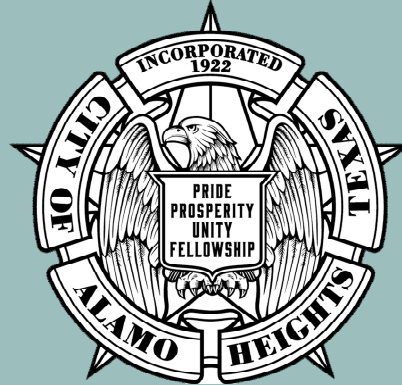


BOARD OF ADJUSTMENT CASE NO. 2334

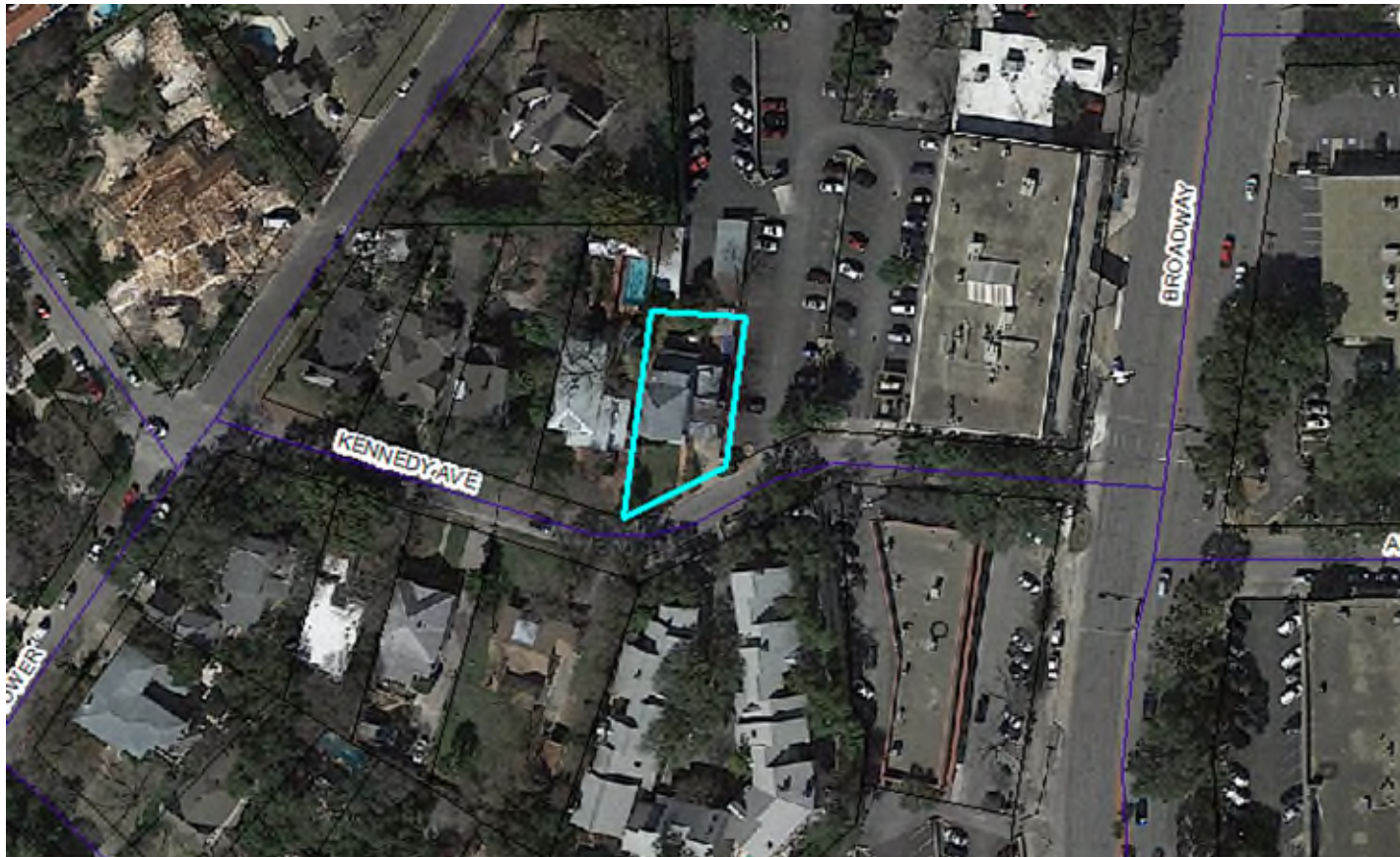


APRIL 7, 2021

VARIANCE — 121 KENNEDY

Nina Shealey – Director
Community Development
Services

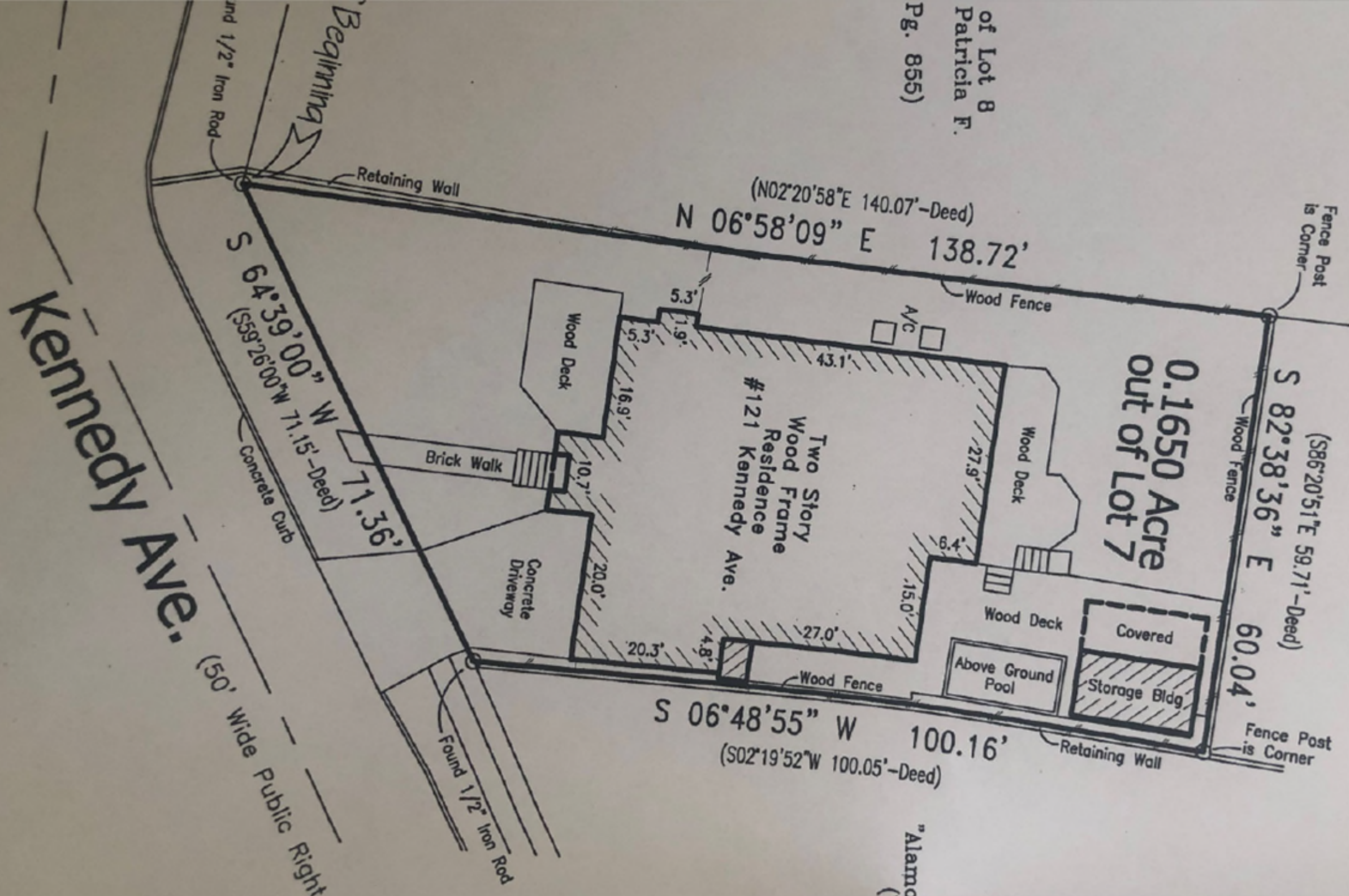
PROPERTY



- MF-D
- Kennedy
 - Mayflower
 - Broadway
- Expand parking at front of property

"Alamo Heights Associates, LLC"
(Vol. 17855, Pg. 879)

of Lot 8
Patricia F.
Pg. 855)



Kennedy Ave. (50' Wide Public Right)

VARIANCES

VARIANCE	LOCATION	REQUEST	CODE	ALLOWED
Parking	Front of Main	Front of Main	3-49(1)	Rear or Side

Note: As proposed, the driveway does not completely exit right-of-way and would require review and approval by City Council.

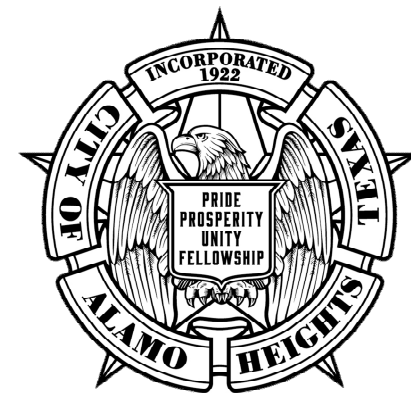


VARIANCE



POLICY ANALYSIS

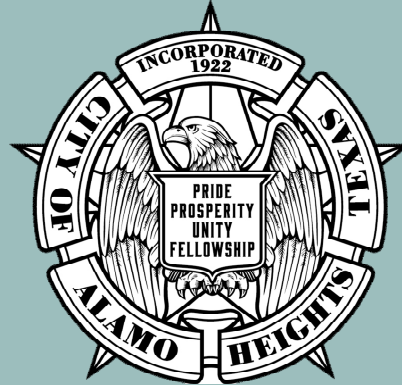
- Hardships:
 - None
- Considerations:
 - Angled front lot line
 - Single family use in MF-D



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: (0)

BOARD OF ADJUSTMENT CASE NO. 2335

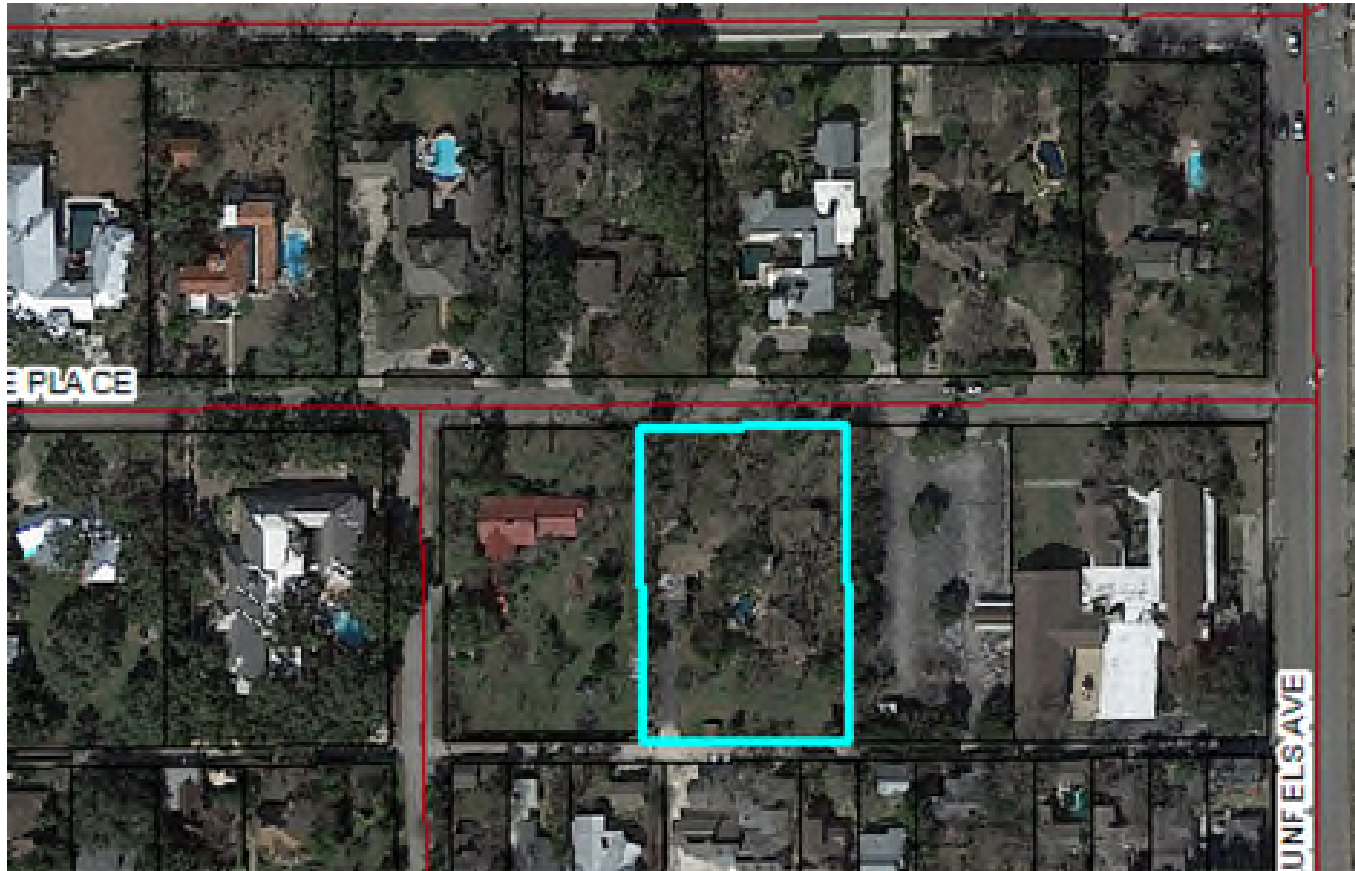


APRIL 7, 2021

VARIANCE — 320 PRIMROSE

Nina Shealey – Director
Community Development
Services

PROPERTY



- SF-A
- Primrose
 - Buttercup
 - N. New Braunfels
- Expand existing garage
 - All other improvements/additions approved by ARB

S 00° 02' 42" E 271.17'

PRIMROSE PLACE
(40' ROW)

N 69° 21' 27" E 176.34'

LOT 2,
BLOCK 14
1.097 AC

30' SETBACK LINE

DRIVE

EXISTING BUILDING OUTLINE

EXISTING BUILDING OUTLINE

POOL EQUIPMENT

DRIVE

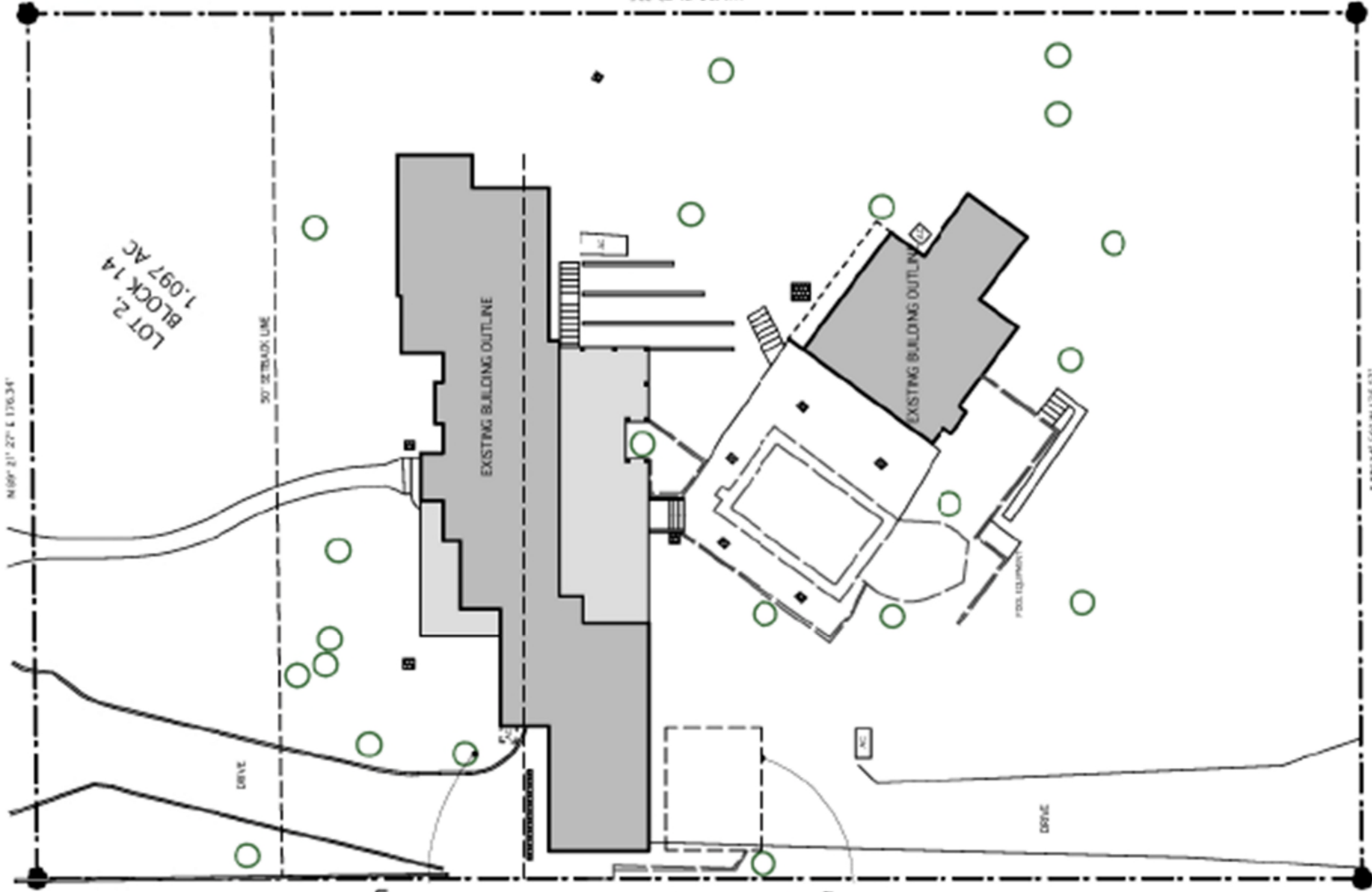
S 89° 34' 50" W 174.52'

ALLEY WAY

N 00° 02' 23" W 270.40'

DRIVE

DRIVE



VARIANCES

VARIANCE	LOCATION	REQUEST	CODE	ALLOWED
Setback	Side Yard (W)	5ft 6in	3-15	Min 6ft
Garage	Front Façade	Front of main	3-21	Rear of main
Garage	Front of main	19ft 4in beyond main	3-21	Behind mid point of main
Garage	Front Façade	Front Access	3-21	Side Access

PRIMROSE PLACE
(40' ROW)

N 89° 21' 27" E 176.34'

LOT 2, 14
BLOCK 14
1.097 AC

Existing drainage system

50' SETBACK LINE

DRIVE

EXTENDED PORCH

EXISTING BUILDING OUTLINE

ADDITION AREAS

ADDITION AREAS

ADDITION AREAS

N 00° 07' 23" W 270.49'

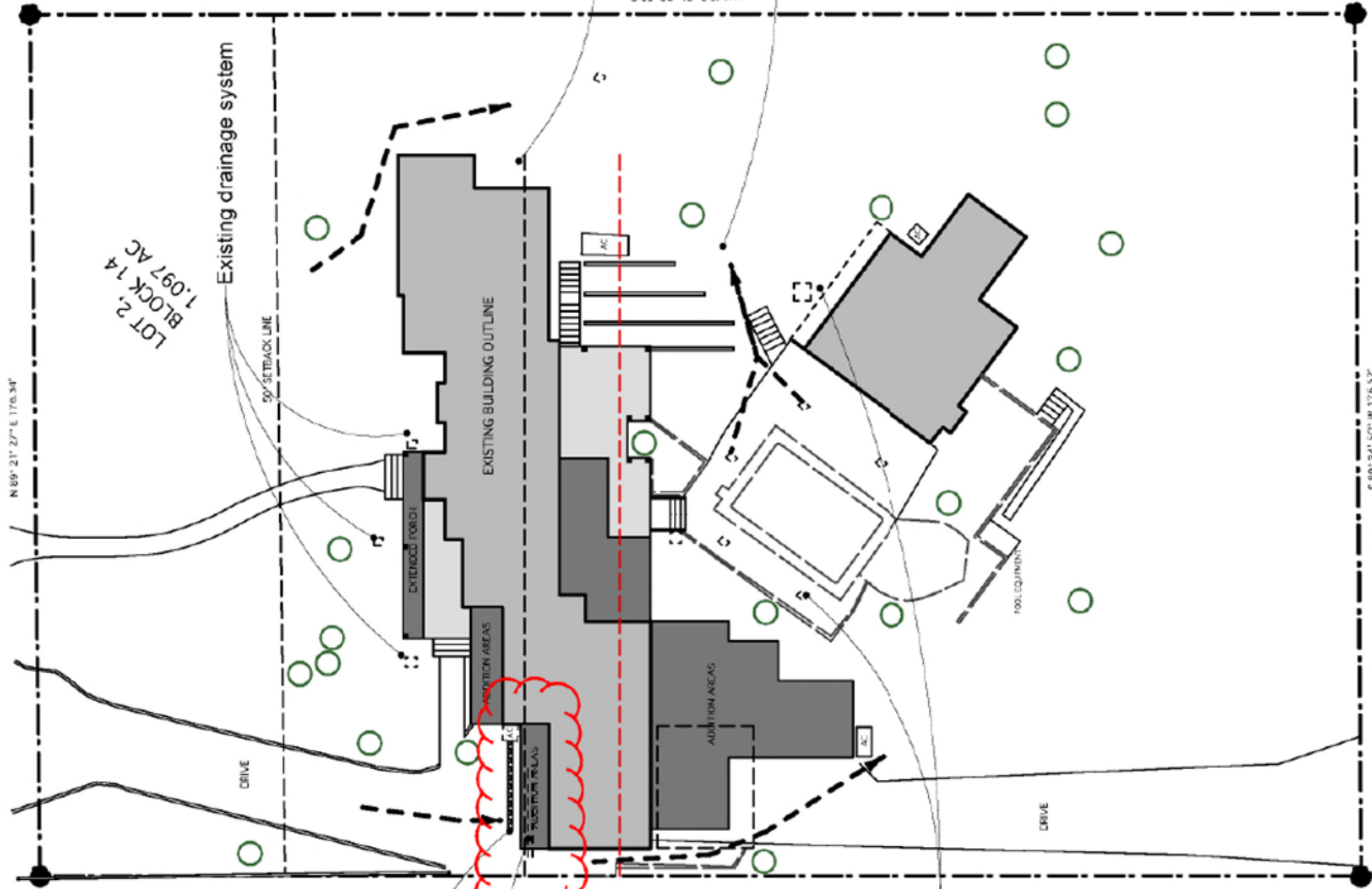
S 00° 02' 12" E 271.17'

DRIVE

POOL EQUIPMENT

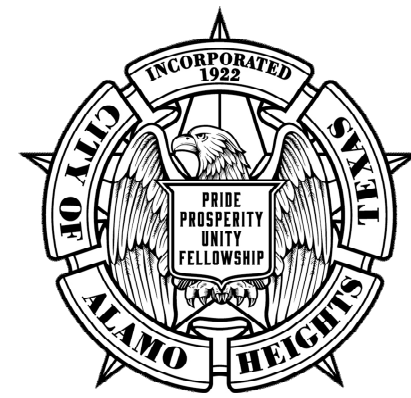
S 89° 34' 50" W 176.32'

ALLEY WAY



POLICY ANALYSIS

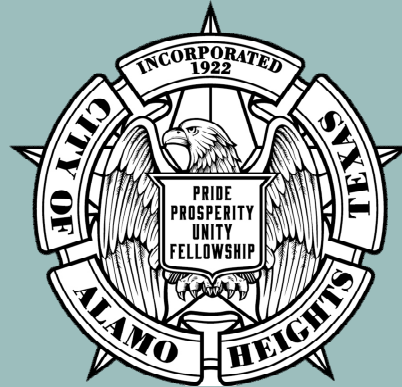
- **Hardships:**
 - None
- **Considerations:**
 - Front facing, attached garage existing
 - Side yard setback existing
 - New garage façade roughly 90ft from front property line



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: (0)

BOARD OF ADJUSTMENT CASE NO. 2336

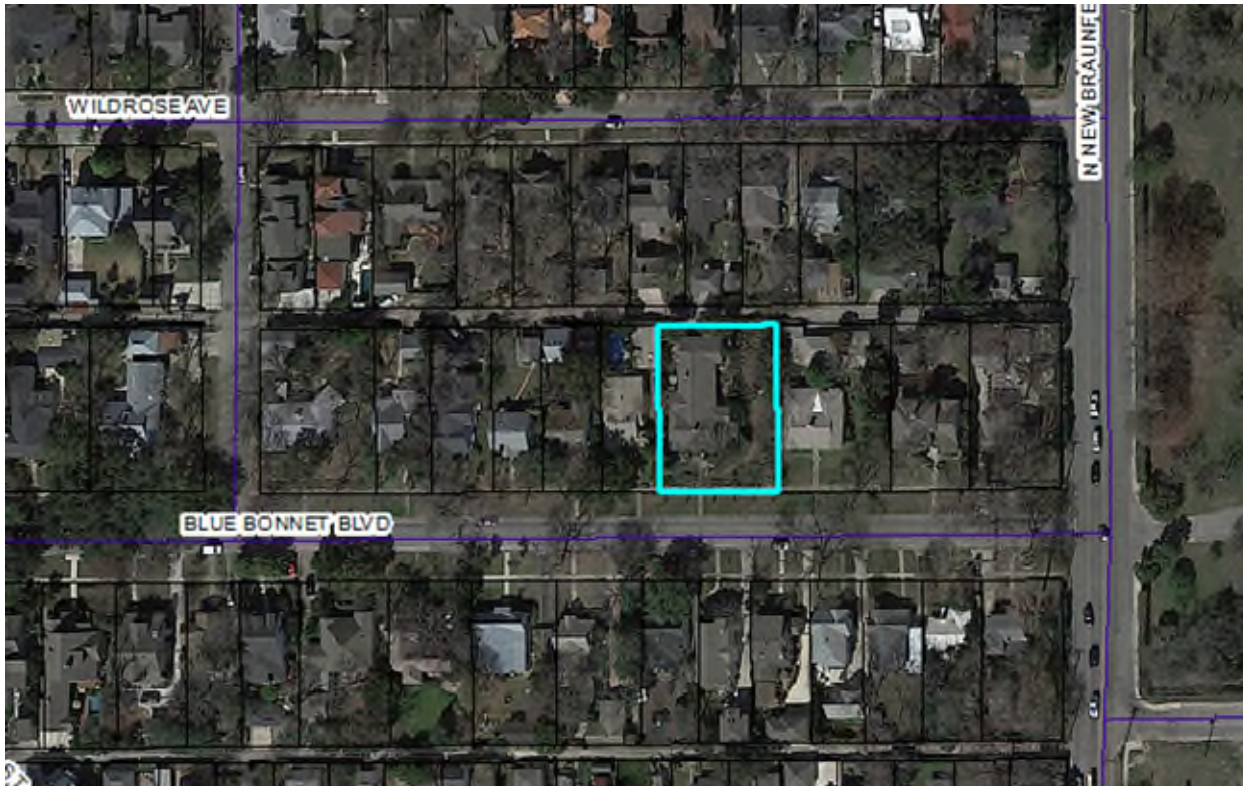


APRIL 7, 2021

VARIANCE — 333 BLUE BONNET

Nina Shealey – Director
Community Development
Services

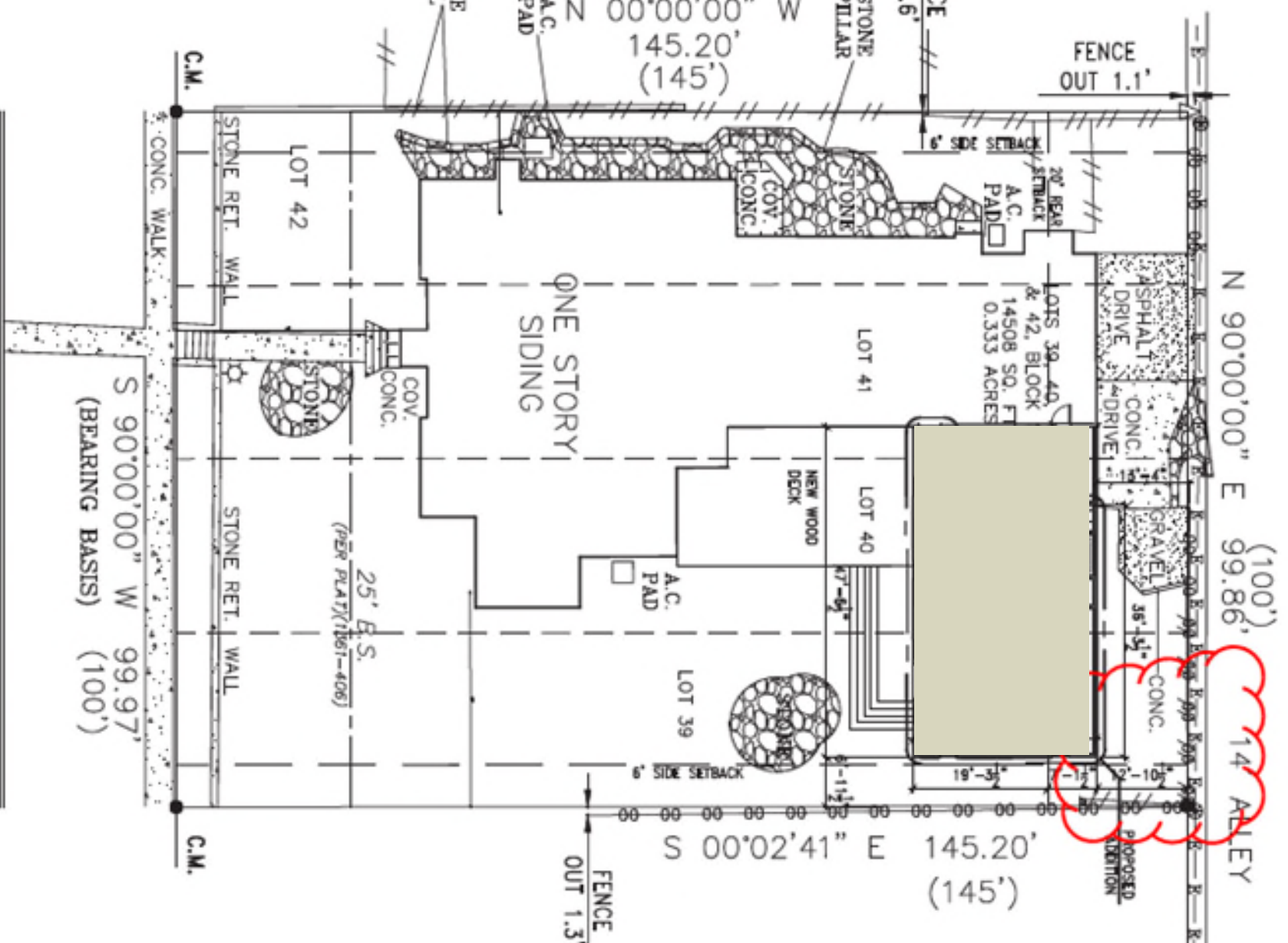
PROPERTY



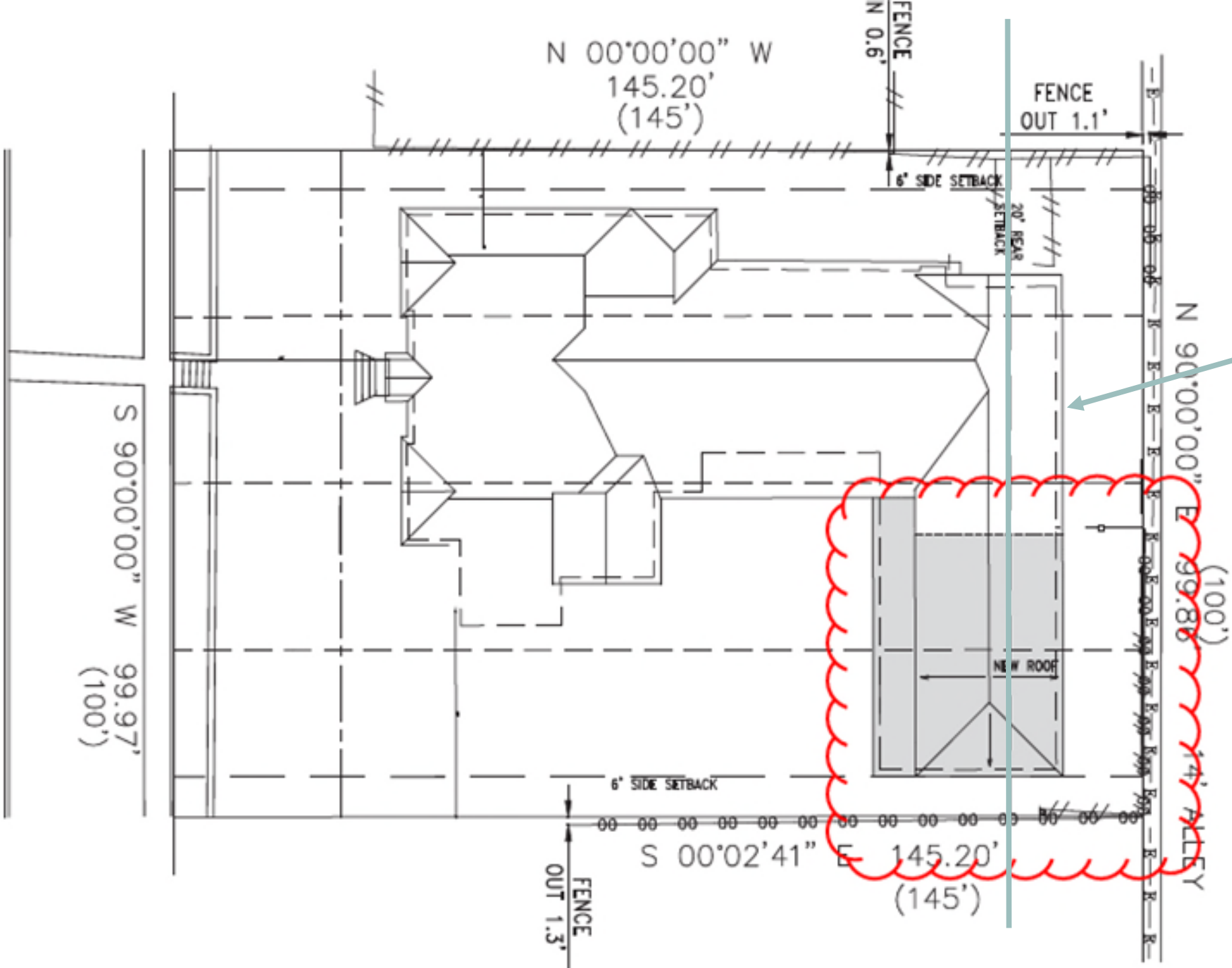
- SF-A
- Bluebonnet
 - Buttercup
 - N. New Braunfels
- Side Addition to rear

VARIANCE

BLUE BONNET BOULEVARD
(80' R.O.W.)



VARIANCE	LOCATION	REQUEST	CODE	ALLOWED
Setback	Rear Yard (N)	12ft 10-1/2in	3-16(1)	Min 20ft



Rear addition approved by ARB in Feb. 1999



POLICY ANALYSIS

- **Hardships:**
 - None
- **Considerations:**
 - Existing rear setback approved by BOA in Feb. 1999
 - Addition follows existing footprint



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: (0)