

BOARD OF ADJUSTMENT CASE NO. 2333



FEBRUARY 3, 2021

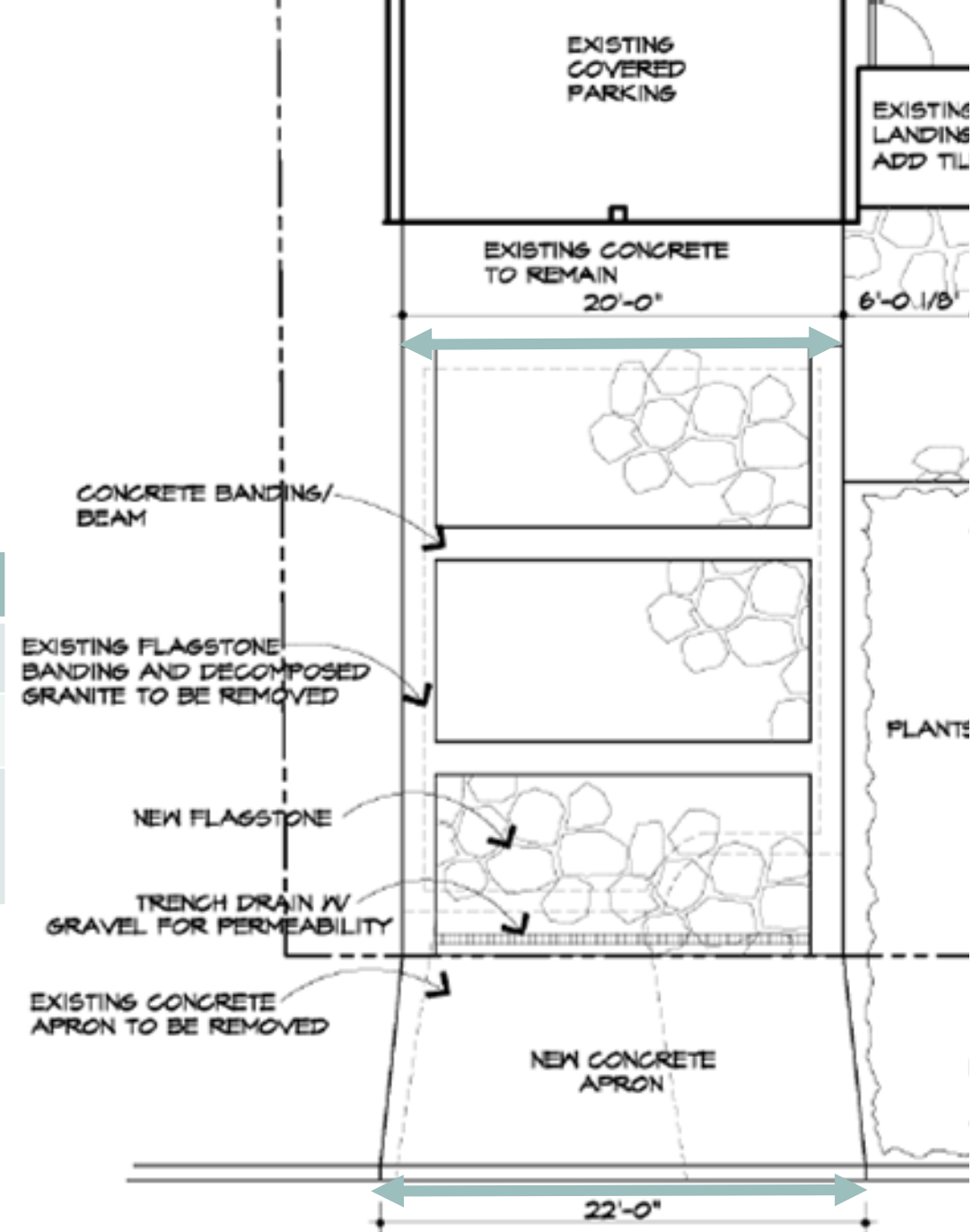
VARIANCE — 131 CARDINAL

Nina Shealey — Director
Community Development
Services

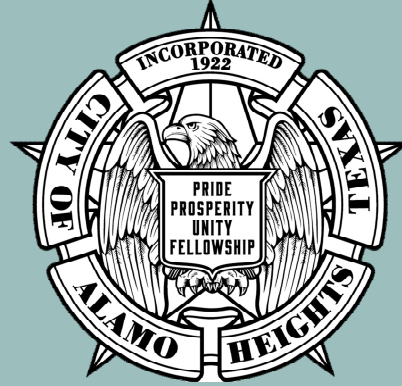
VARIANCES

Variance	Location	Proposed	Allowed
Width	Driveway	20ft	Max 14ft
Width	Approach	22ft	Max 14ft
Impervious Coverage	Front Yard Setback	44.7%	Max 30%

APPLICANT REQUESTS CONSIDERATION AT MARCH MEETING



BOARD OF ADJUSTMENT CASE NO. 2331



FEBRUARY 3, 2021

VARIANCE — 730 CORONA

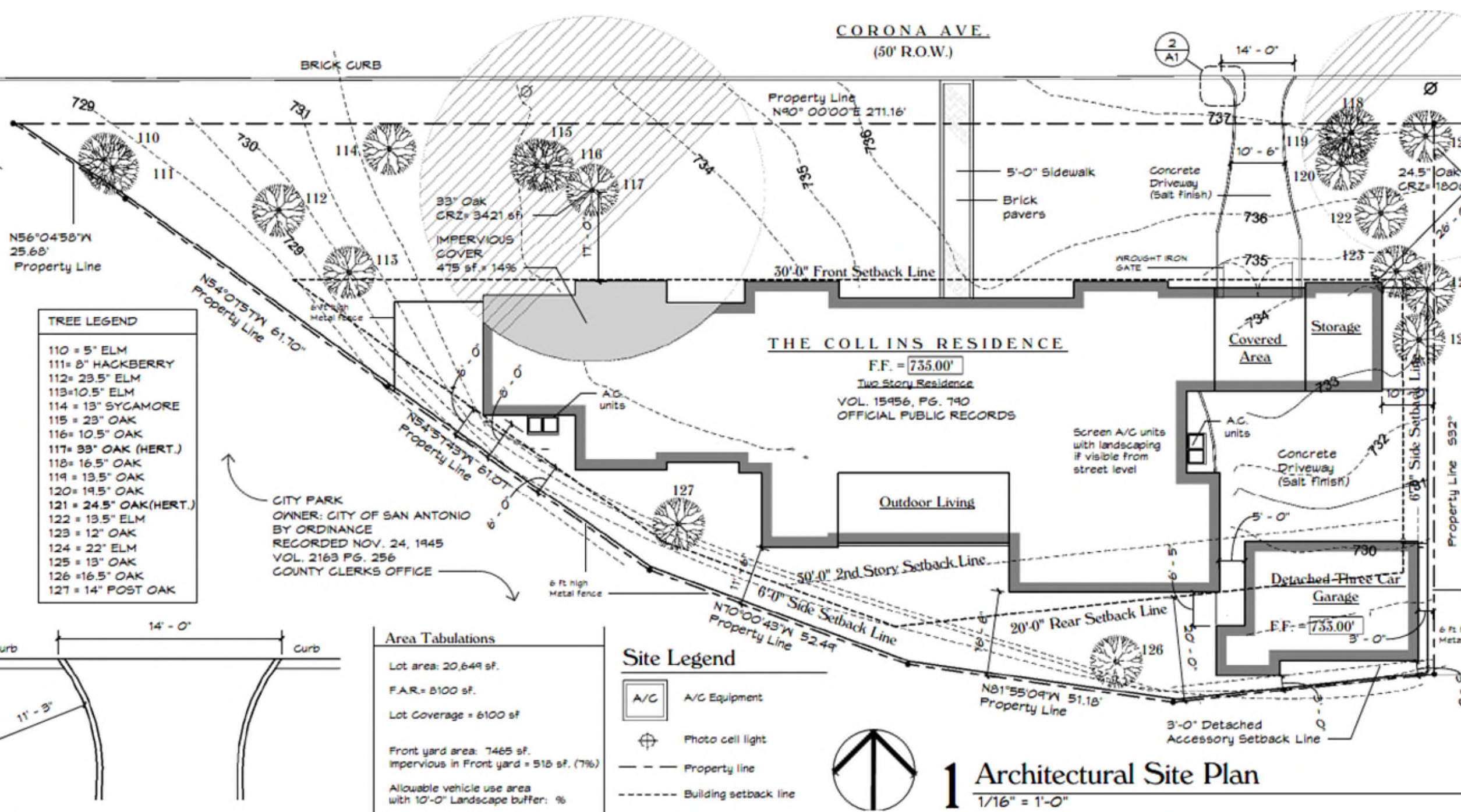
Nina Shealey — Director
Community Development
Services

PROPERTY



- SF-A
- Corona
 - St. Lukes Lane
 - Ciruela Street
- New Construction
 - Demo approved by ARB & CC in Dec/Jan respectively

CORONA AVE.
(50' R.O.W.)



TREE LEGEND

- 110 = 5" ELM
- 111 = 8" HACKBERRY
- 112 = 23.5" ELM
- 113 = 10.5" ELM
- 114 = 13" SYCAMORE
- 115 = 23" OAK
- 116 = 10.5" OAK
- 117 = 33" OAK (HERT.)
- 118 = 16.5" OAK
- 119 = 13.5" OAK
- 120 = 19.5" OAK
- 121 = 24.5" OAK (HERT.)
- 122 = 13.5" ELM
- 123 = 12" OAK
- 124 = 22" ELM
- 125 = 13" OAK
- 126 = 16.5" OAK
- 127 = 14" POST OAK

CITY PARK
OWNER: CITY OF SAN ANTONIO
BY ORDINANCE
RECORDED NOV. 24, 1945
VOL. 2163 PG. 256
COUNTY CLERKS OFFICE

Area Tabulations

Lot area: 20,649 sf.
F.A.R. = 8100 sf.
Lot Coverage = 6100 sf

Front yard area: 7465 sf.
Impervious in Front yard = 515 sf. (7%)

Allowable vehicle use area
with 10'-0" Landscape buffer: %

Site Legend

- A/C Equipment
- Photo cell light
- Property line
- Building setback line



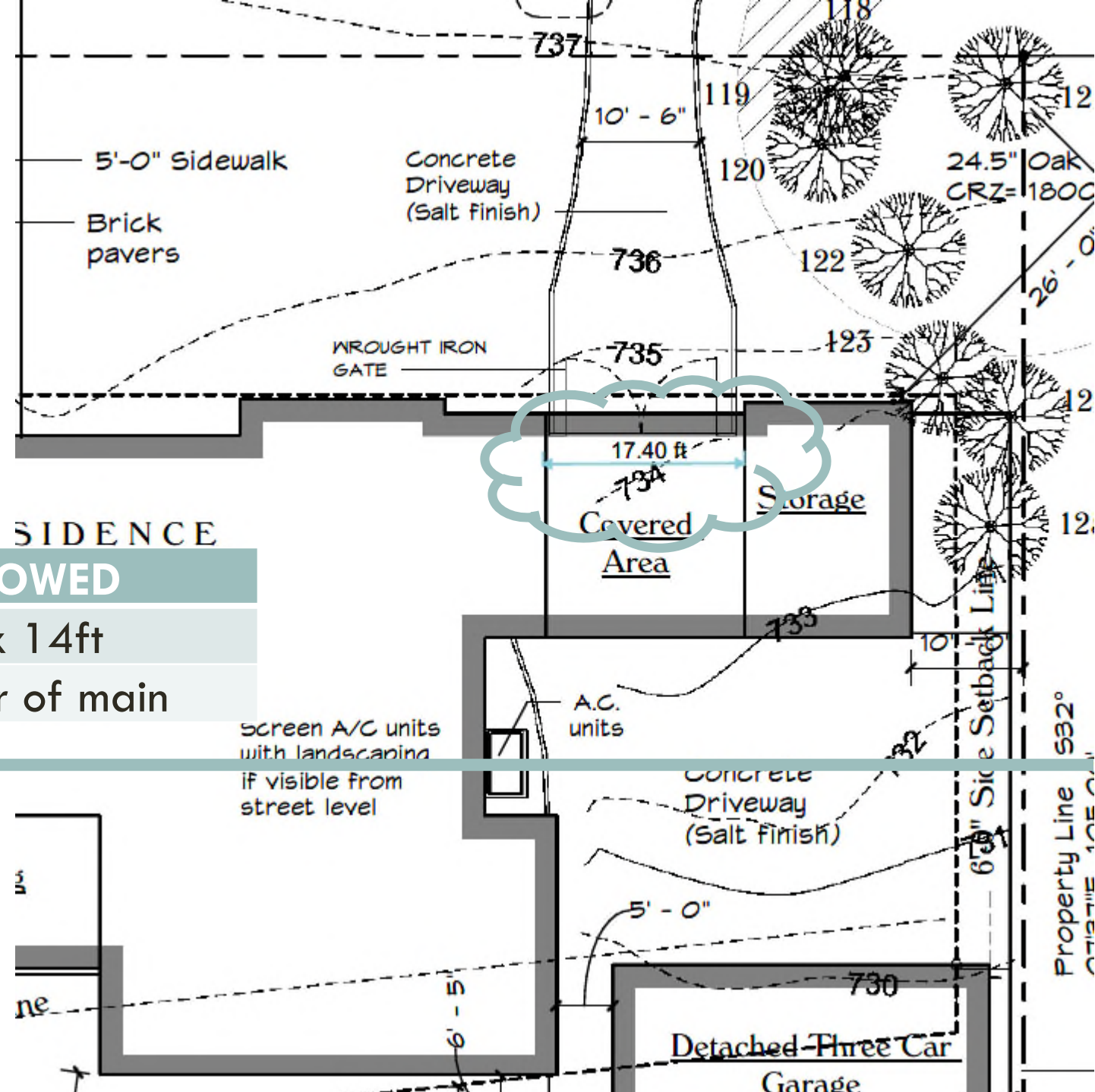
1 Architectural Site Plan
1/16" = 1'-0"

VARIANCES

VARIANCE	LOCATION	REQUEST	CODE	ALLOWED
Driveway width	Front yard setback	17 ½ ft	3-21	Max 14ft
Parking	Front of main	Before mid-point	3-21	Rear of main
Setback	Rear yard	11 ½ ft	3-16(1)	Min 20ft
Looming	West side	16ft	3-19(2)(a)	Max 12ft
Height	Chimney	38 ½ ft	3-19(2)(b)	Max 33ft w/ 4ft bonus (37ft)

VARIANCES

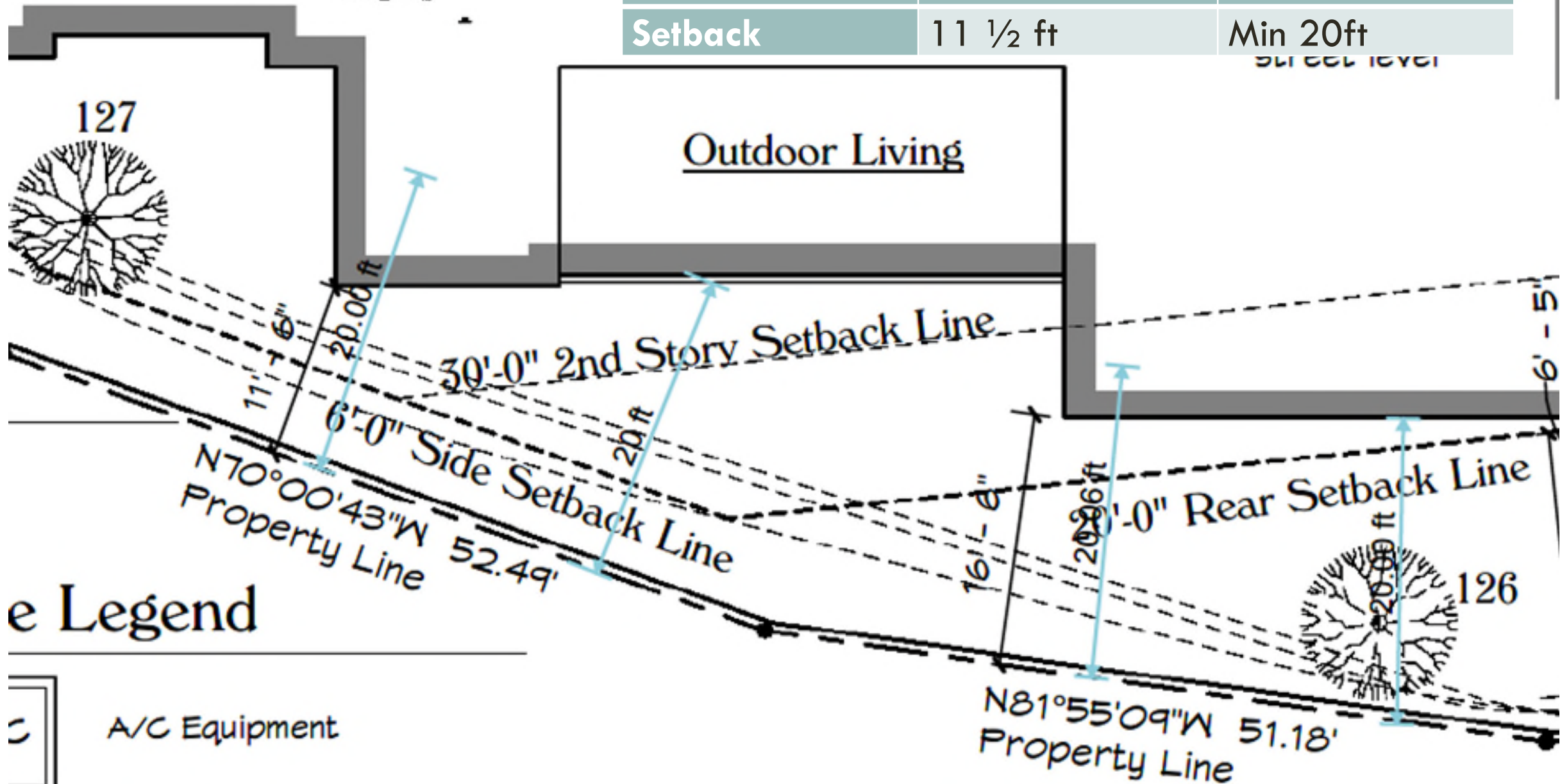
VARIANCE	REQUEST	ALLOWED
Driveway width	17 ½ ft	Max 14ft
Parking	Before mid-point	Rear of main



Screen A/C units

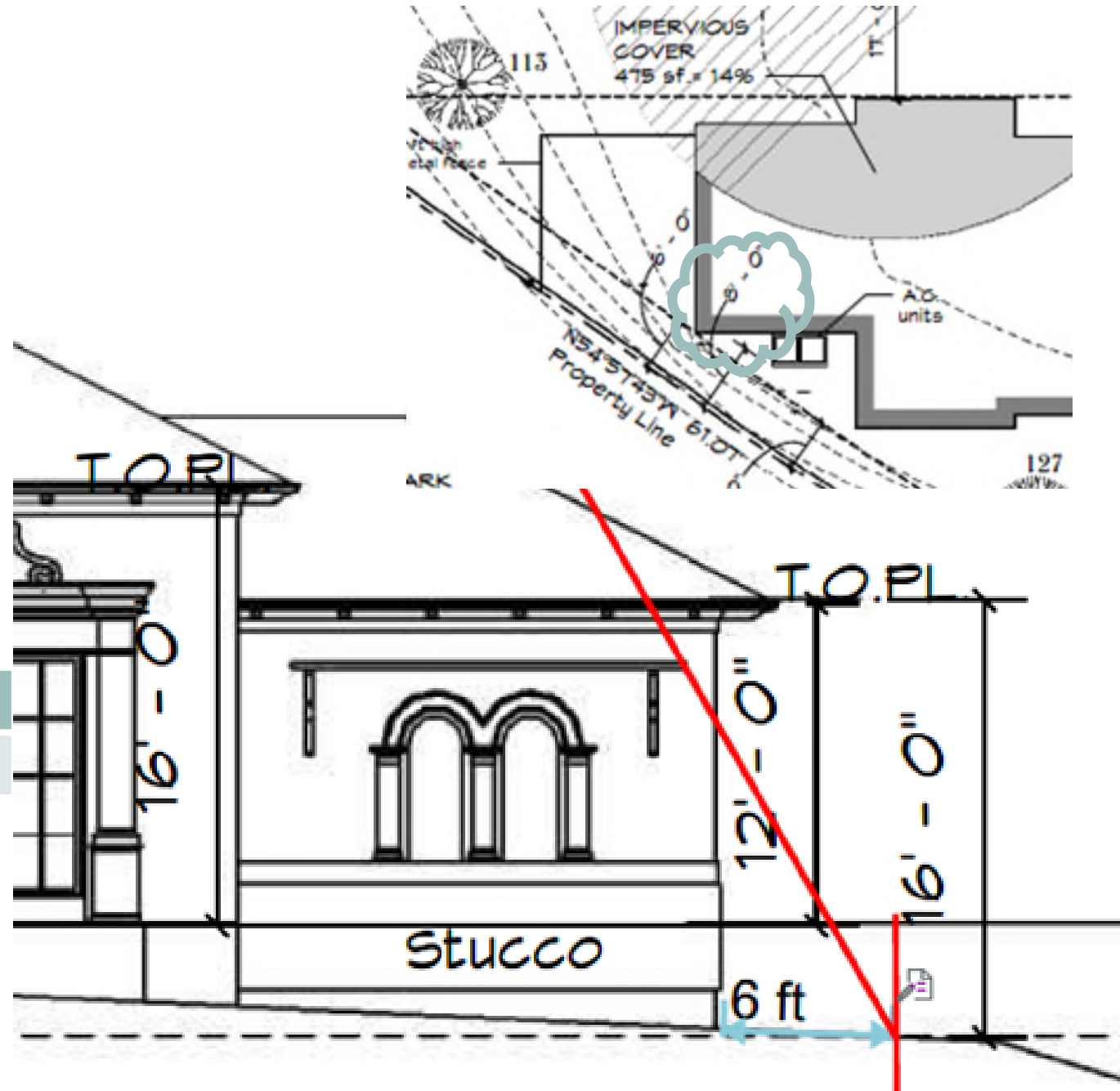
VARIANCE	REQUEST	ALLOWED
Setback	11 1/2 ft	Min 20ft

Street Level



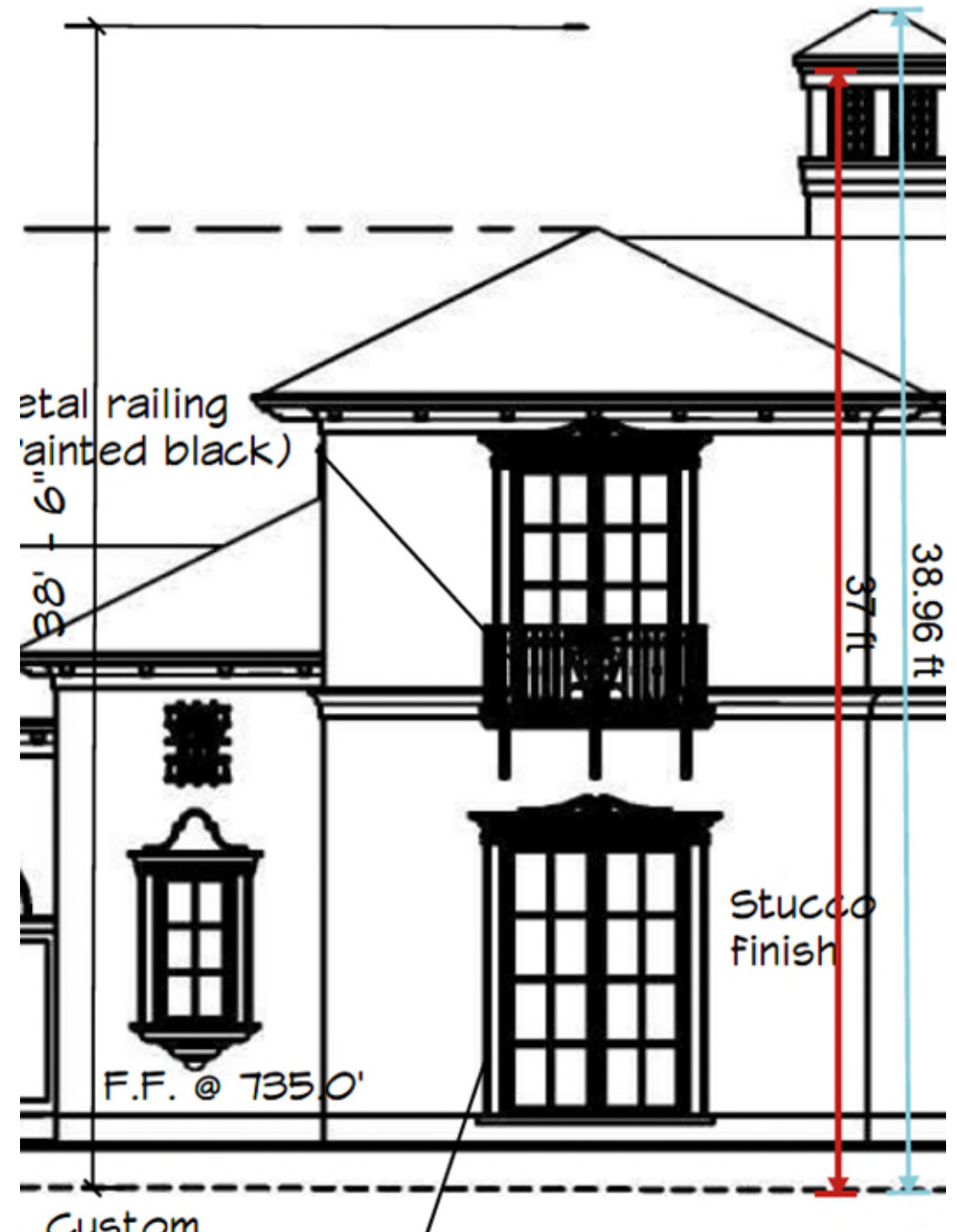
VARIANCE

VARIANCE	REQUEST	ALLOWED
Looming	16ft	Max 12ft



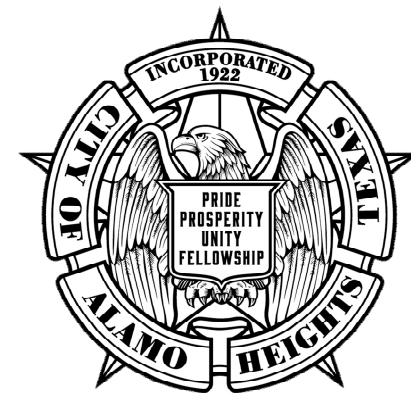
VARIANCE

VARIANCE	REQUEST	ALLOWED
Chimney Height	38 ½ ft	Max 33ft w/ 4ft bonus (37ft)



POLICY ANALYSIS

- Hardships:
 - Irregularly shaped lot
- Considerations:
 - New Construction



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: (0)