

BOARD OF ADJUSTMENT CASE NO. 2334

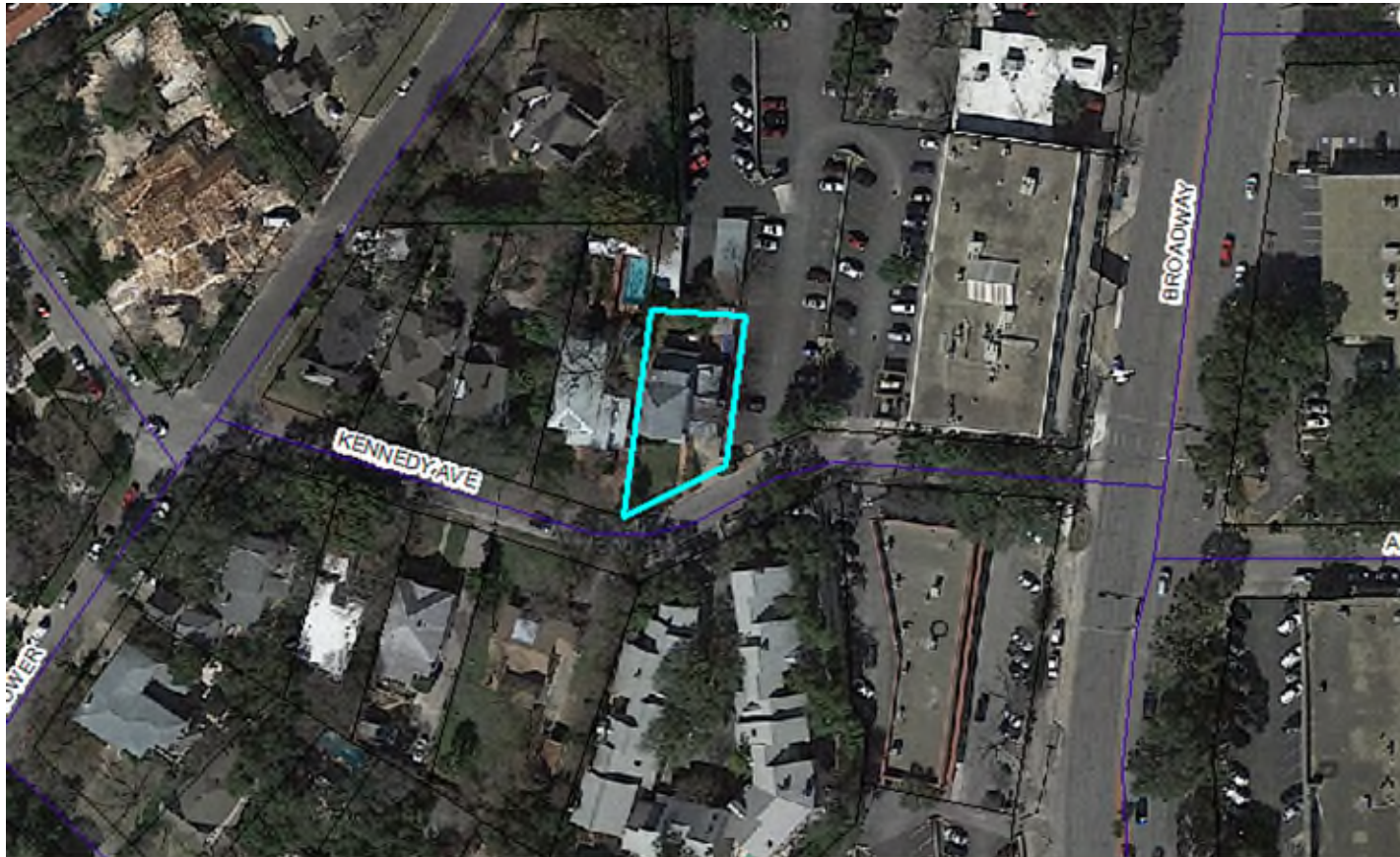


MAY 5, 2021

VARIANCE — 121 KENNEDY

Lety Hernandez — Planner
Community Development
Services

PROPERTY

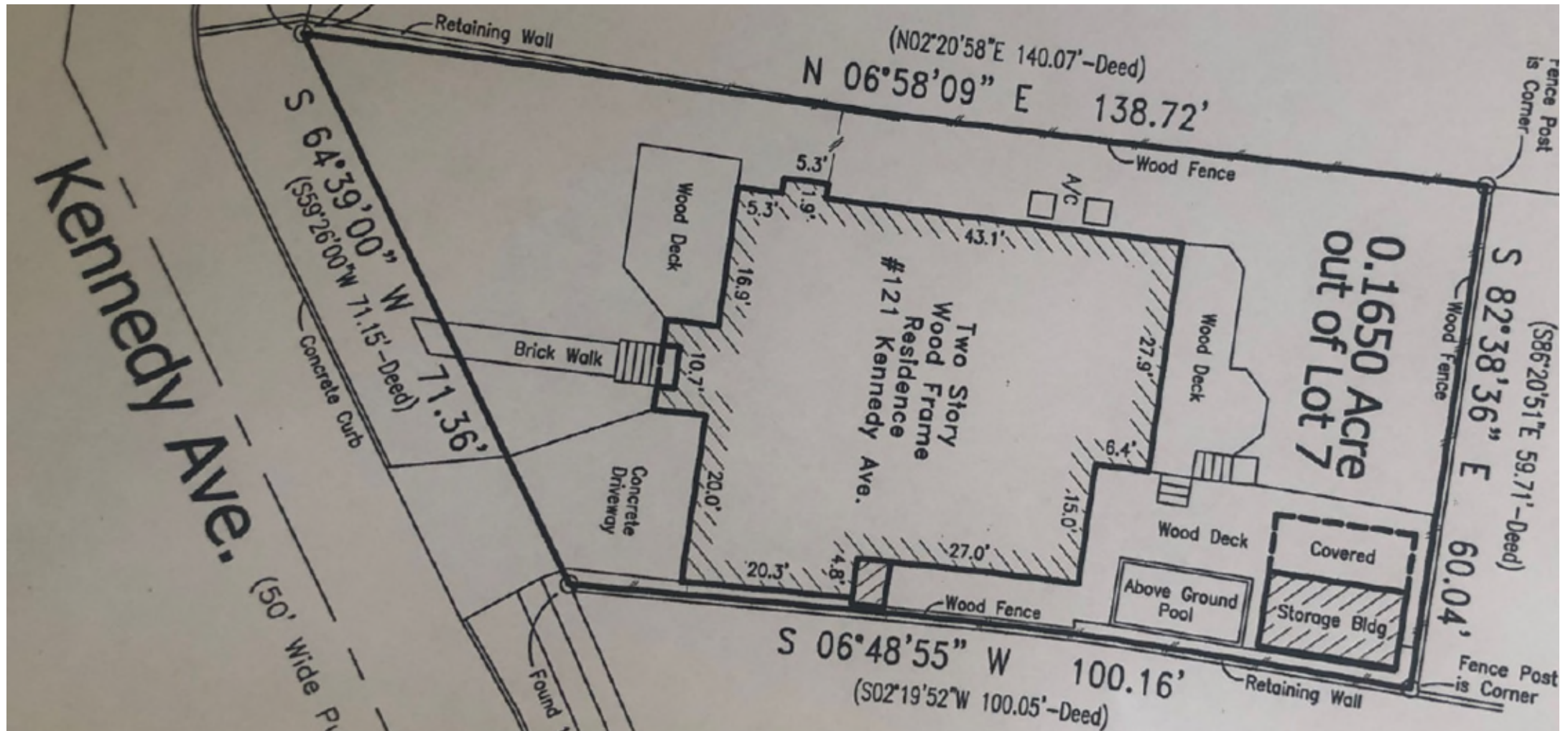


- MF-D
- Kennedy
 - Mayflower
 - Broadway
- Expand parking at front of property

SURROUNDING AREA



EXISTING



PROPOSED

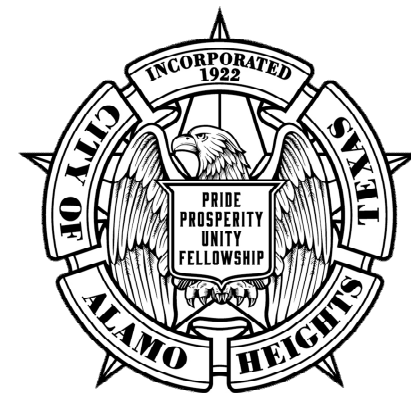


VARIANCE	LOCATION	REQUEST	CODE	ALLOWED
Parking	Front of Main	Front setback	3-49(1)	Rear or Side, behind front face of building

[illegible]

POLICY ANALYSIS

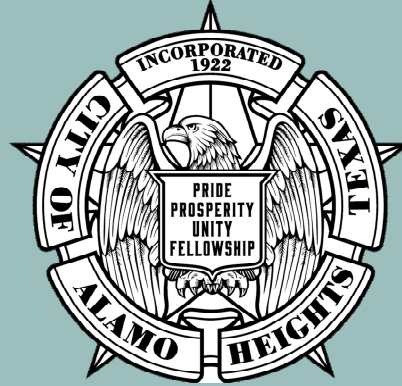
- Hardships:
 - None
- Considerations:
 - Angled front lot line
 - Single family use must comply with regulations in MF-D districts



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (5) Neutral: (0)
 - Oppose: (0)

BOARD OF ADJUSTMENT CASE NO. 2338

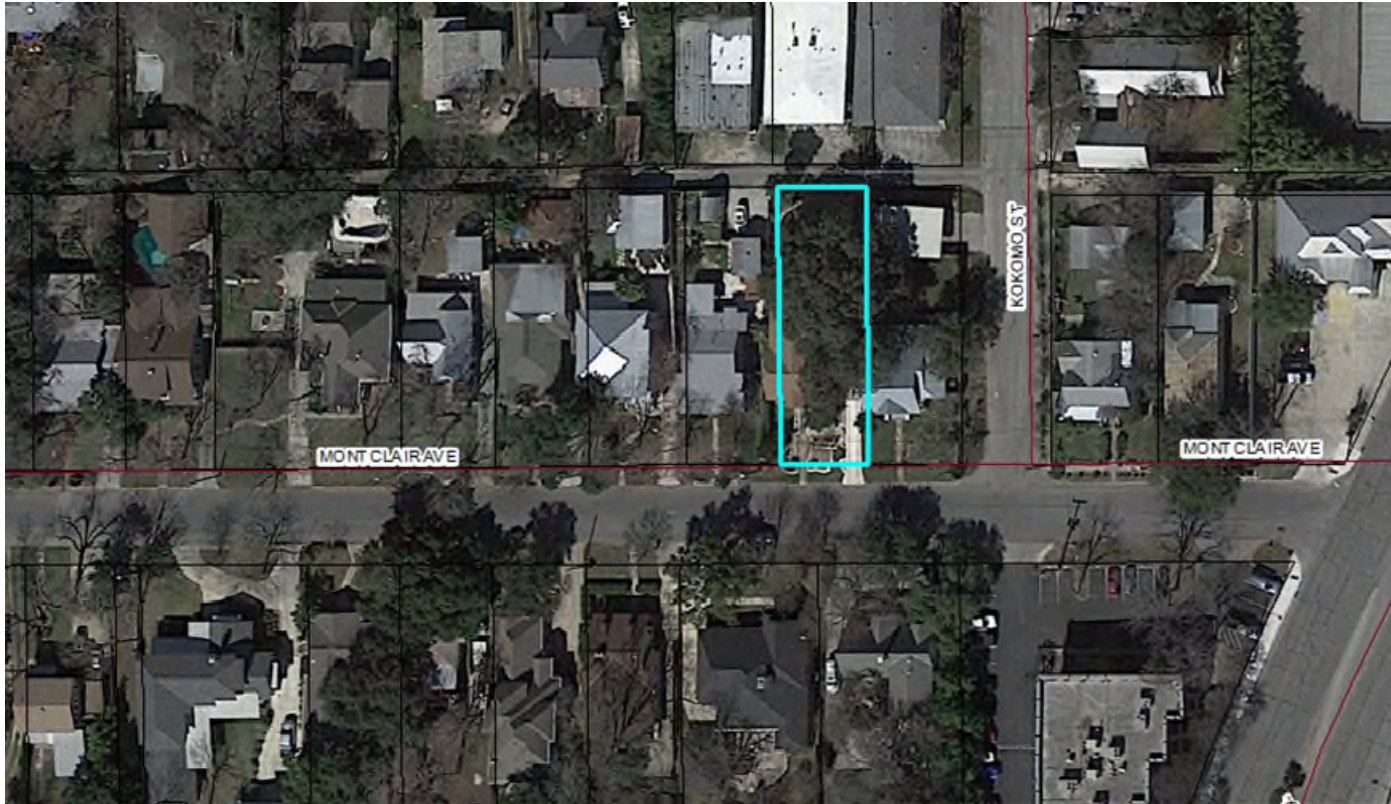


MAY 5, 2021

VARIANCE — 247 MONTCLAIR

Lety Hernandez — Planner
Community Development
Services

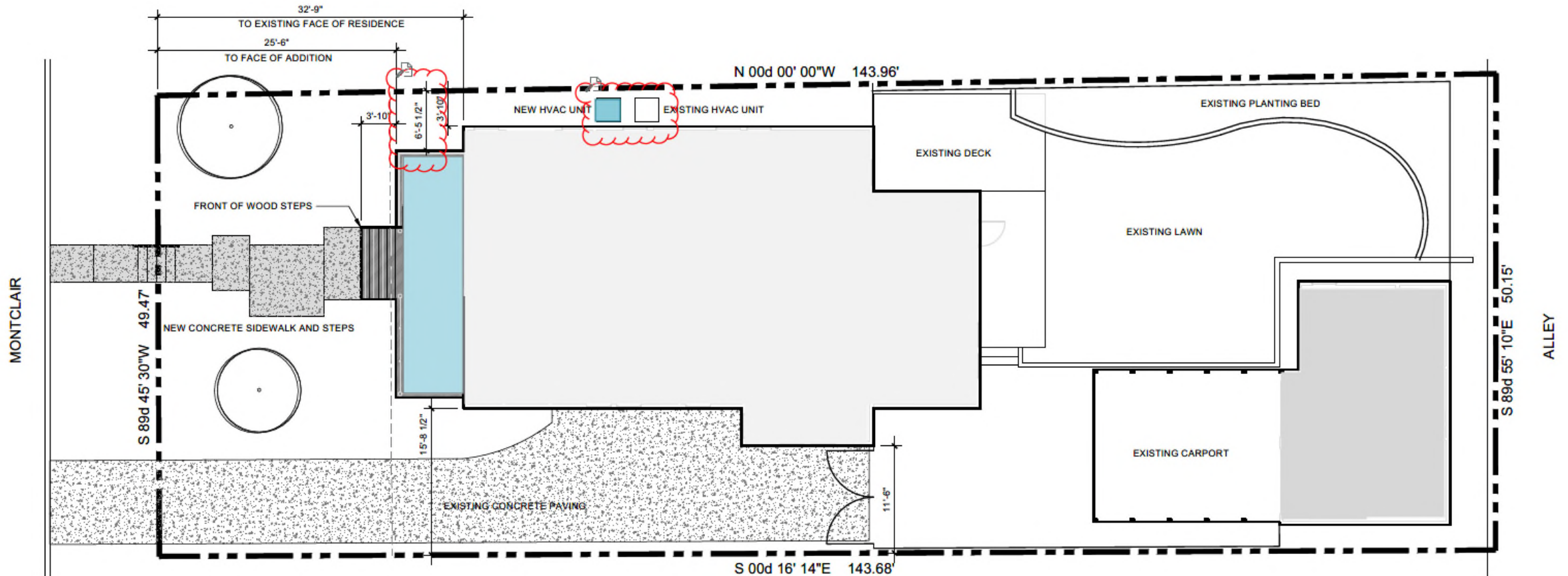
PROPERTY



- 2F-C
- Montclair Ave
 - @ Kokomo
- 2nd Floor & Front Addition

EXISTING/PROPOSED SITE PLAN

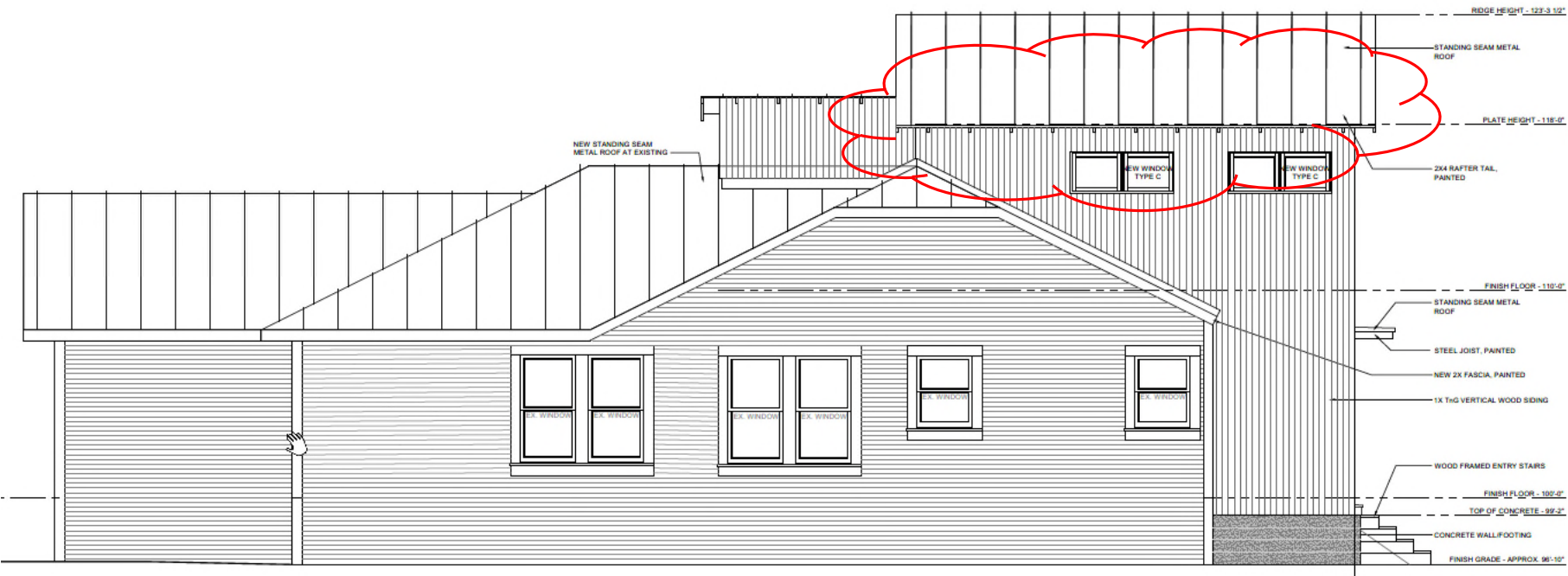
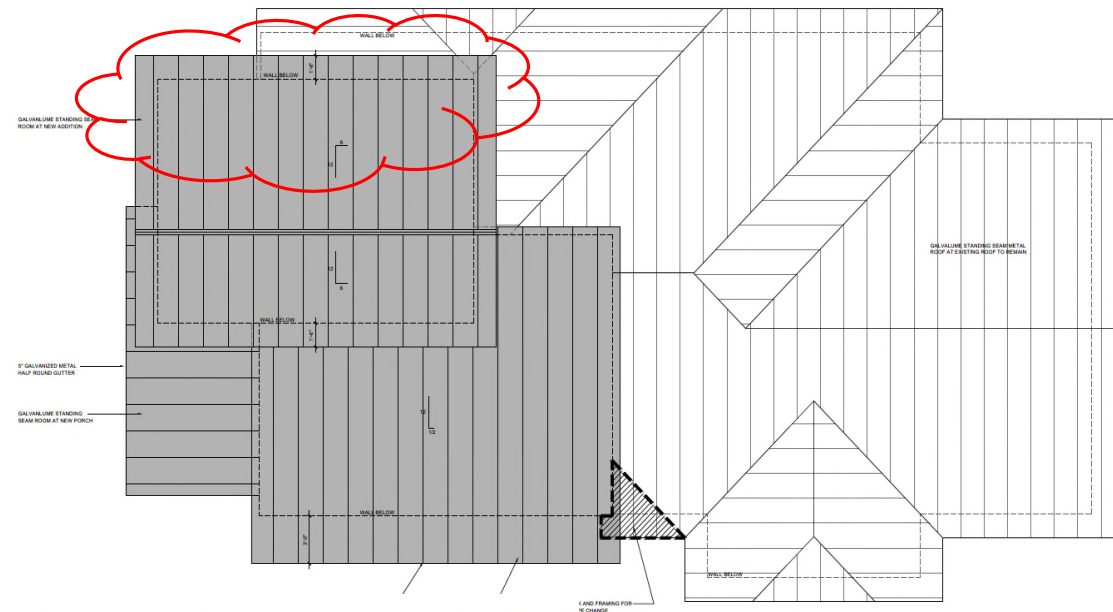
VARIANCE	LOCATION	REQUEST	CODE	ALLOWED
Setback – AC Pad	Side yard	0ft	3-33(11)	Min 3ft



VARIANCE	LOCATION	REQUEST	CODE	ALLOWED
Looming	21ft 2 inch wall plate height on west side	Exceed by 13ft 6 inches	3-33(4)(a)	Max 7ft 8in

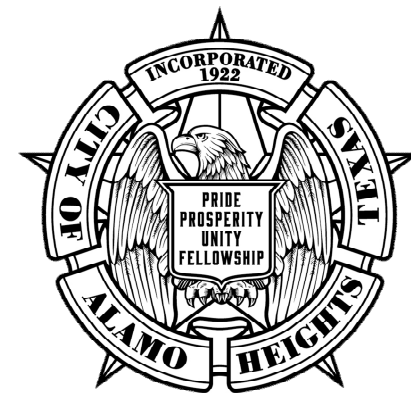


LOOMING



POLICY ANALYSIS

- Hardships:
 - None
- Considerations:
 - Existing structure currently non-conforming
 - An A/C unit already exists within setback
 - Preservation of residence limits placement



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (4) Neutral: (0)
 - Oppose: (0)

BOARD OF ADJUSTMENT CASE NO. 2339



MAY 5, 2021

VARIANCE — 301 COLLEGE

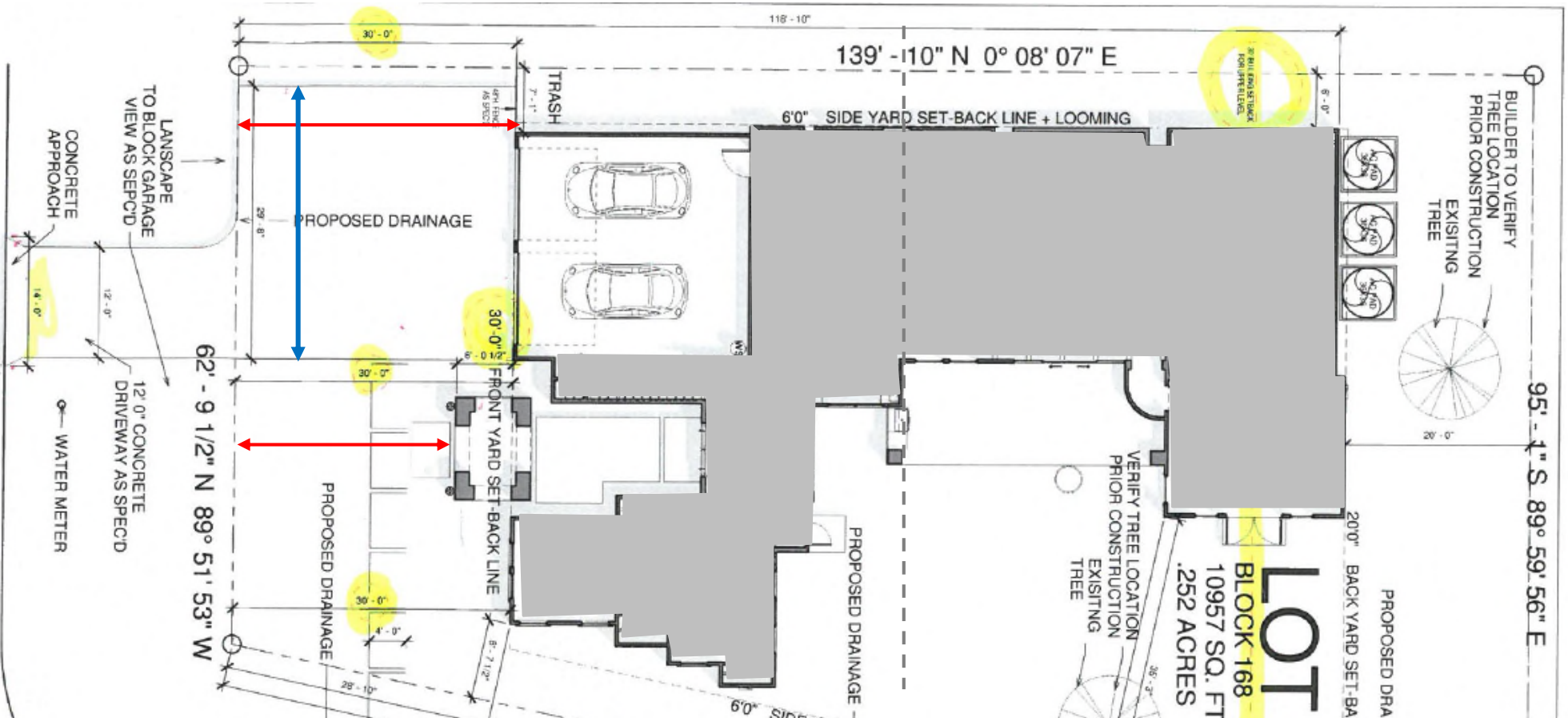
Lety Hernandez — Planner
Community Development
Services

PROPERTY



- SF-A
- College
 - @ Alamo Heights Blvd
- New Construction
 - 100% demo approved in May 2020

COLLEGE BLVD.



VARIANCE	REQUEST	ALLOWED
Front Setback to Main	24ft	Min. 30ft
Driveway Width	29ft 8-inches	Max 14ft
Attached Garage	Towards the front	Behind midpoint
	30ft from front	Min 50ft from front
	Front access	Side or rear

VARIANCES

Floor Area Ratio	Existing	Proposed
Lot Area	10,039	10,039
Main House 1st Fl	1,072	2,659
Main House 2 nd Fl	0	946
Garage 1st Floor	100	699
Garage 2 nd Floor	0	302
Other Structures (loft)	0	65
FAR / Lot Area	1,472/10,039	5,038/10,039
Total FAR	14.6%	46.5%

Impervious Cover	Existing	Proposed
Front yard setback	1,980	1,980
Structure Footprint	0	96
Driveway	300	890
Walkways	120	148
Total Coverage	420	1,134
Coverage removed		-420
Net Coverage		714
Percent Coverage	1,134/1,980	57.2%

Max – 45% or 50% with Bonuses:

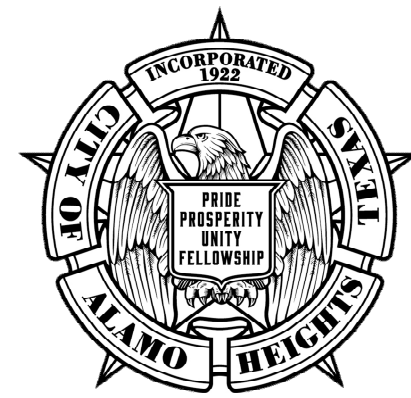
- ~~1. A 1:1.5 height-to-area ratio for main structures~~
- ~~2. Side or rear street/alley access (+.02)~~
- ~~3. A one-story garage (+.02)~~
- ~~4. Preservation of fifty (50) percent of main structure~~





POLICY ANALYSIS

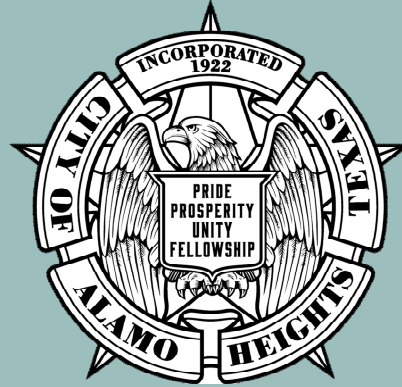
- Hardships:
 - None



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (4) Neutral: (0)
 - Oppose: (1)

BOARD OF ADJUSTMENT CASE NO. 2337

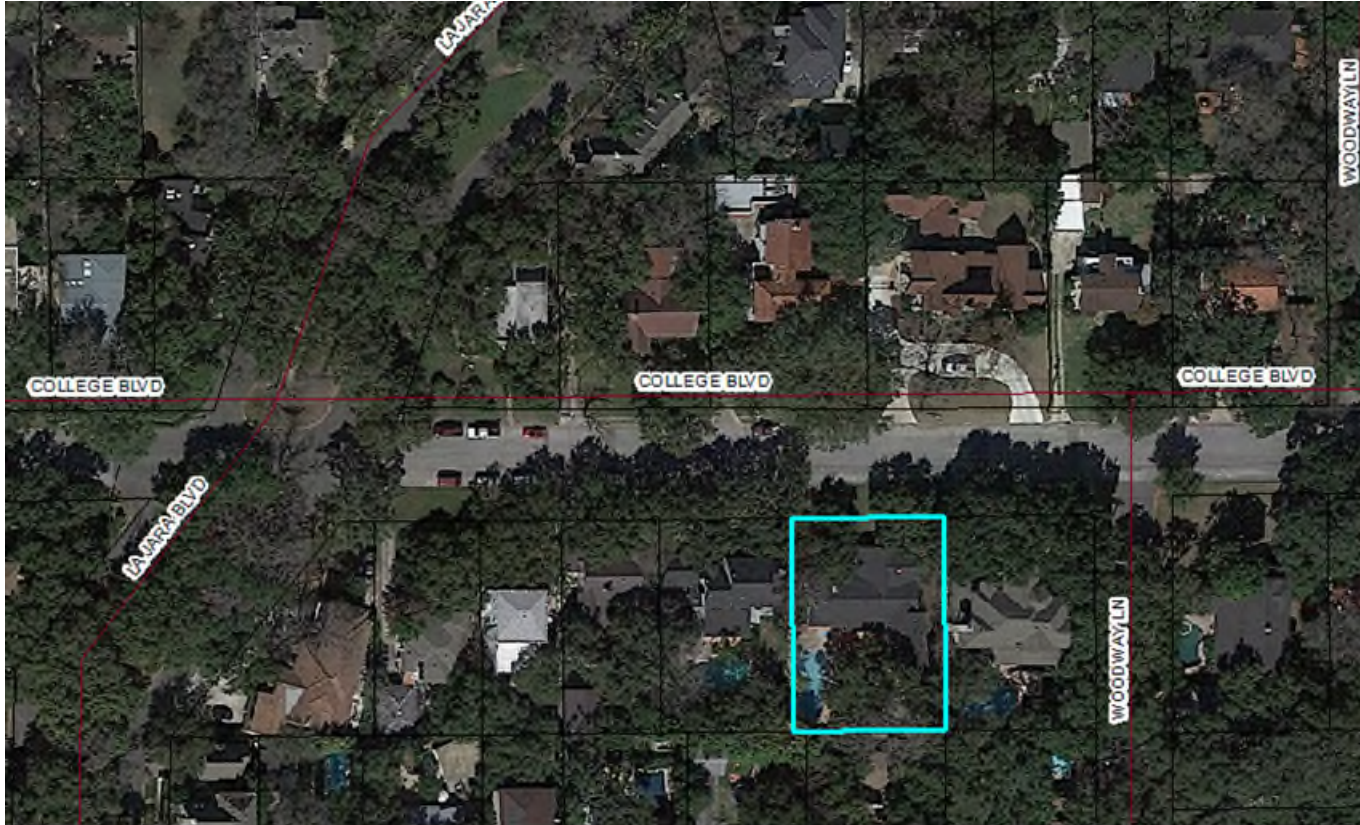


MAY 5, 2021

VARIANCE — 510 COLLEGE

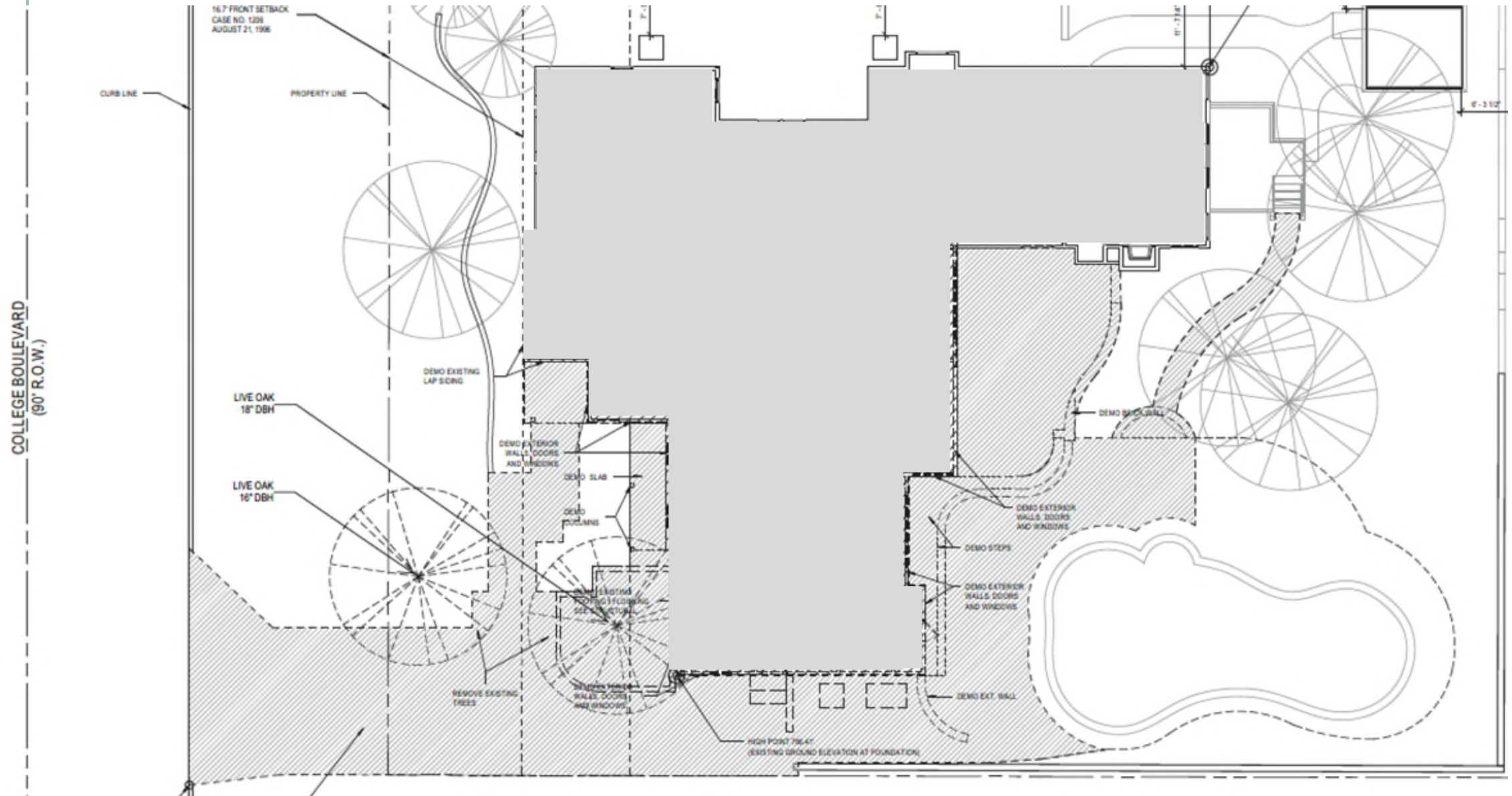
Lety Hernandez — Planner
Community Development
Services

PROPERTY

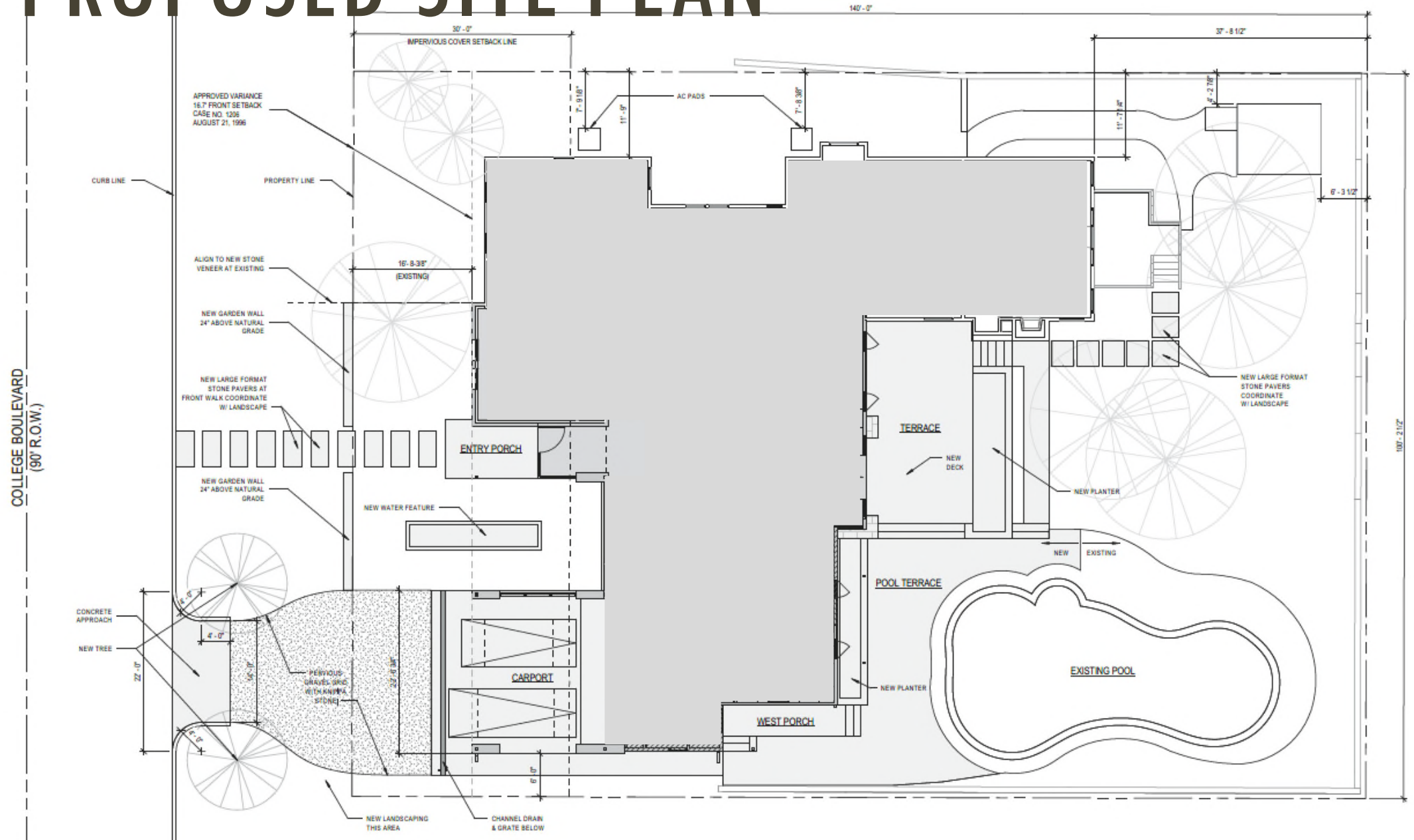


- SF-A
- College
 - La Jara Blvd
 - Woodway Ln
- Carport @ front of main structure

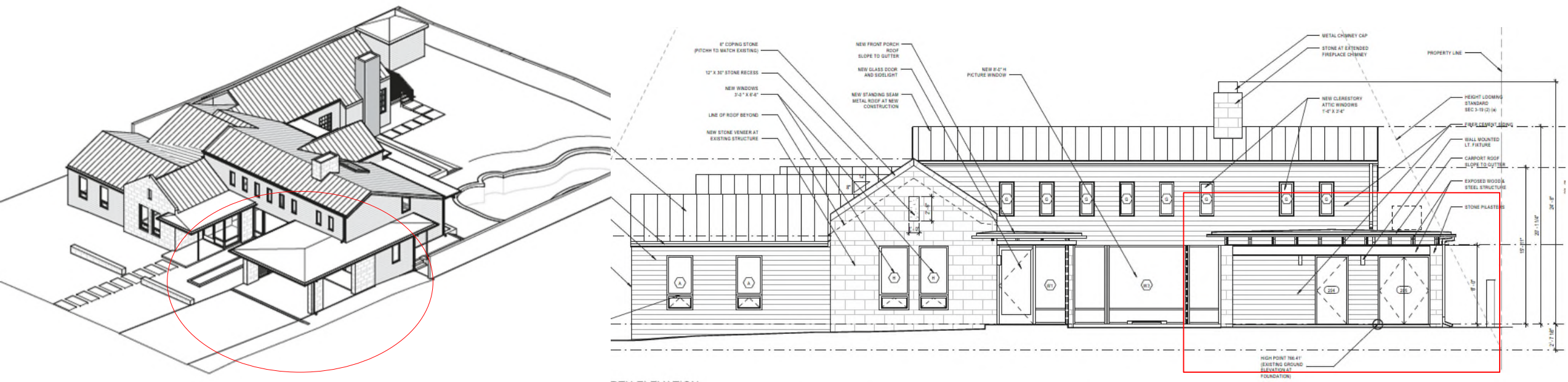
EXISTING SITE PLAN



PROPOSED SITE PLAN

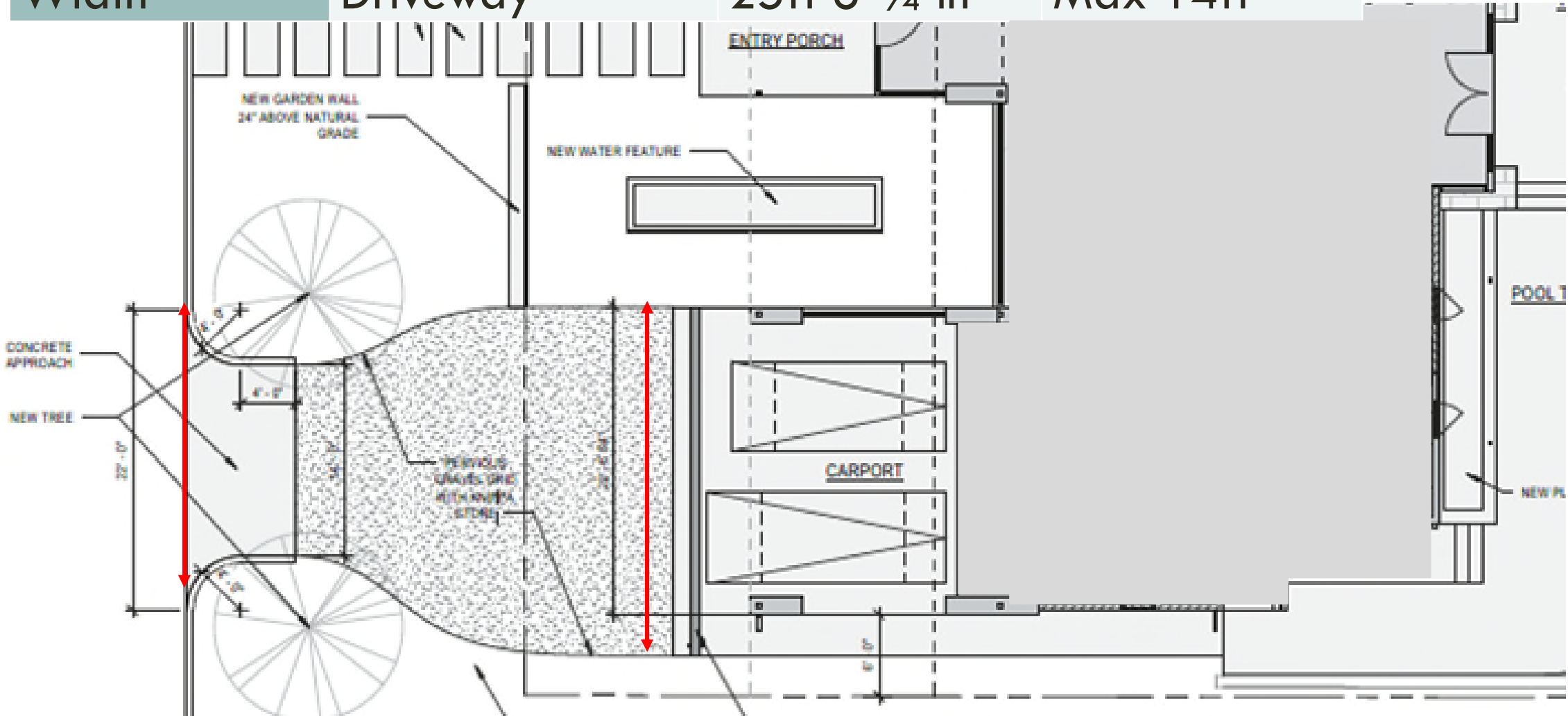


VARIANCE	LOCATION	REQUEST	CODE	ALLOWED
Impervious Coverage	Front yard setback area	39.95%	3-18	Max 30%
Width	Approach	22ft	3-21	Max 14ft
Width	Driveway	25ft-6 ¾ in	3-21	Max 14ft
Covered Parking	Carport	Towards the front	3-21	No closer than 4ft feet from the rear of main

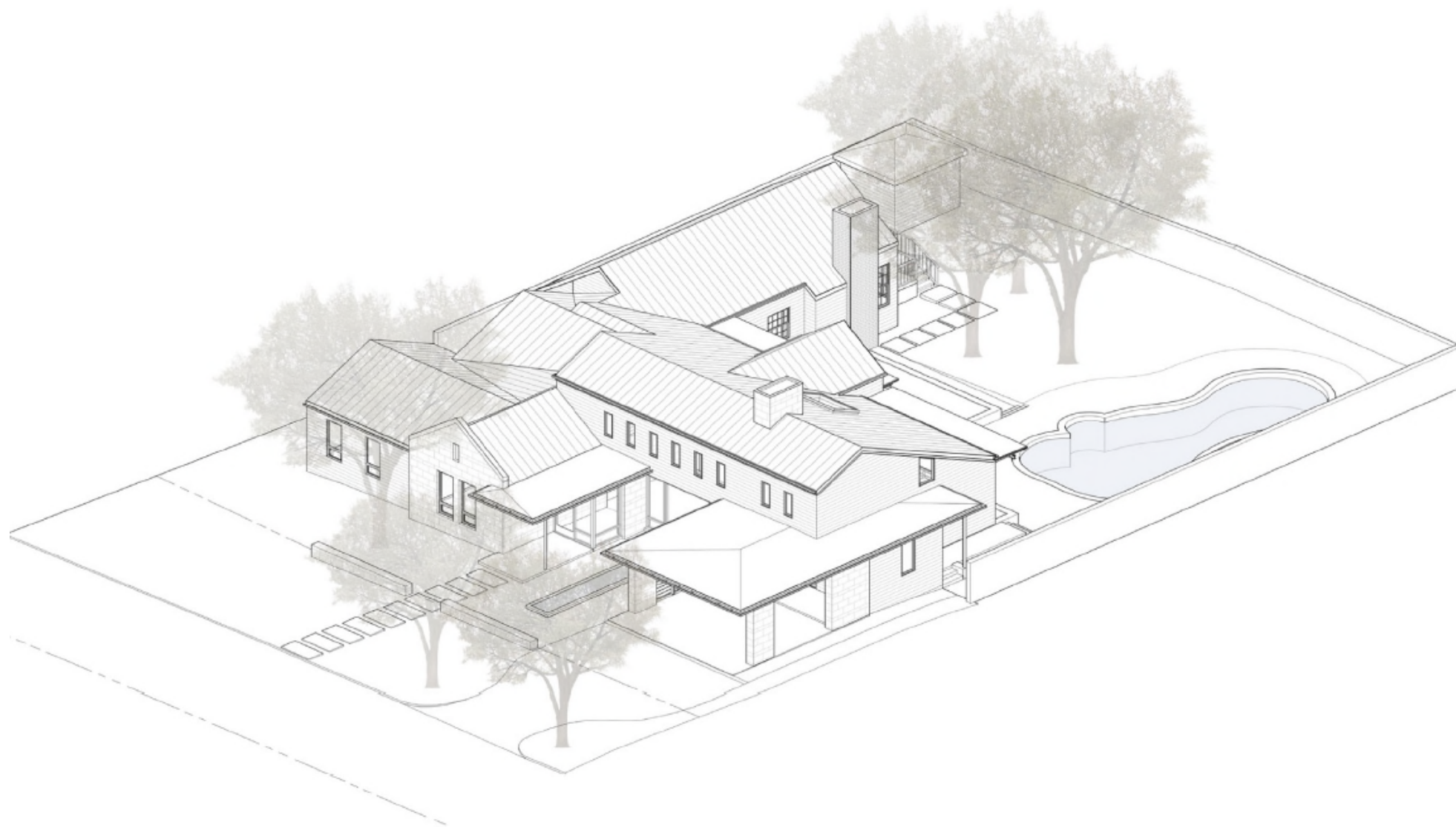


VARIANCE	LOCATION	REQUEST	ALLOWED
Width	Approach	22ft	Max 14ft
Width	Driveway	25ft 6 ³ / ₄ in	Max 14ft

COLLEGE BO
(90' R.C



PROPOSED



POLICY ANALYSIS

- Hardships:
 - None
- Considerations:
 - BOA 1996 – 16ft 7in setback & carport on side of residence for one covered space
 - Preservation of residence limits placement



PUBLIC NOTIFICATION

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- Responses received:
 - Support: (4) Neutral: (0)
 - Oppose: (1)