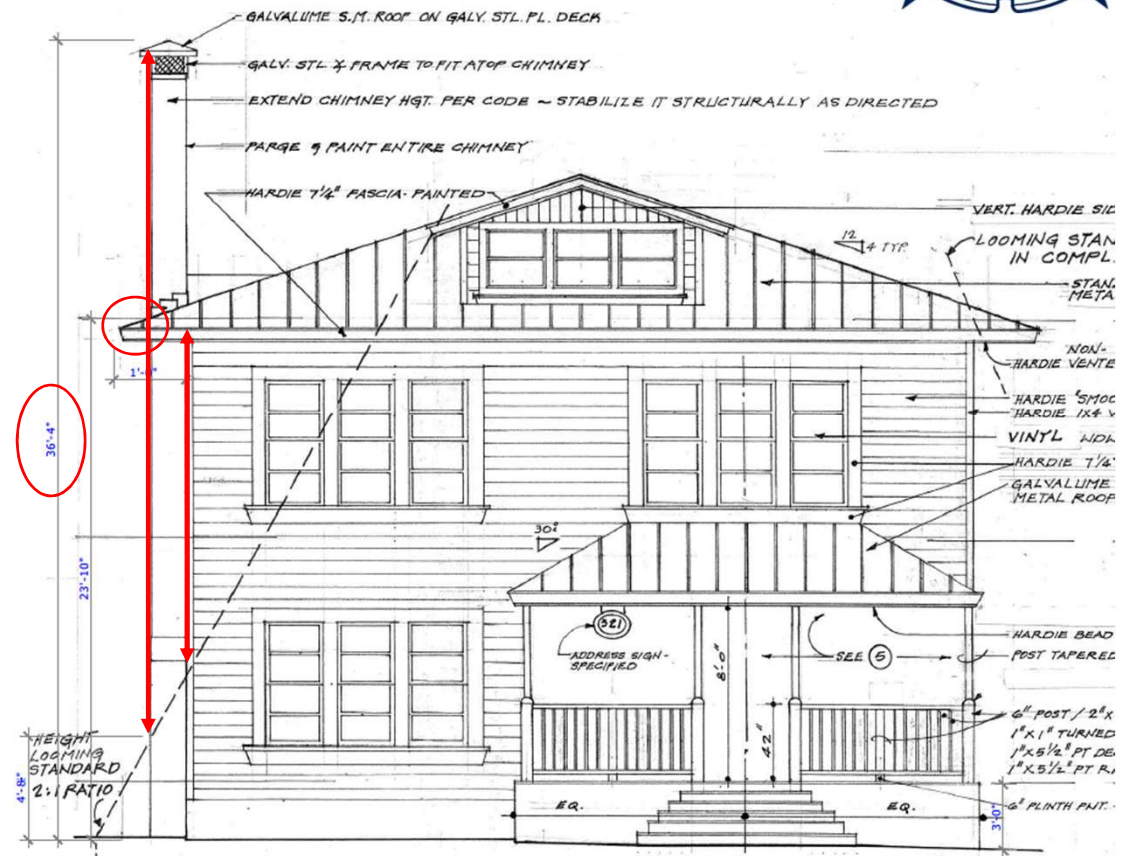




# EXISTING CONDITIONS



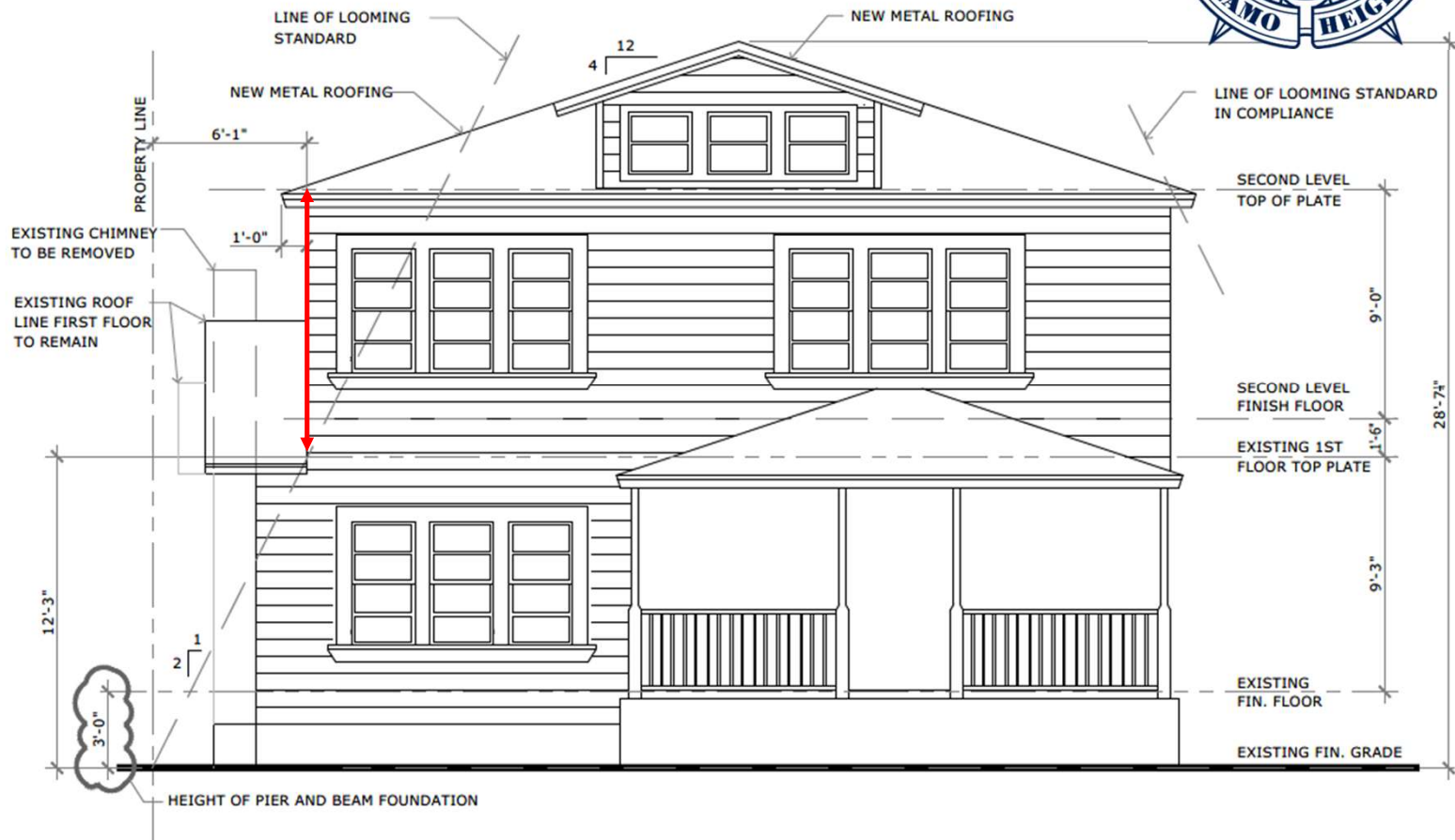
# ORIGINAL FRONT ELEVATION



## 2nd Story Offset

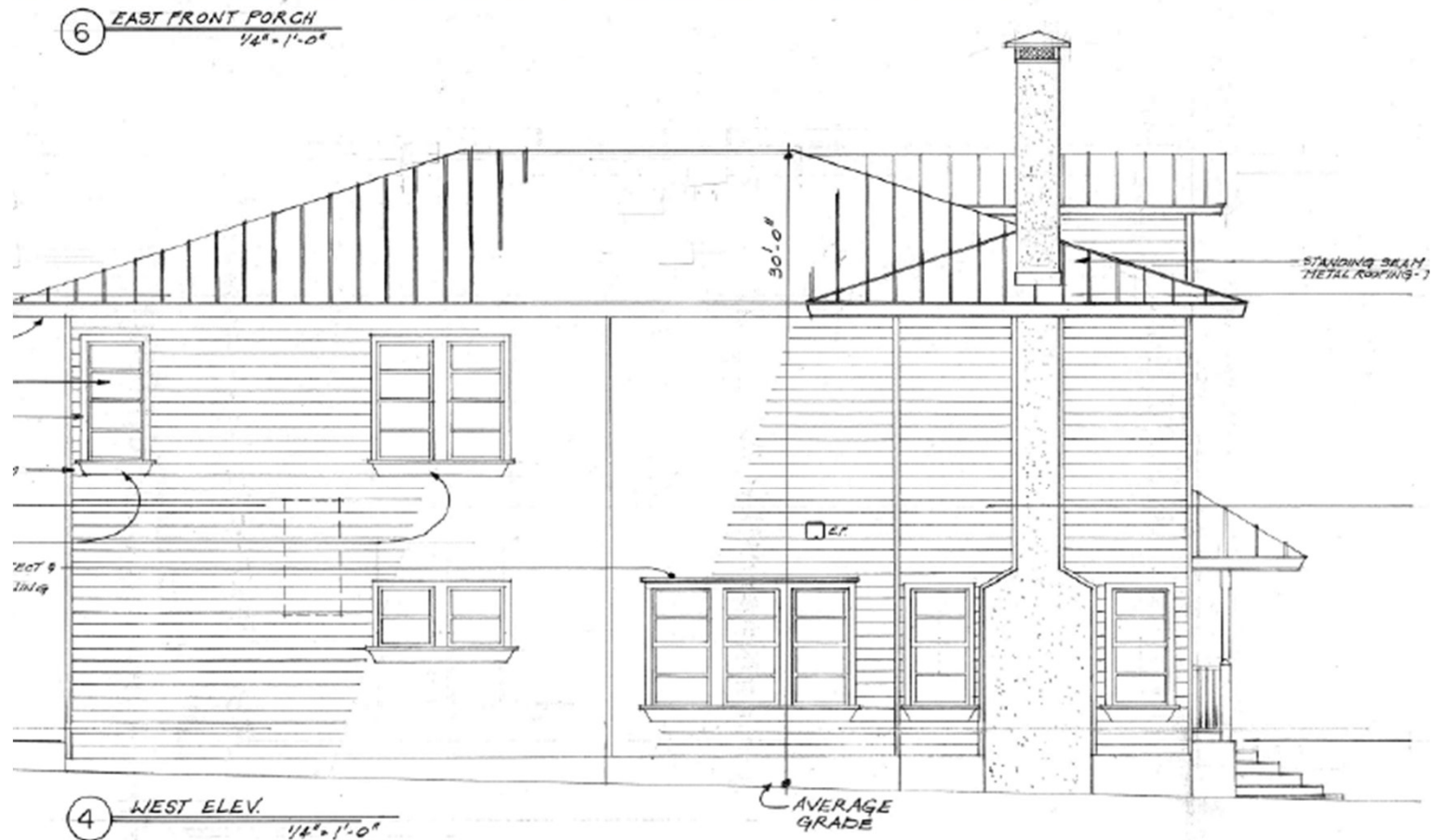
- Eliminates #1 & 2:  
Removal of improvement addresses overall height and looming standard encroachment for chimneys

- Decreases #3: reduced 10ft 6-inch encroachment instead of 15ft 8-inches
- Eliminates #4 – Proposed 5ft 1-inch eave/overhang setback





# ORIGINAL WEST ELEVATION



# REVISED WEST ELEVATION



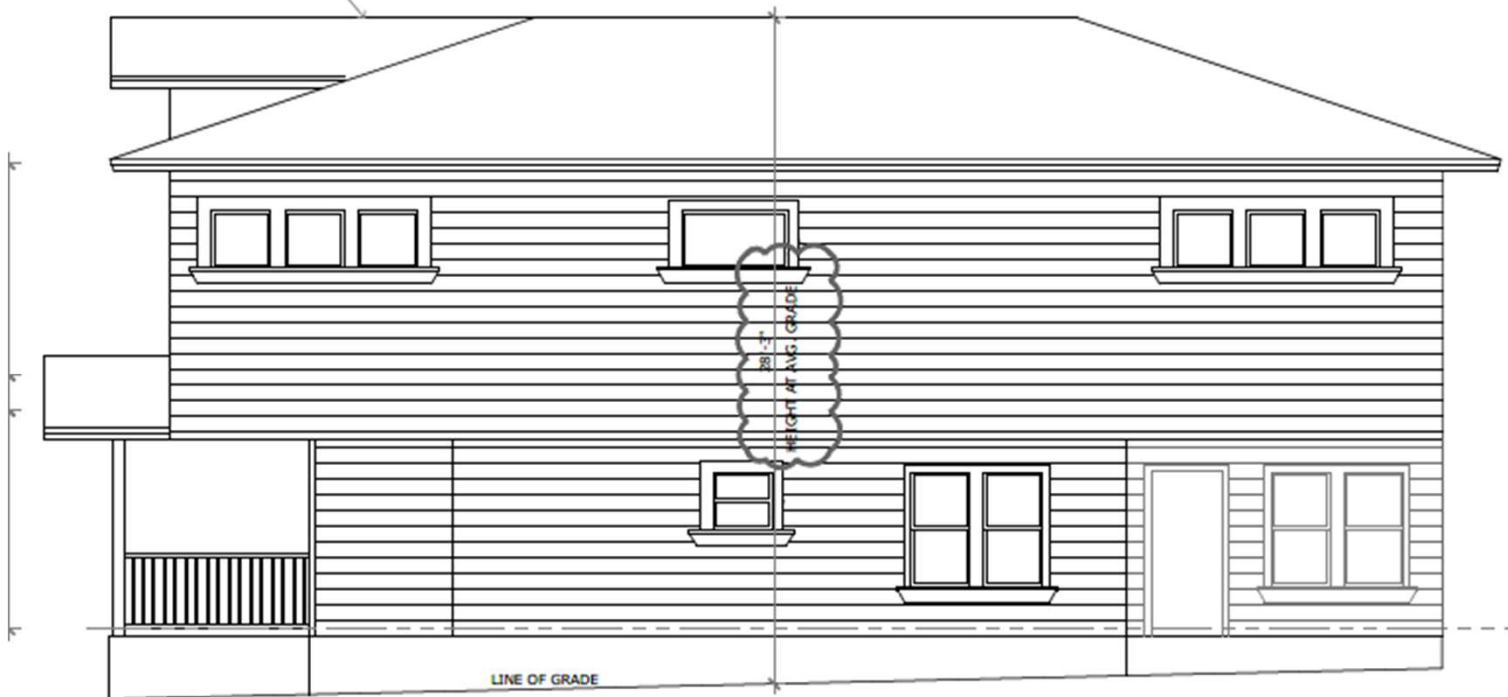
Note:  
No change to  
originally  
proposed  
overall height



# EAST ELEVATION



DASHED LINE INDICATES NEW  
PROPOSED CONSTRUCTION



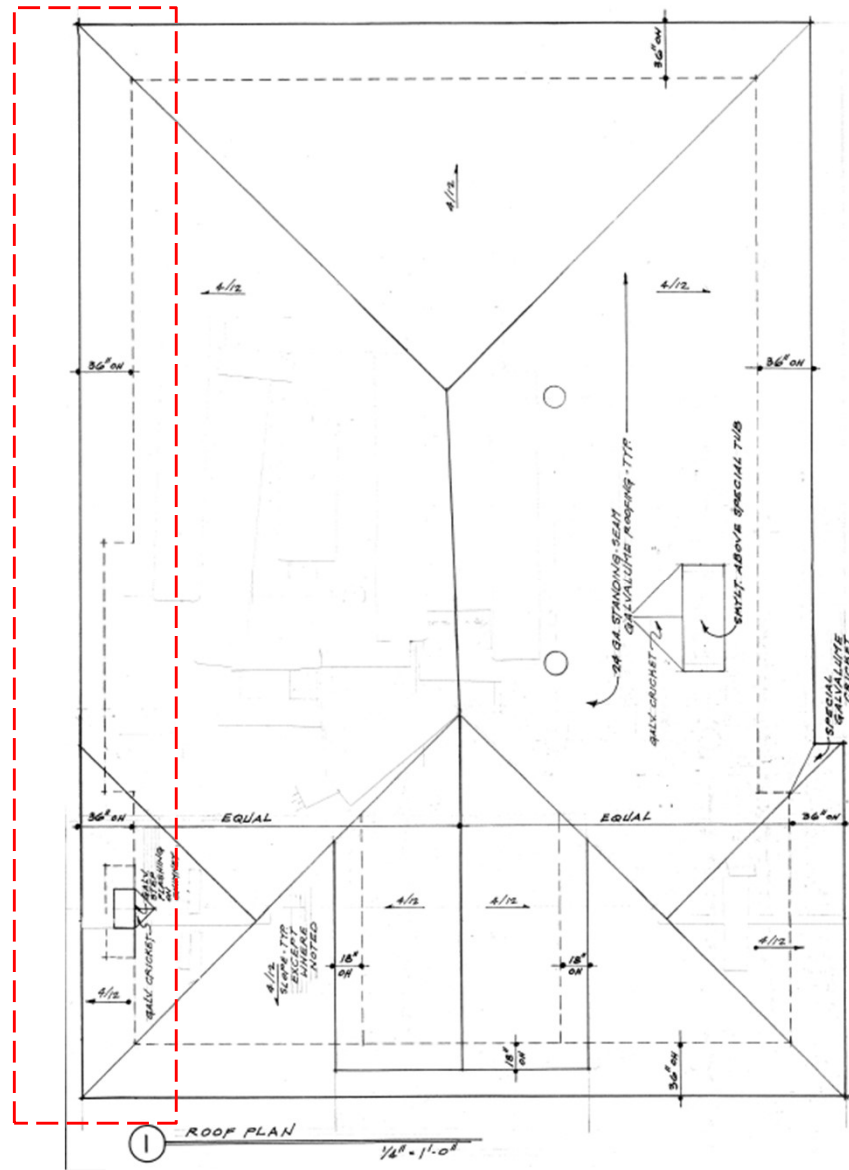
## SIDE ELEVATION

SCALE: 1/4" = 1'-0"

### Overall Height from Average Grade

- Original: 30ft (allowed with 2ft pier and beam foundation bonus)
- Revised: 28ft 3-inches

# PROPOSED ROOF PLAN



# POLICY ANALYSIS



- **Hardships**
  - None identified concerning lot size, lot shape, or topography.
- **Considerations**
  - The existing main structure is non-conforming.
  - Preservation of the existing main structure limits placement of improvements.
  - Revisions eliminated three (3) of the originally requested four (4) variances.



# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (1)                      Neutral: (0)
  - Oppose: (1)





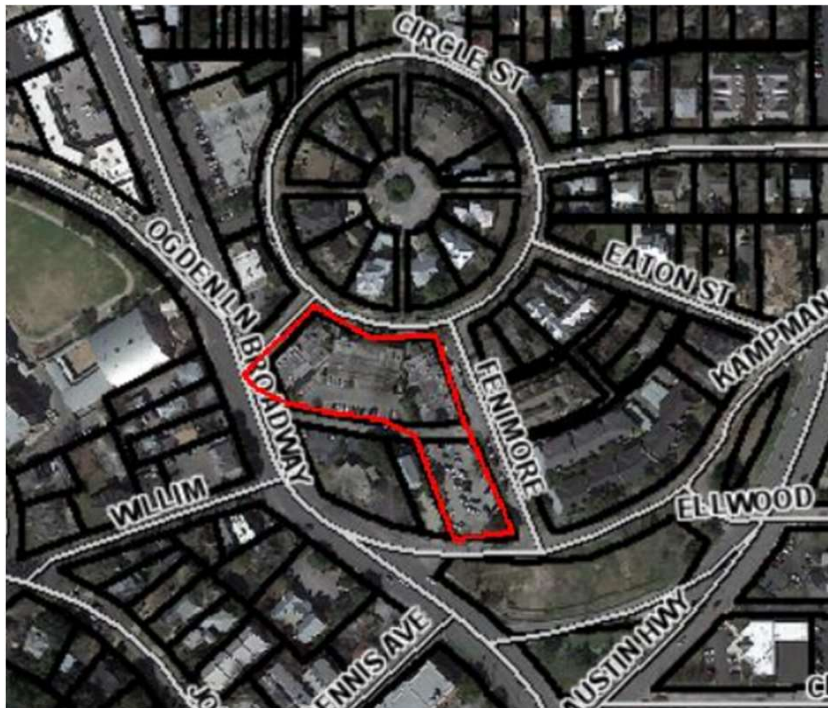
BOARD OF ADJUSTMENT  
CASE NO. 2381  
5800 BROADWAY ST



COMMUNITY DEVELOPMENT

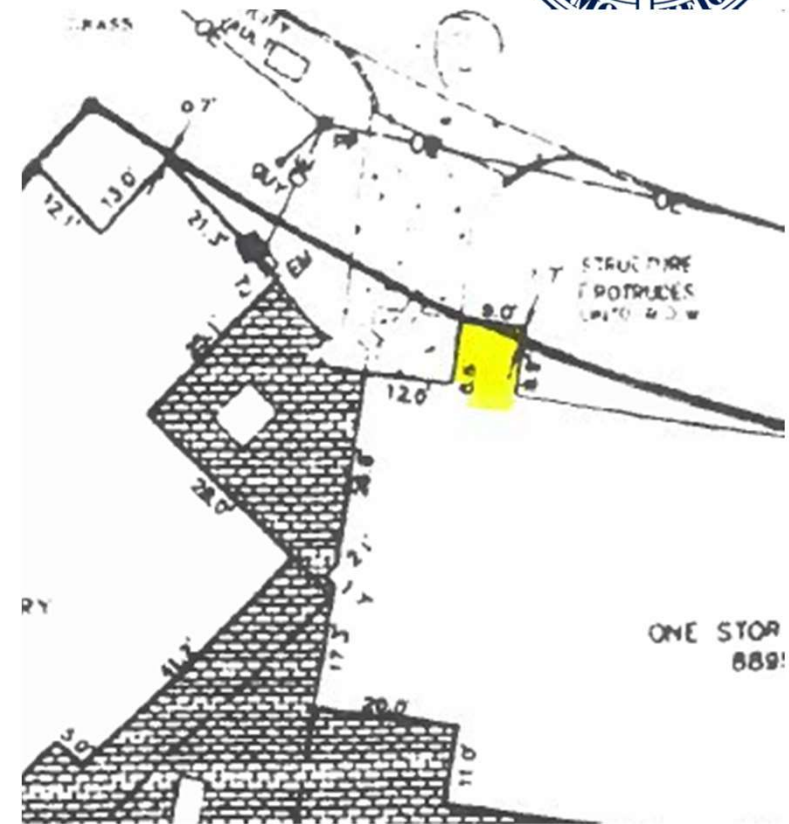
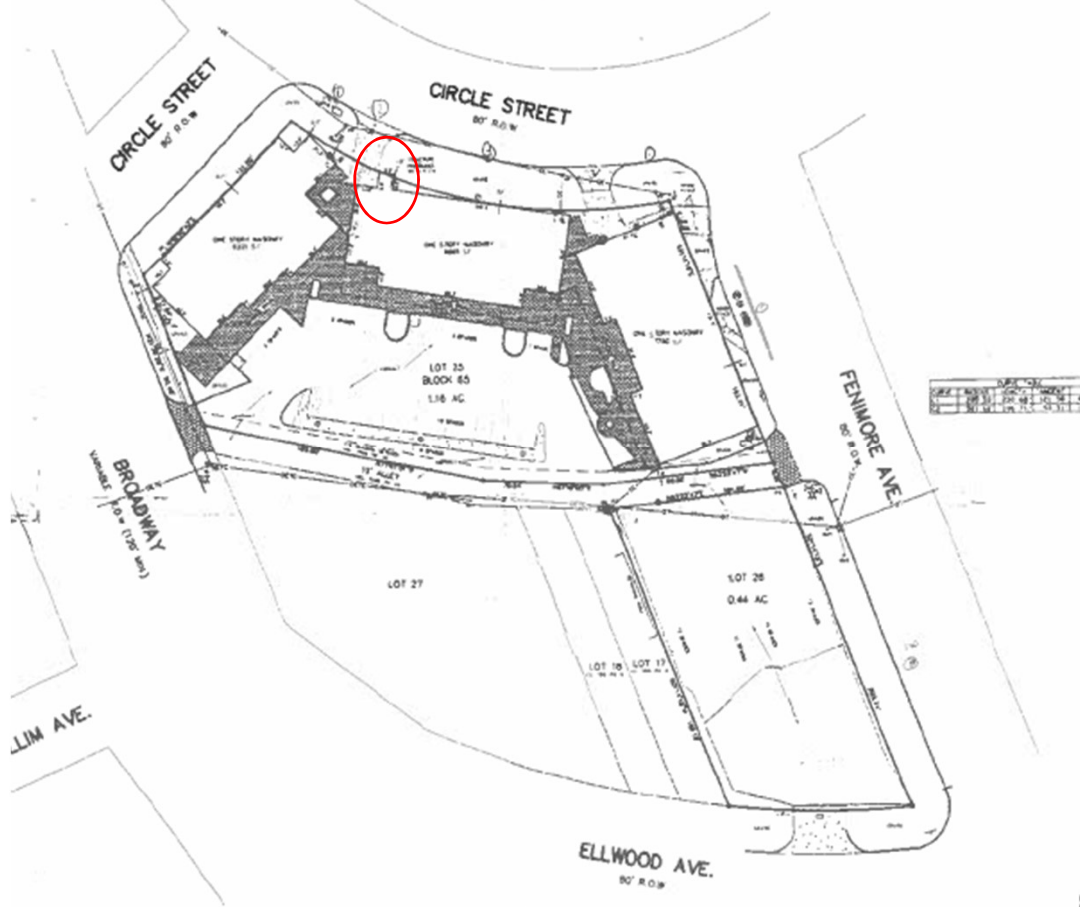
Presented by:  
Lety Hernandez  
Director

# PROPERTY



- B-1
- East side of Broadway St
- Storage Shed

# EXISTING/PROPOSED SITE PLAN



# PROPOSED CONDITIONS



CAMBRIDGE Shopping Center

6" GAP

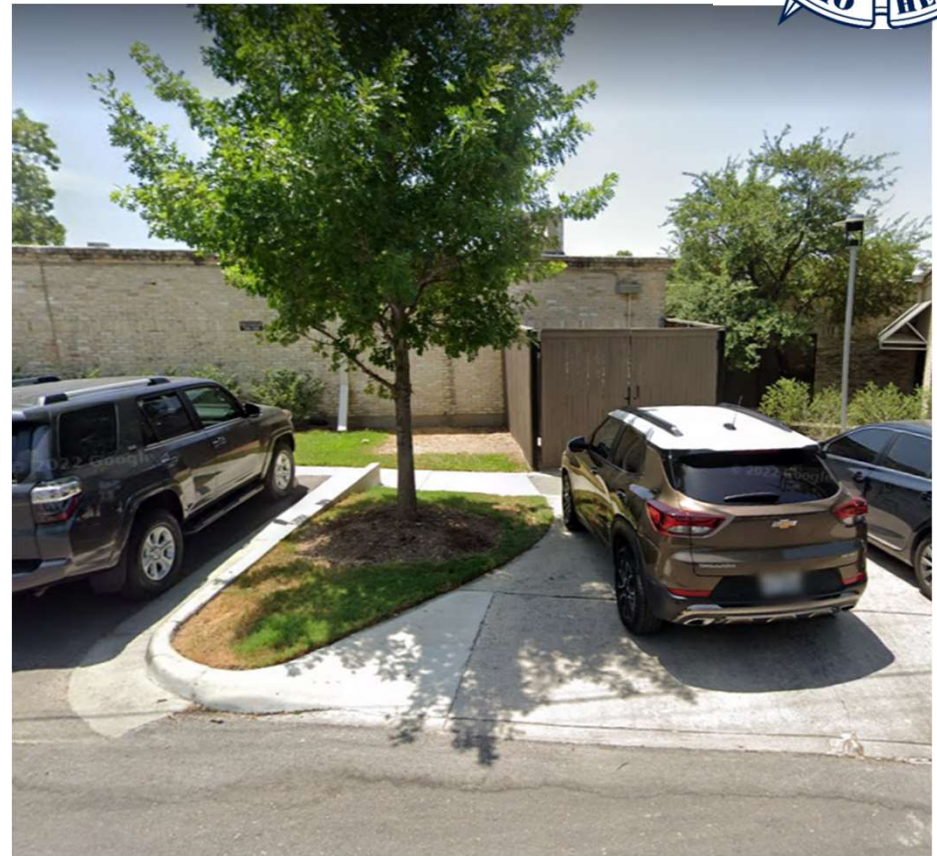
Proposed  
Bldg.  
9'8" x 9'8"

DUMPSTER

SIDEWALK

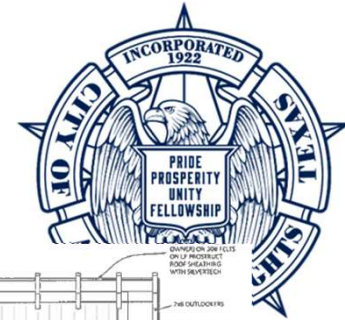
GRASS

CIRCLE ST.





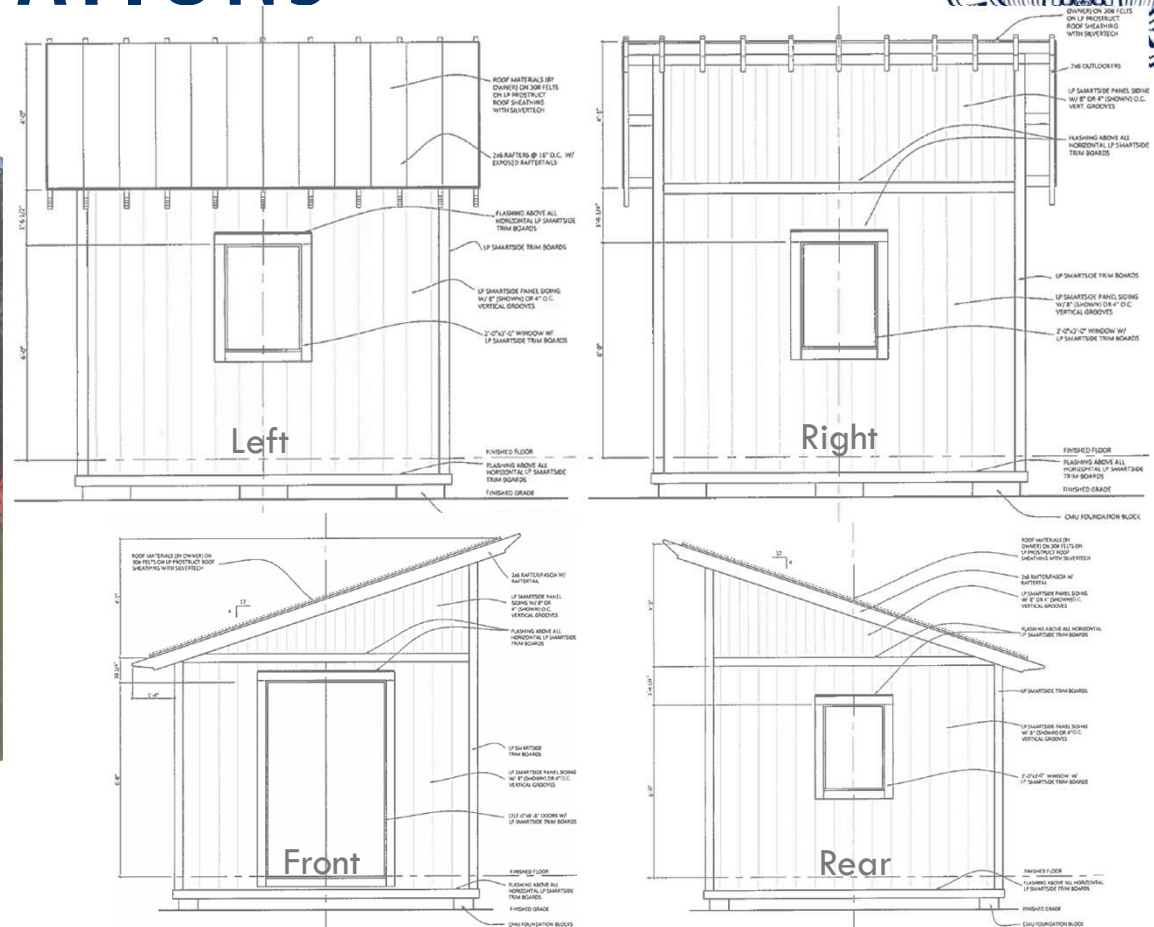
# PROPOSED ELEVATIONS



Front



Size: 10ft by 10ft (100sq ft)  
 Top of Plate from FF: 7ft 6-1/2 inches  
 Top of Shed Roof from FF: 11ft 6-1/2 inches



# POLICY ANALYSIS



- **Hardships**
  - None identified concerning lot size, lot shape, or topography.
- **Considerations**
  - Preservation of the existing non-conforming commercial use structure limits placement of improvements.
  - Subject to double frontage regulations.



# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (0)                      Neutral: (0)
  - Oppose: (1)

