

ARCHITECTURAL REVIEW BOARD CASE NO. 845S



MAY 18, 2021

**SIGN — 6900 BROADWAY
(AH HS)**

Community Development
Services



AHISD SLIDES

ARCHITECTURAL REVIEW BOARD

CASE NO. 843F & 844F



APRIL 20, 2021

SIGNIFICANCE — 6801 & 6815 BROADWAY

Community Development
Services

PROPERTY



- MF-D
- Broadway
 - Tuxedo
 - Castano
- 100% Demolition









6815 BROADWAY





PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - **6801**

| | |
|----------|-----|
| Support: | (1) |
| Oppose: | (0) |
| Neutral: | (0) |
 - **6815**

| | |
|----------|-----|
| Support: | (2) |
| Opposed: | (0) |
| Neutral: | (0) |

ARCHITECTURAL REVIEW BOARD

CASE NO. 846F

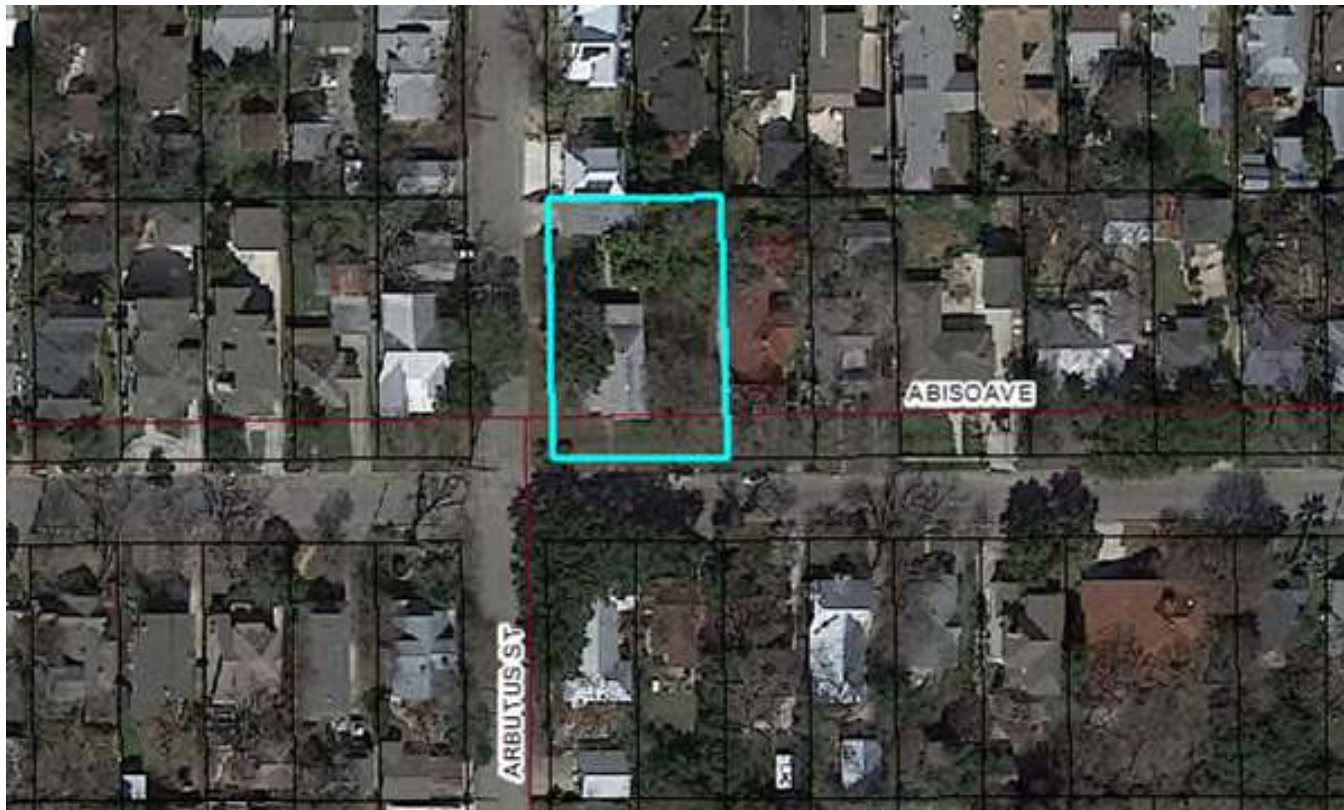


MAY 18, 2021

COMPATIBILITY — 237 ABISO

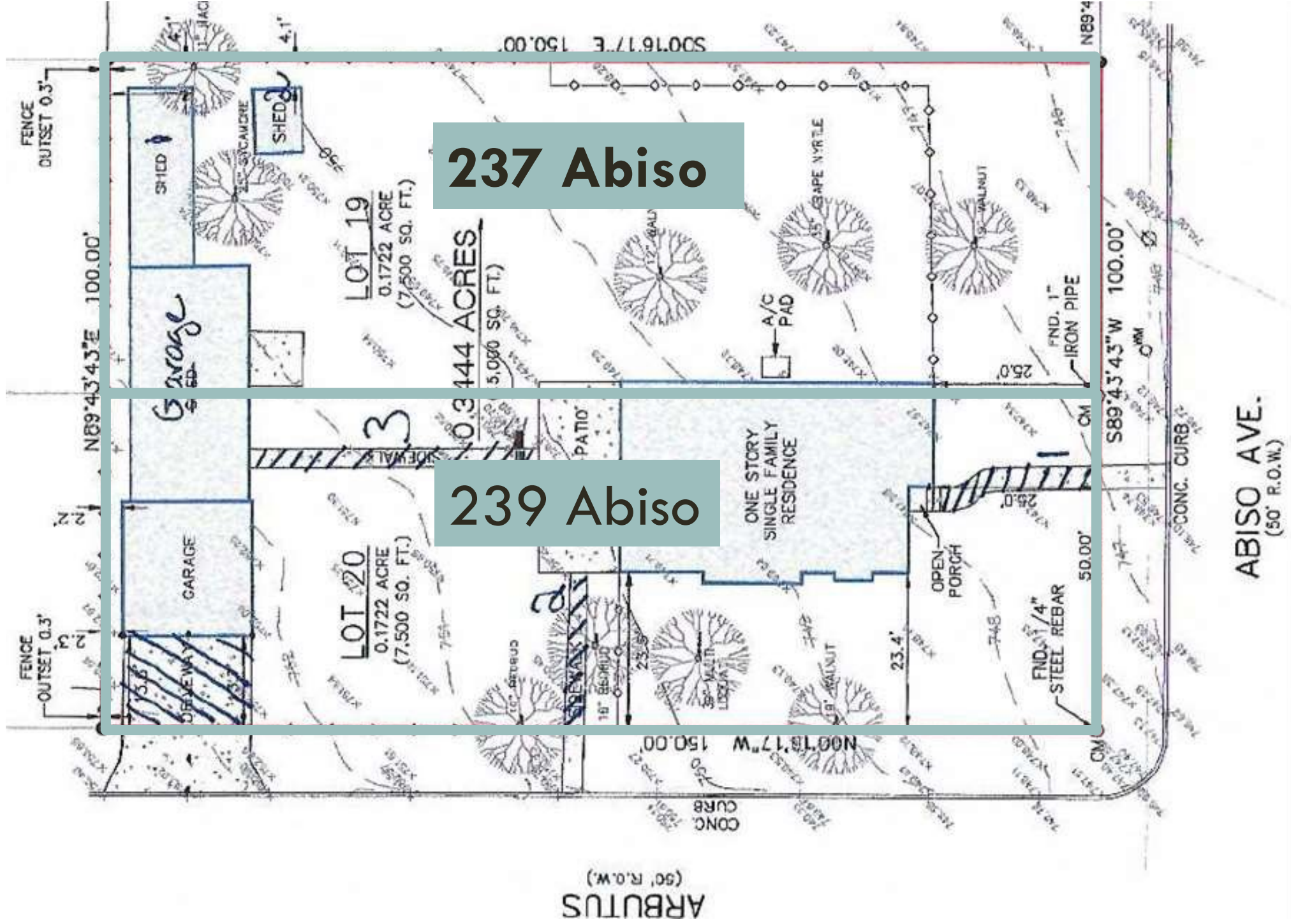
Community Development
Services

PROPERTY

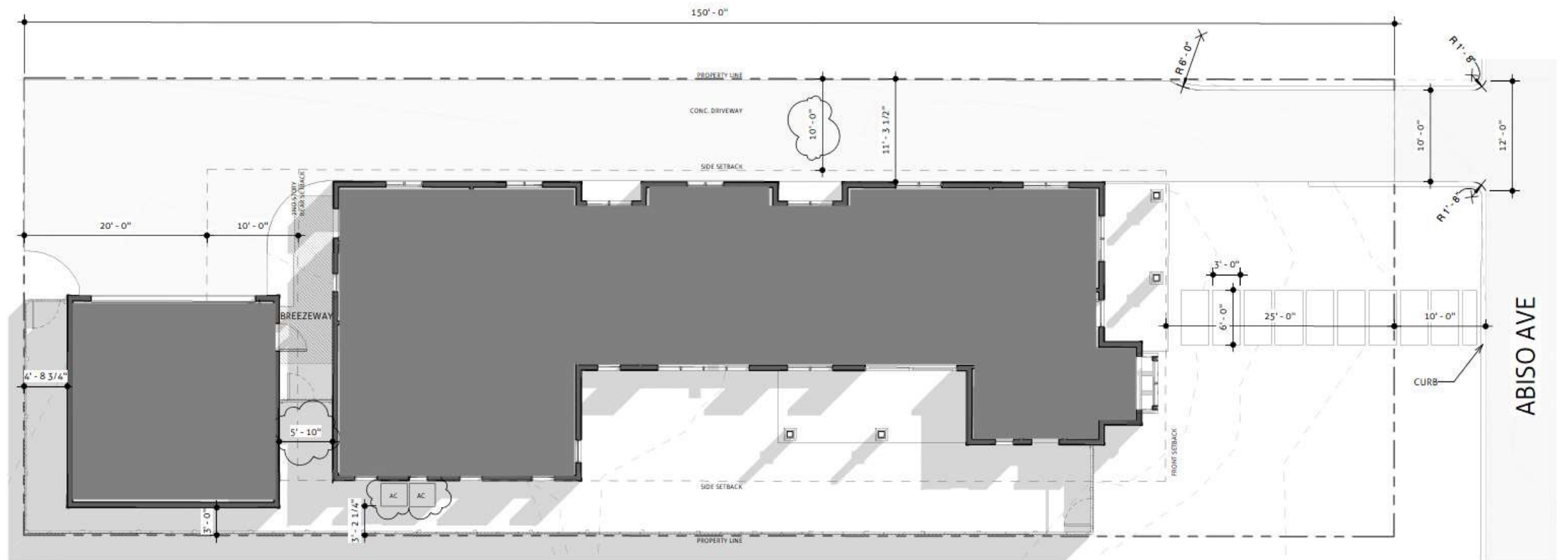


- SF-B
- Abiso
 - @ Arbutus
- Demo approved late 2020
- 2 new single family homes

SITE PLAN



237 ABISO

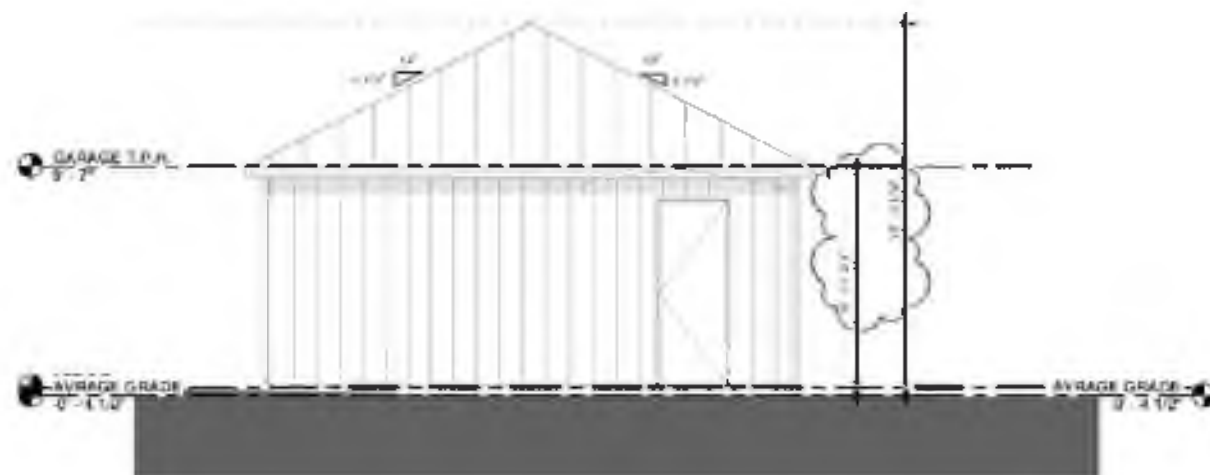




1 FRONT ELEVATION
1/4" = 1'-0"

- Proposed building height – 25' 8"
 - Board and Batten Hardie Siding
 - Standing Seam Metal Roof

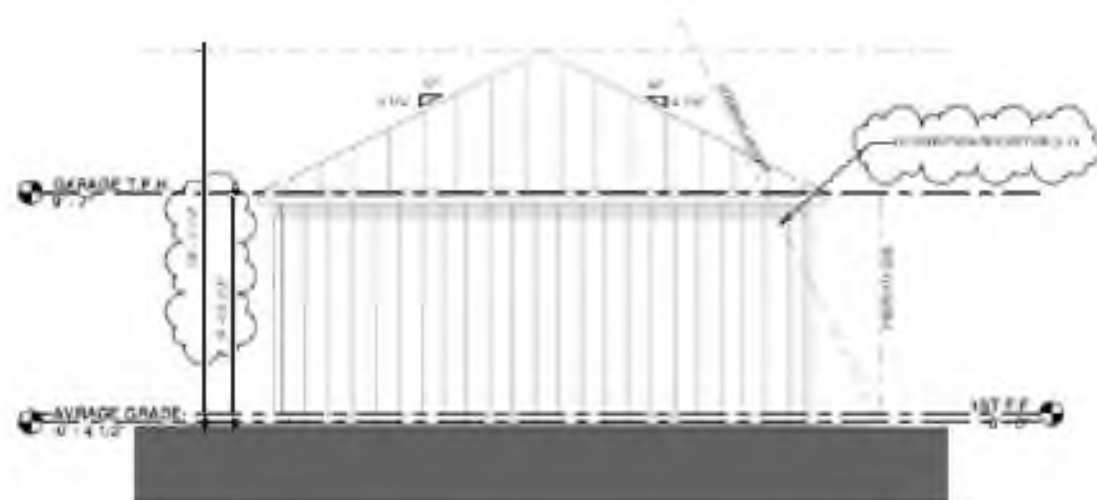


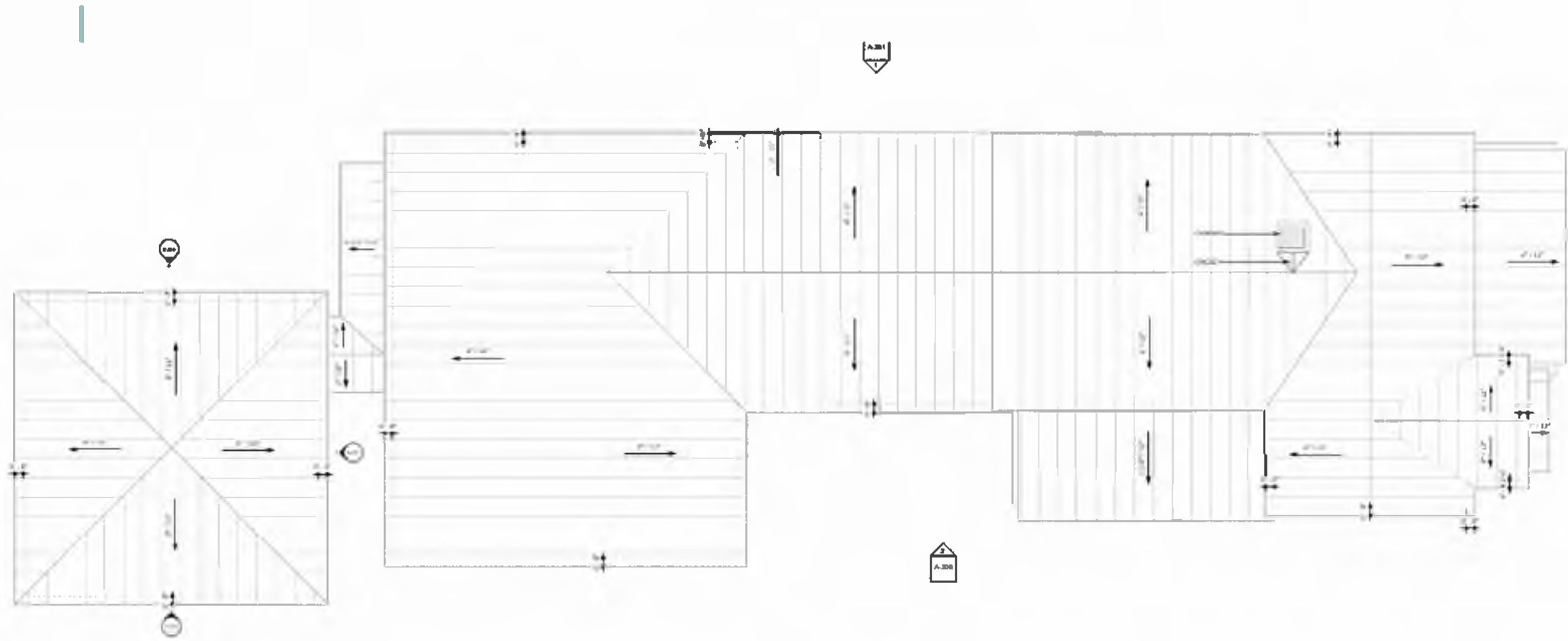


① SOUTH ELEV.
1/4" = 1'-0"



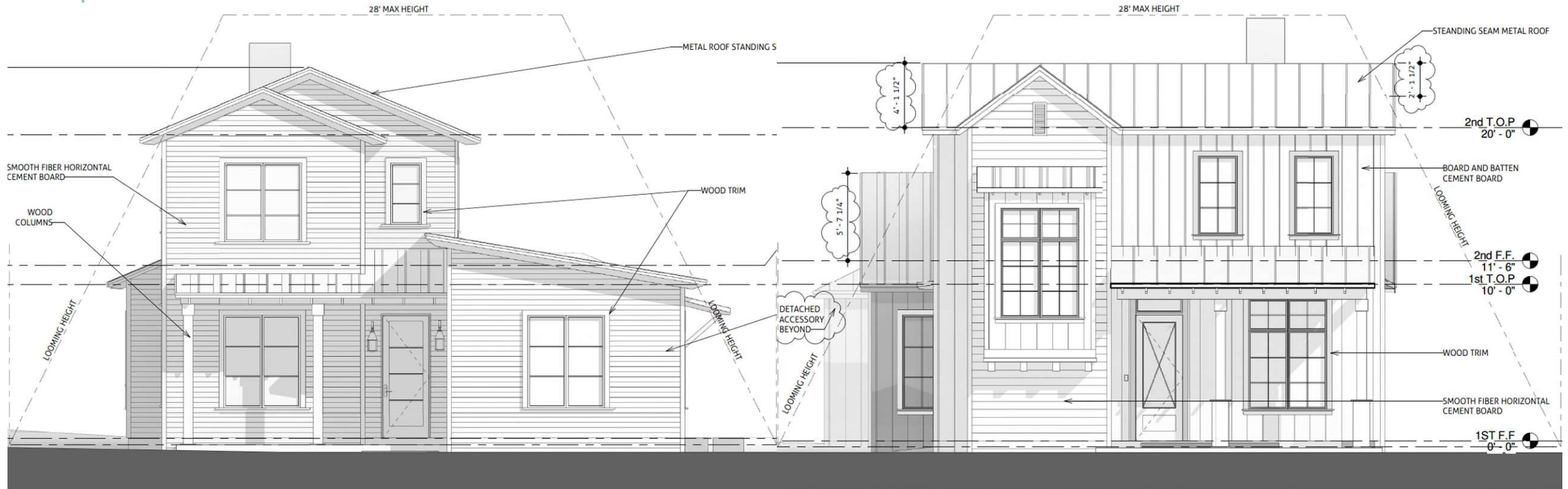
② EAST ELEV.
1/4" = 1'-0"







239 & 237 ABISO — FRONT ELEVATIONS



239 Abiso

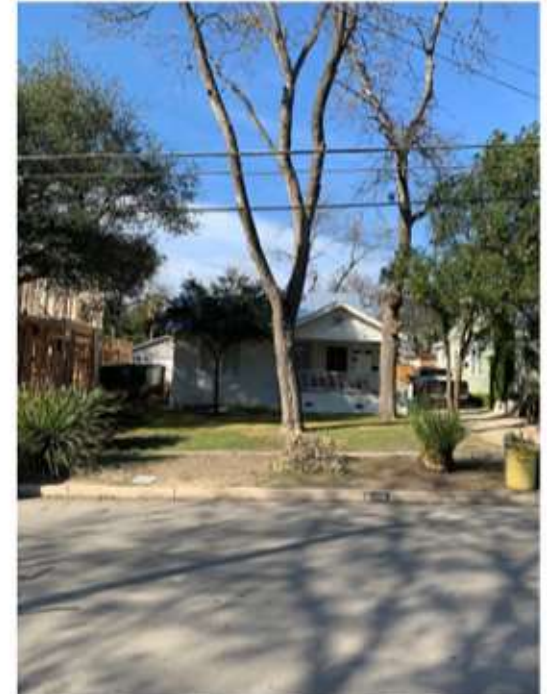
237 Abiso



ABISO BLOCK

239 Abiso

237 Abiso



POLICY ANALYSIS

| Lot Coverage | Existing | Proposed |
|-------------------------|----------|-------------|
| Lot Area | 7,500 | 7,500 |
| Main House | 0 | 2,092 |
| Front Porch | 0 | 73 |
| Side Porch | 0 | 168 |
| Garage Footprint | 0 | 529 |
| Breezeway | 0 | 102 |
| Lot Coverage / Lot Area | 0 | 2,964/7,500 |
| Total Lot Coverage | 0% | 39% |

(Max – 40%)

| Floor Area Ratio | Existing | Proposed |
|--------------------------------|-----------|-------------|
| Lot Area | 7,500 | 7,500 |
| Main House 1st Flr | 0 | 2,092 |
| Main House 2 nd Flr | 0 | 882 |
| Garage | 0 | 529 |
| Accessory Structures | 0 | 0 |
| FAR / Lot Area | 0 | 3,503/7,500 |
| Total FAR | 0% | 46%* |

(Max – 45% or 50% with Bonuses)

*2% bonus for single story garage

PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (2) Neutral: (0)
 - Oppose: (0)

ARCHITECTURAL REVIEW BOARD CASE NO. 847F

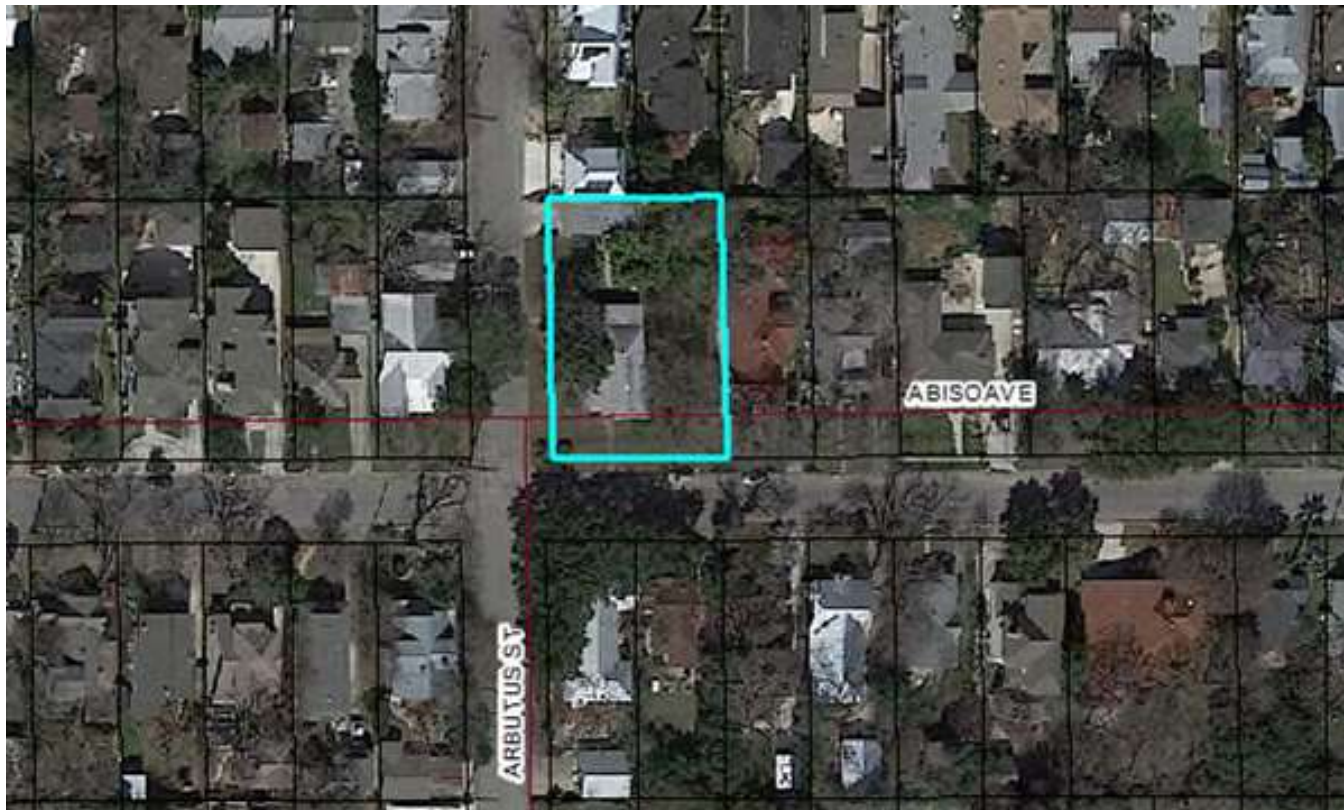


MAY 18, 2021

COMPATIBILITY —239 ABISO

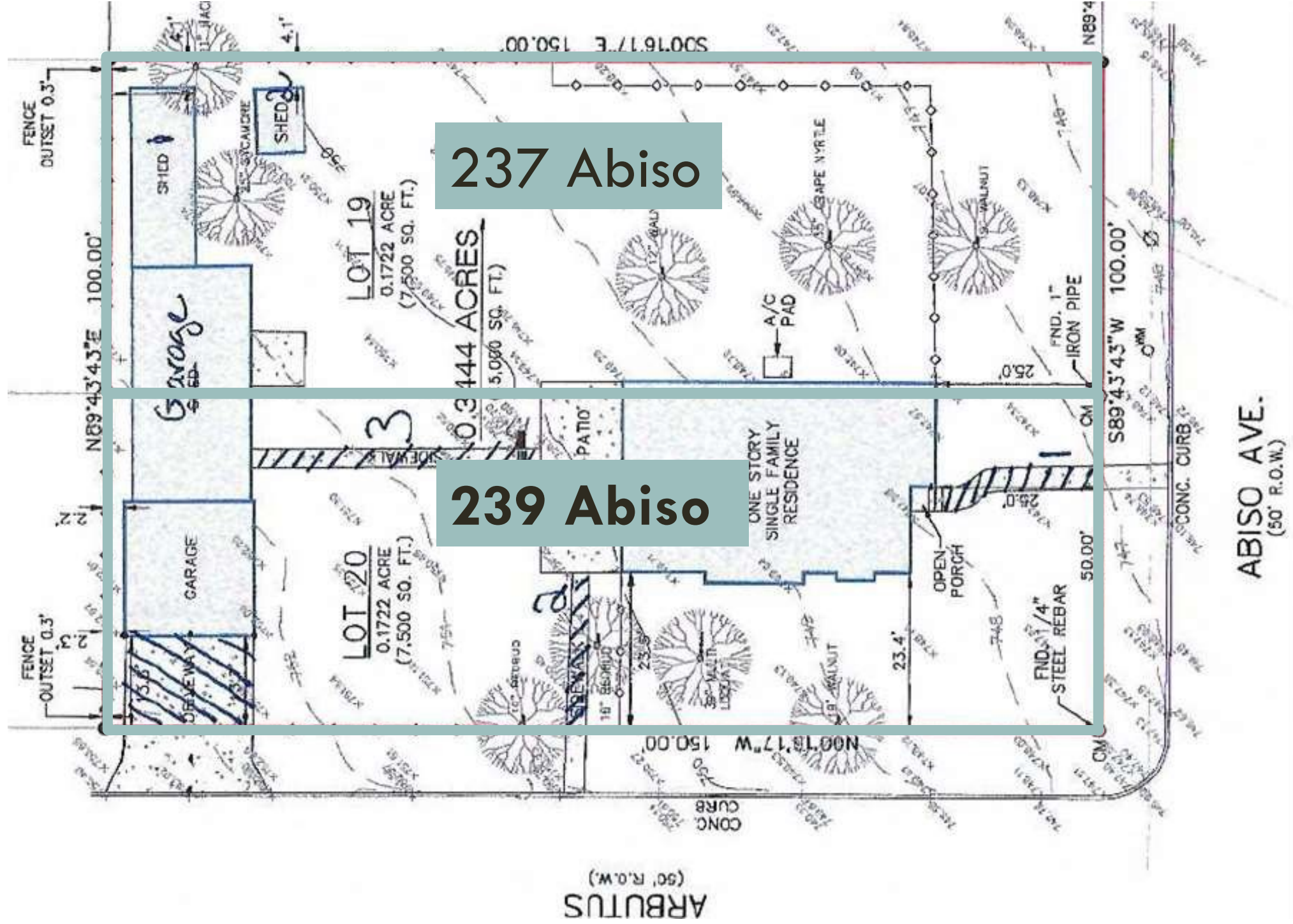
Community Development
Services

PROPERTY

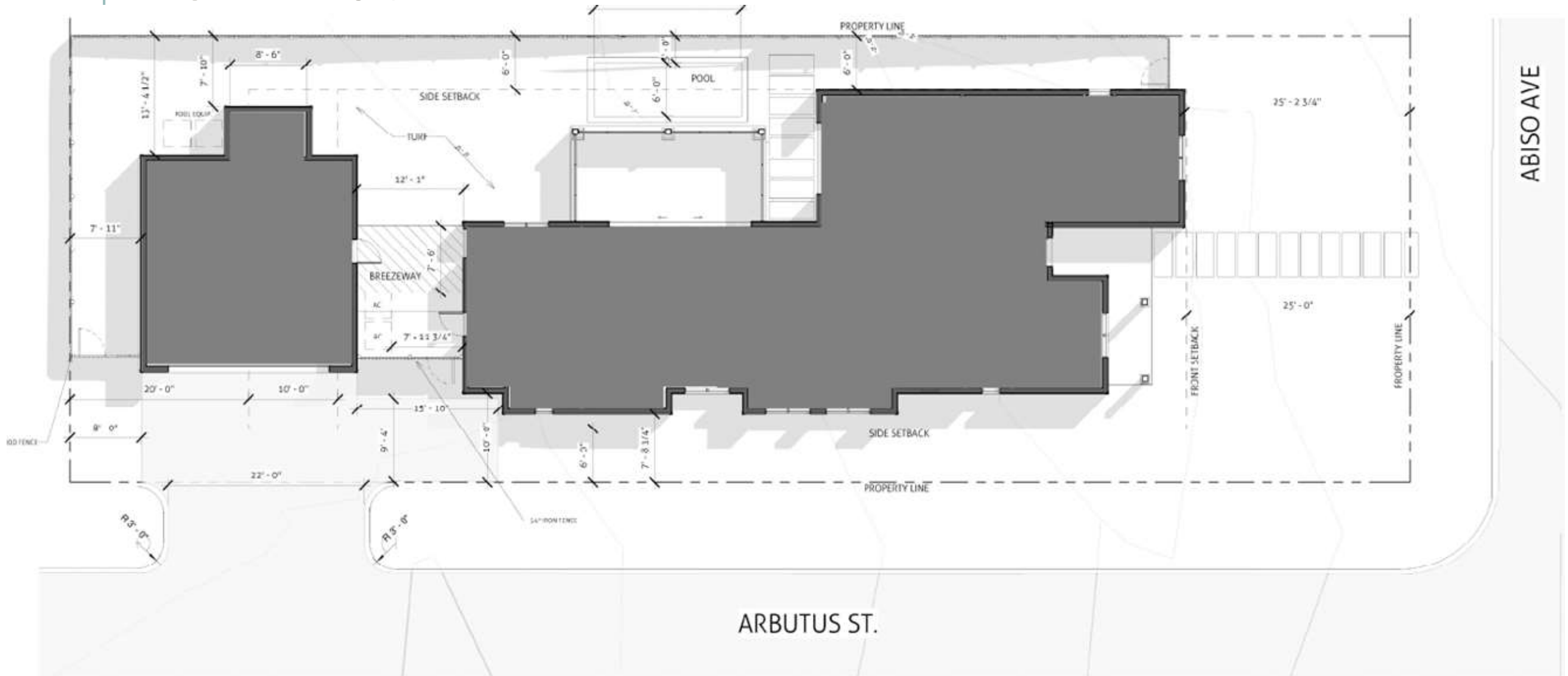


- SF-B
- Abiso
 - @ Arbutus
- Demo approved late 2020
- 2 new single family homes

SITE PLAN



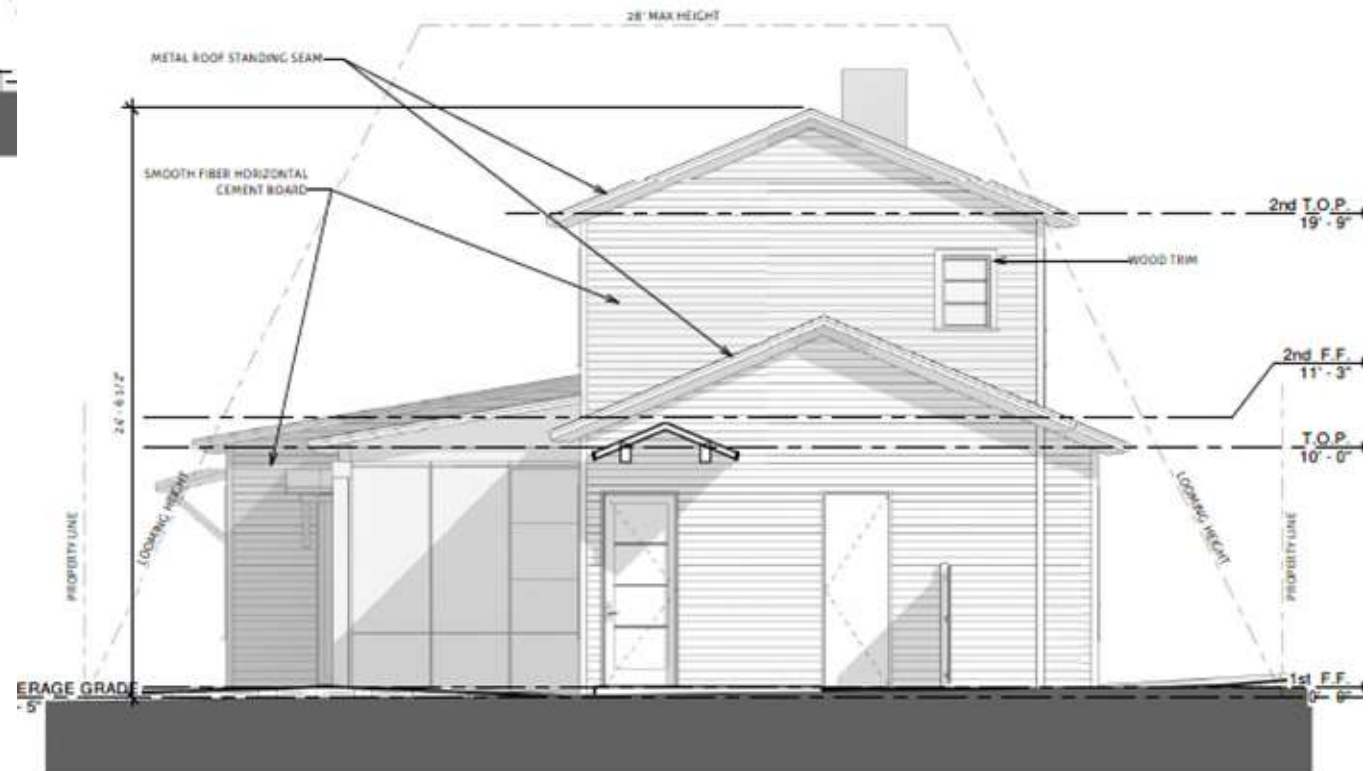
239 ABISO

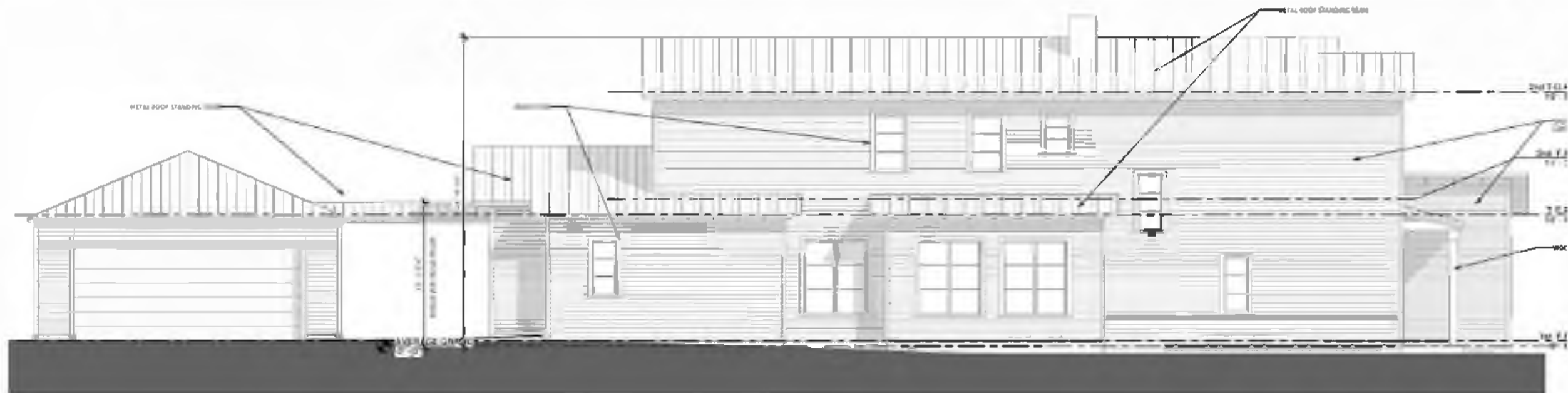




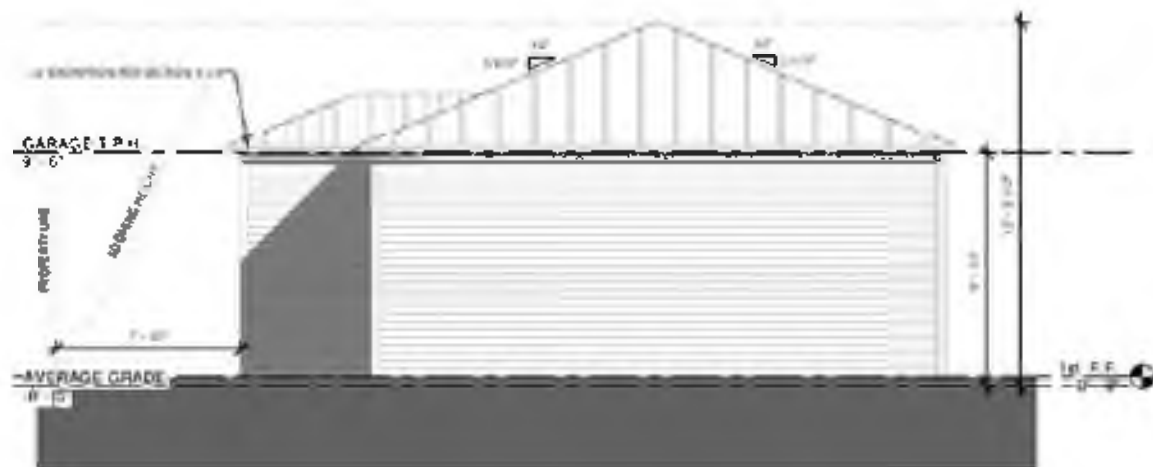
1 FRONT ELEVATION

- Proposed building height – 24' 6½"
- Horizontal Board and Batten Hardie Siding
- Standing Seam Metal Roof





WEST ELEVATION



① **NORTH ELEVATION**
3/6" = 1'-0"



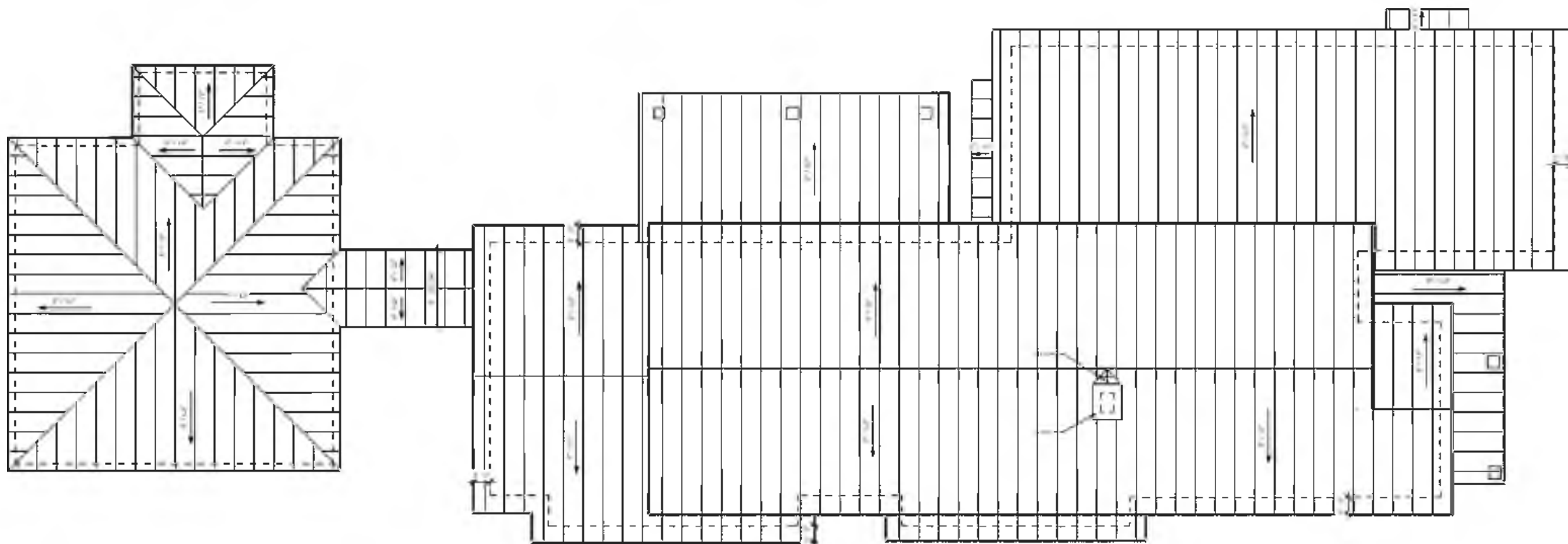
② **EAST ELEVATION**
3/6" = 1'-0"



③ **SOUTH ELEVATION**
3/6" = 1'-0"



④ **WEST ELEVATION**
3/6" = 1'-0"



ROOF PLAN

POLICY ANALYSIS

| Lot Coverage | Existing | Proposed |
|-------------------------|----------|-------------|
| Lot Area | 7,500 | 7,500 |
| Main House | 0 | 1,986 |
| Front Porch | 0 | 124 |
| Side Porch | 0 | 235 |
| Garage Footprint | 0 | 628 |
| Breezeway | 0 | 72 |
| Lot Coverage / Lot Area | 0 | 3,045/7,500 |
| Total Lot Coverage | 0% | 40% |

(Max – 40%)

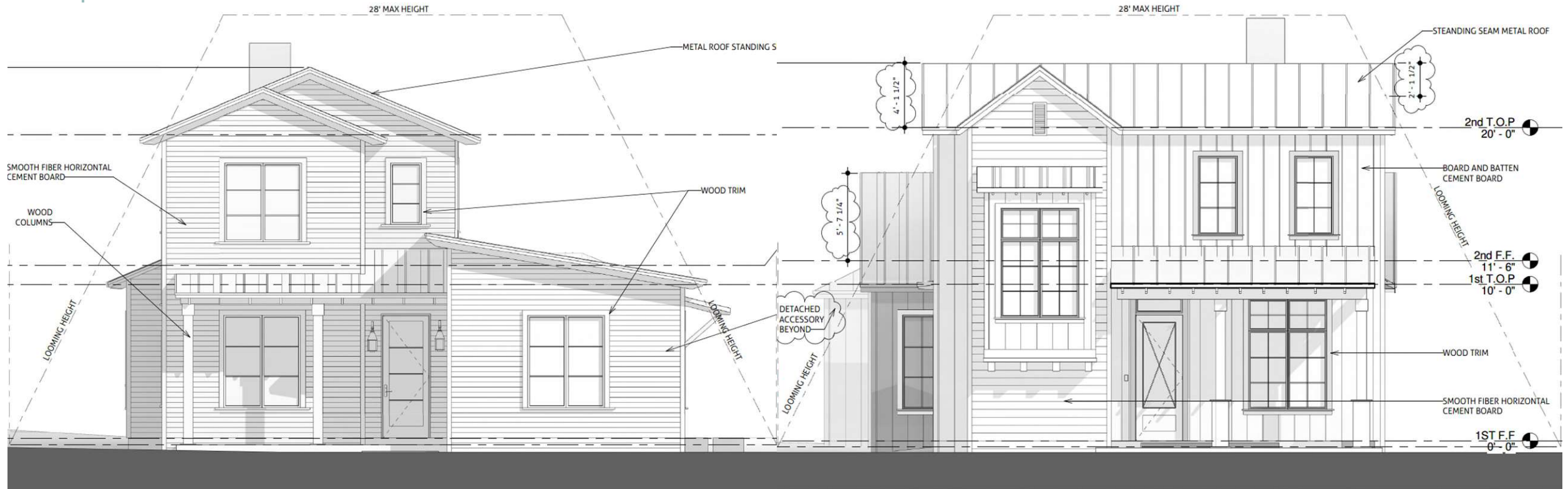
| Floor Area Ratio | Existing | Proposed |
|--------------------------------|-----------|-------------|
| Lot Area | 7,500 | 7,500 |
| Main House 1st Flr | 0 | 1,986 |
| Main House 2 nd Flr | 0 | 1,049 |
| Garage | 0 | 628 |
| Accessory Structures | 0 | 0 |
| FAR / Lot Area | 0 | 3,663/7,500 |
| Total FAR | 0% | 49%* |

(Max – 45% or 50% with Bonuses)

*2% bonus for single story garage

*2% bonus for side entry garage

239 & 237 ABISO — FRONT ELEVATIONS



239 Abiso

237 Abiso

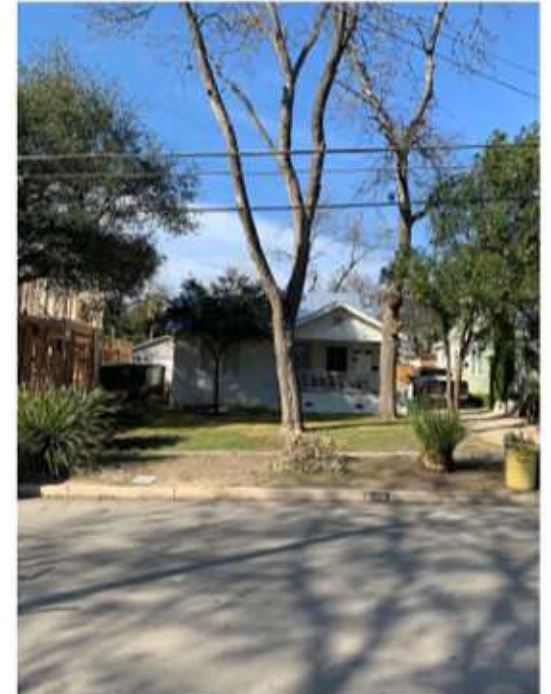


ABISO BLOCK

239 Abiso



237 Abiso



PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (2) Neutral: (0)
 - Oppose: (0)

ARCHITECTURAL REVIEW BOARD

CASE NO. 842F

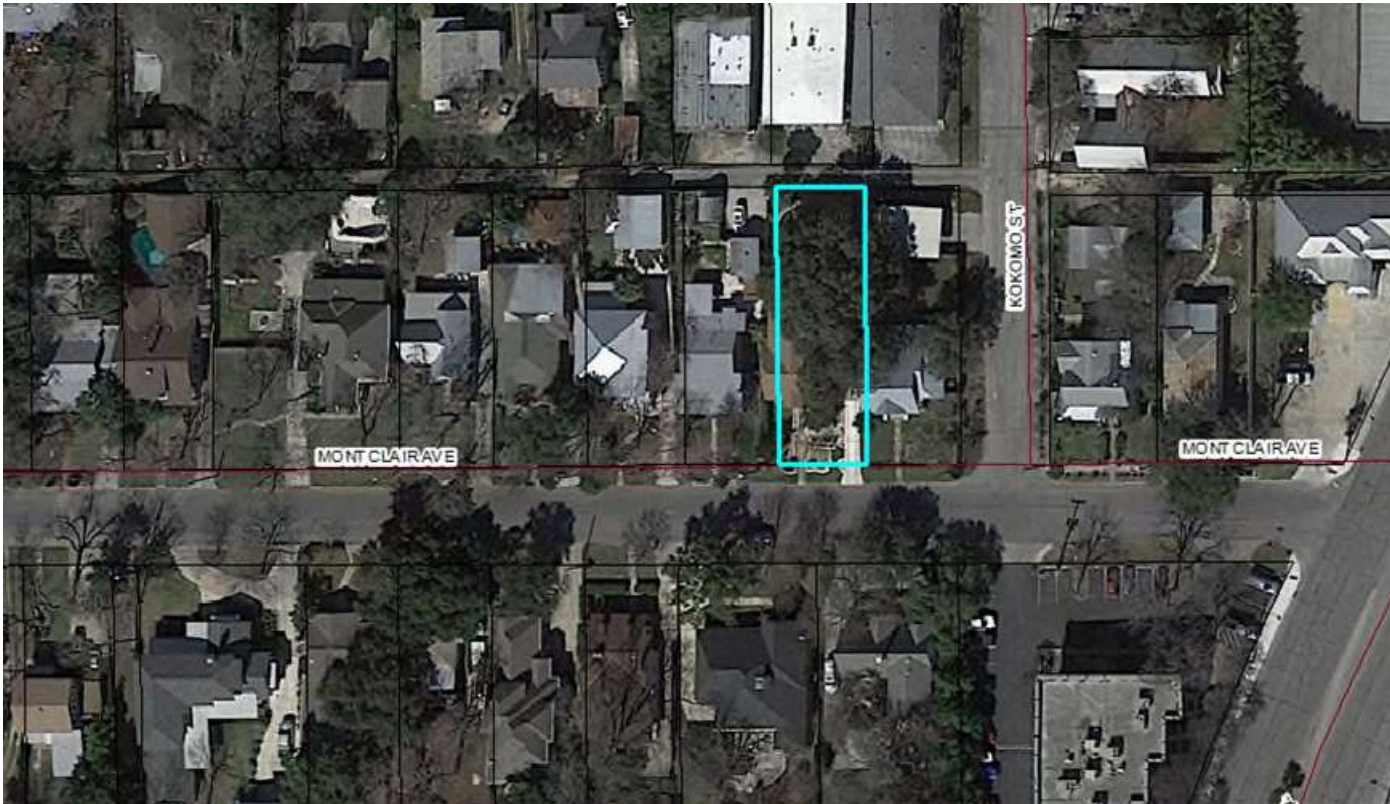


MAY 18, 2021

FINAL — 247 MONTCLAIR

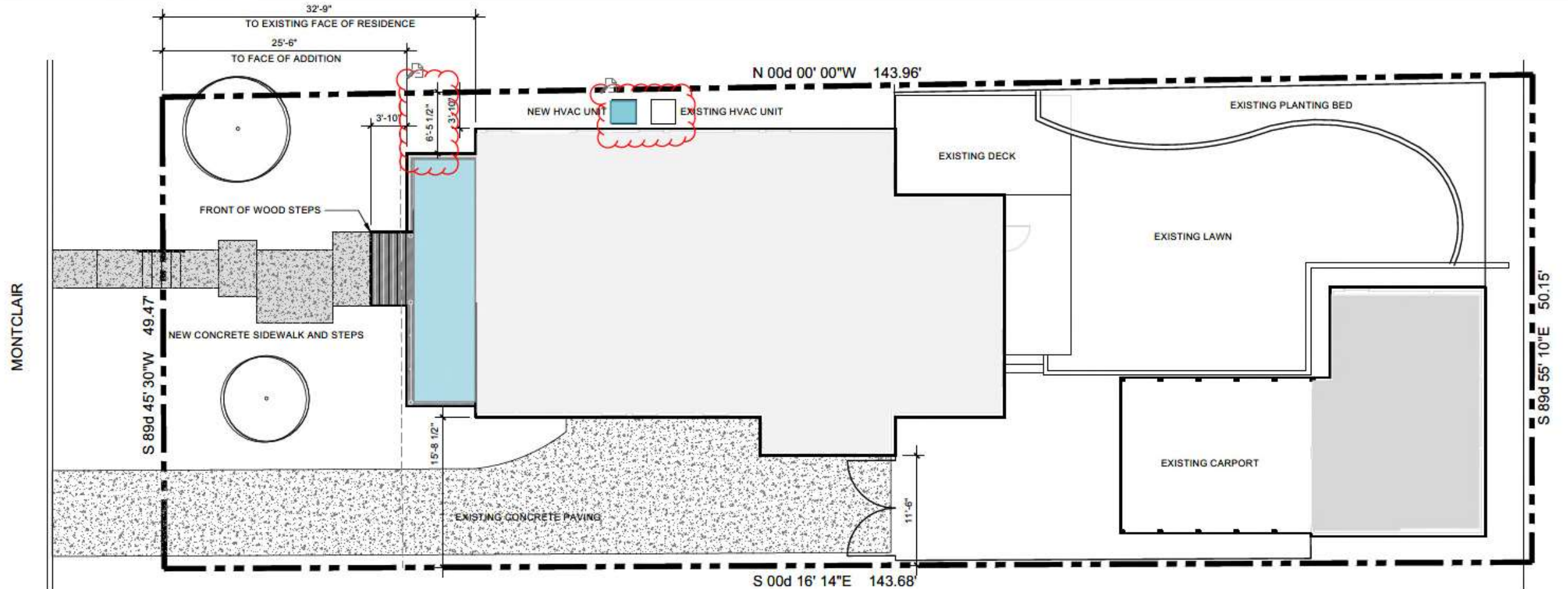
Community Development
Services

PROPERTY

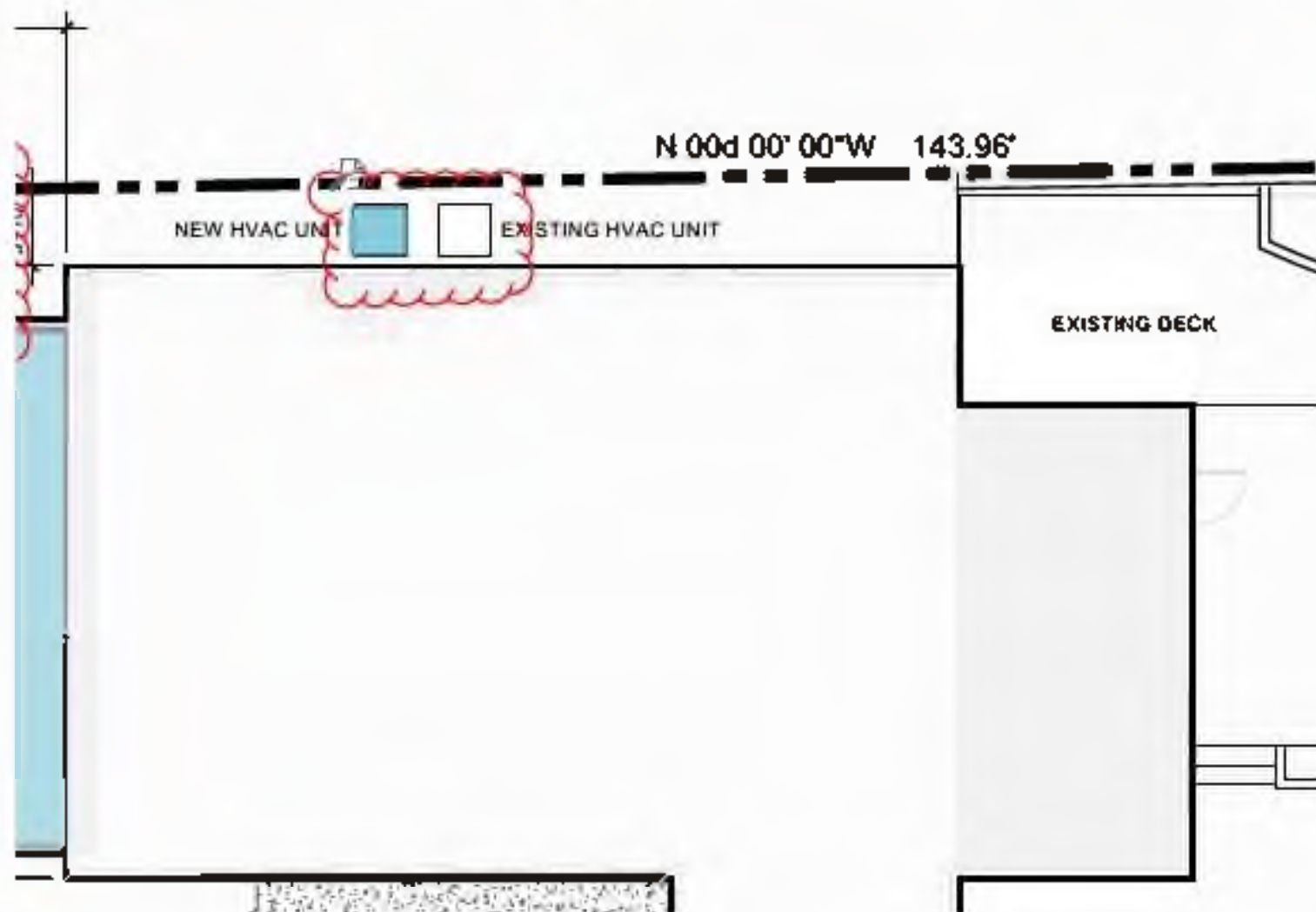


- 2F-C
- Montclair Ave
 - @ Kokomo
- 2nd Floor & Front Addition

SITE PLAN



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

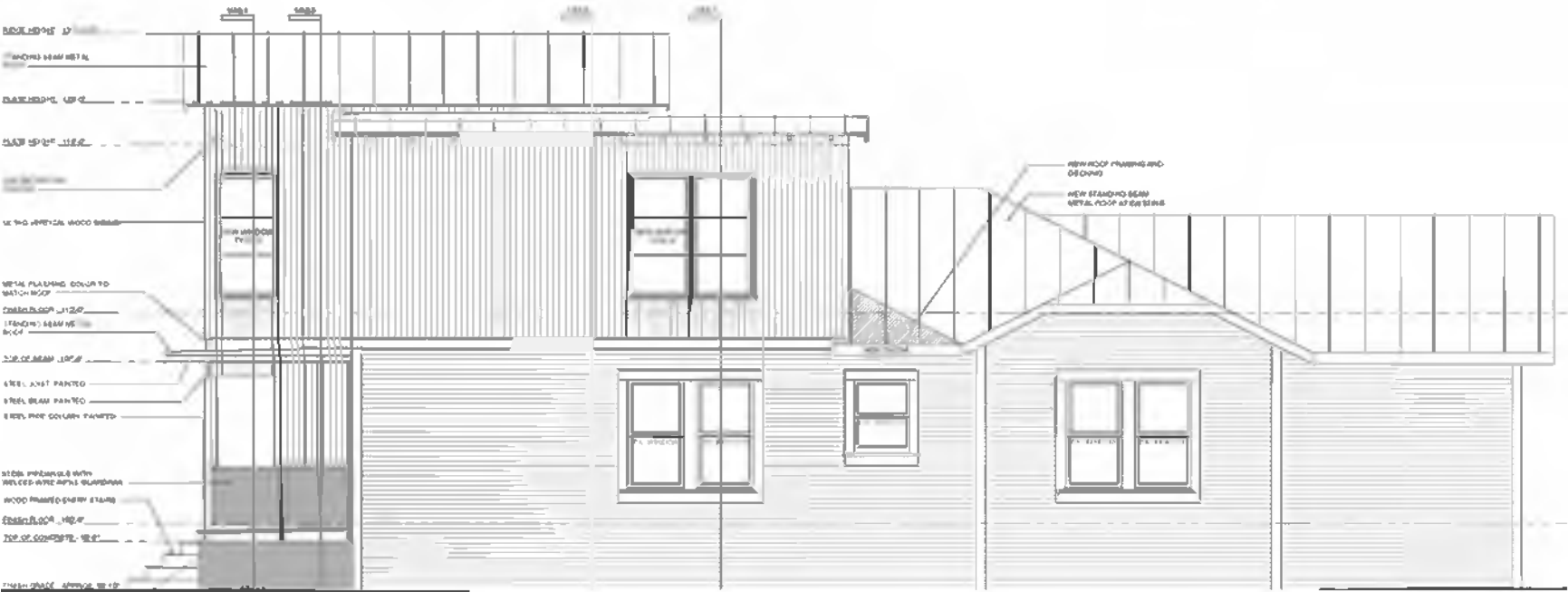


| VARIANCE | LOCATION | REQUEST | CODE | ALLOWED |
|----------|--|-------------------------|------------|-------------|
| Looming | 21ft 2 inch wall plate height on west side | Exceed by 13ft 6 inches | 3-33(4)(a) | Max 7ft 8in |

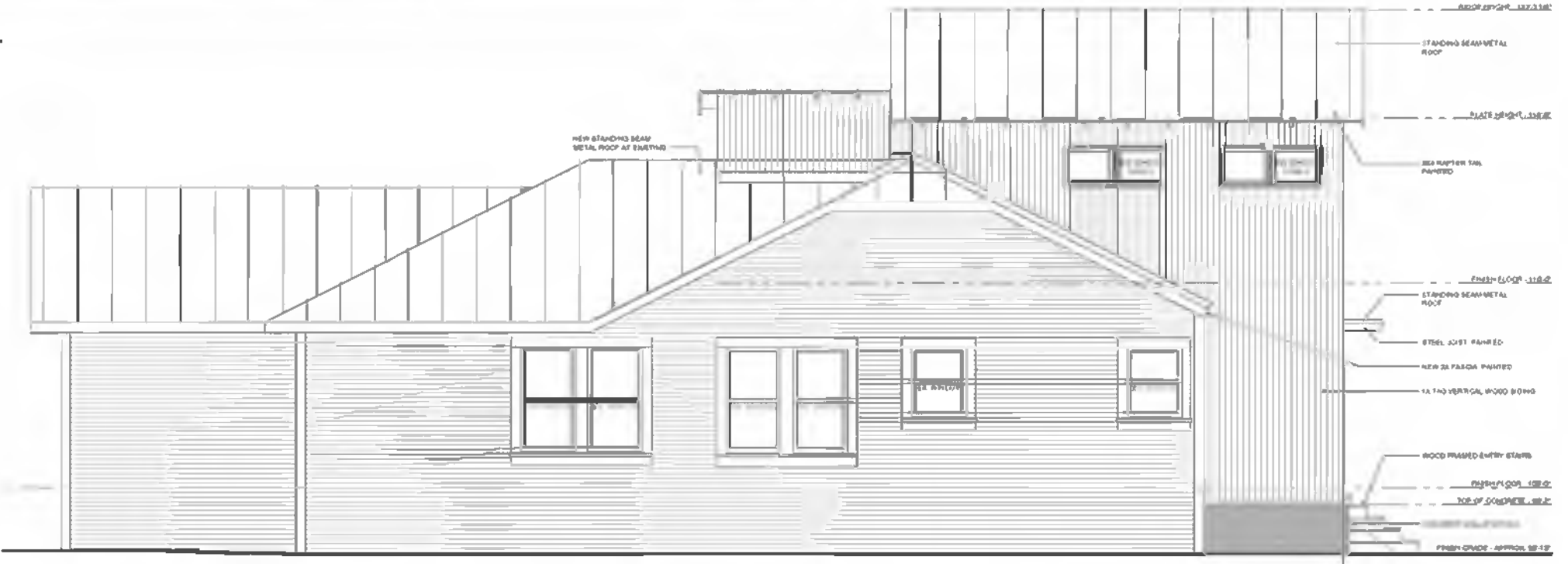


- Proposed building height – 20' 1¼"
- Vertical wood siding
- Standing Seam Metal Roof





2 EAST ELEVATION
SCALE : 3/8" = 1'-0"





MONTCLAIR STREETSCAPE

Two Houses Down



Two Story Home at 239 Montclair

Next Door Neighbor



One Story Home at 245 Montclair



Subject Property at 247 Montclair

Next Door Neighbor



Subject Property at 247 Montclair



One Story Home at 259 Montclair

Two Houses Down



One Story Home at 301 Montclair

POLICY ANALYSIS

| Lot Coverage | Existing | Proposed | |
|---------------------------|-------------|-------------|------------------|
| Lot Area | 7,240 | 7,240 | |
| Main House | 1,660 | 1,741 | |
| Front Porch | 42 | 141 | |
| Rear Porch | 306 | 306 | |
| Carport Footprint | 342 | 342 | |
| Other Accessory Structure | 445 | 445 | |
| Lot Coverage / Lot Area | 2,785/7,240 | 2,974/7,240 | |
| Total Lot Coverage | 39% | 41% | (Max 2F-C – 65%) |

- Staff found no historical or architectural significance

PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (2) Neutral: (0)
 - Oppose: (0)

ARCHITECTURAL REVIEW BOARD

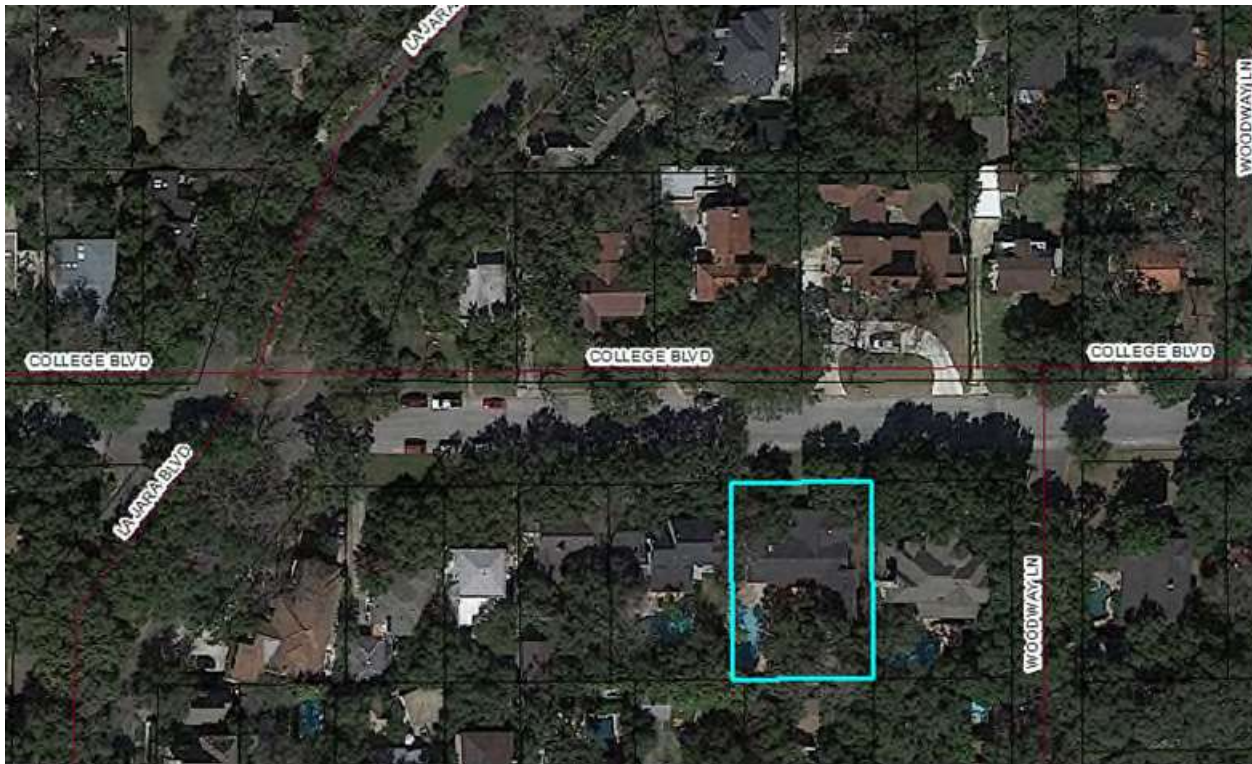
CASE NO. 840F



MAY 18, 2021

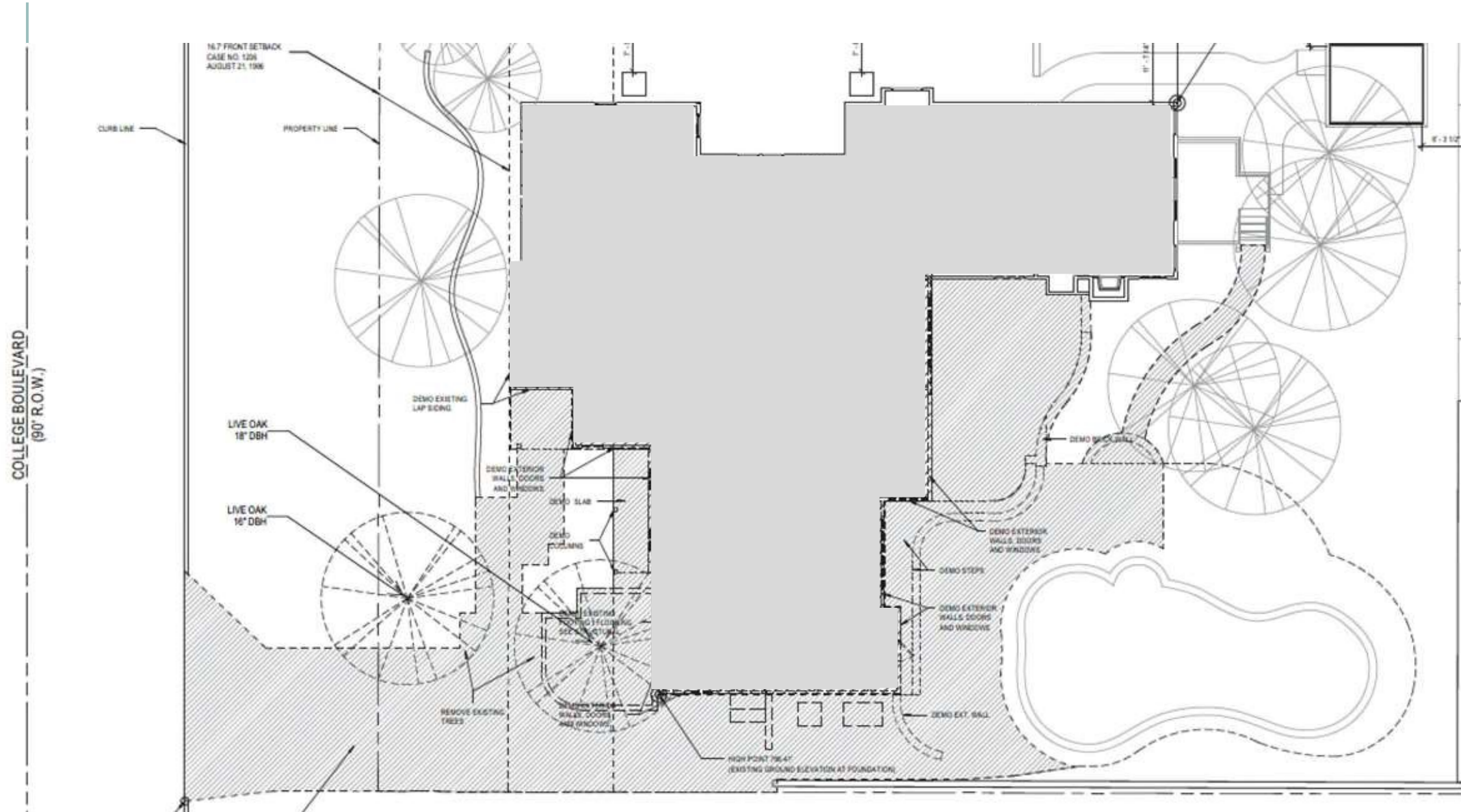
FINAL — 501 COLLEGE | Community Development
Services

PROPERTY

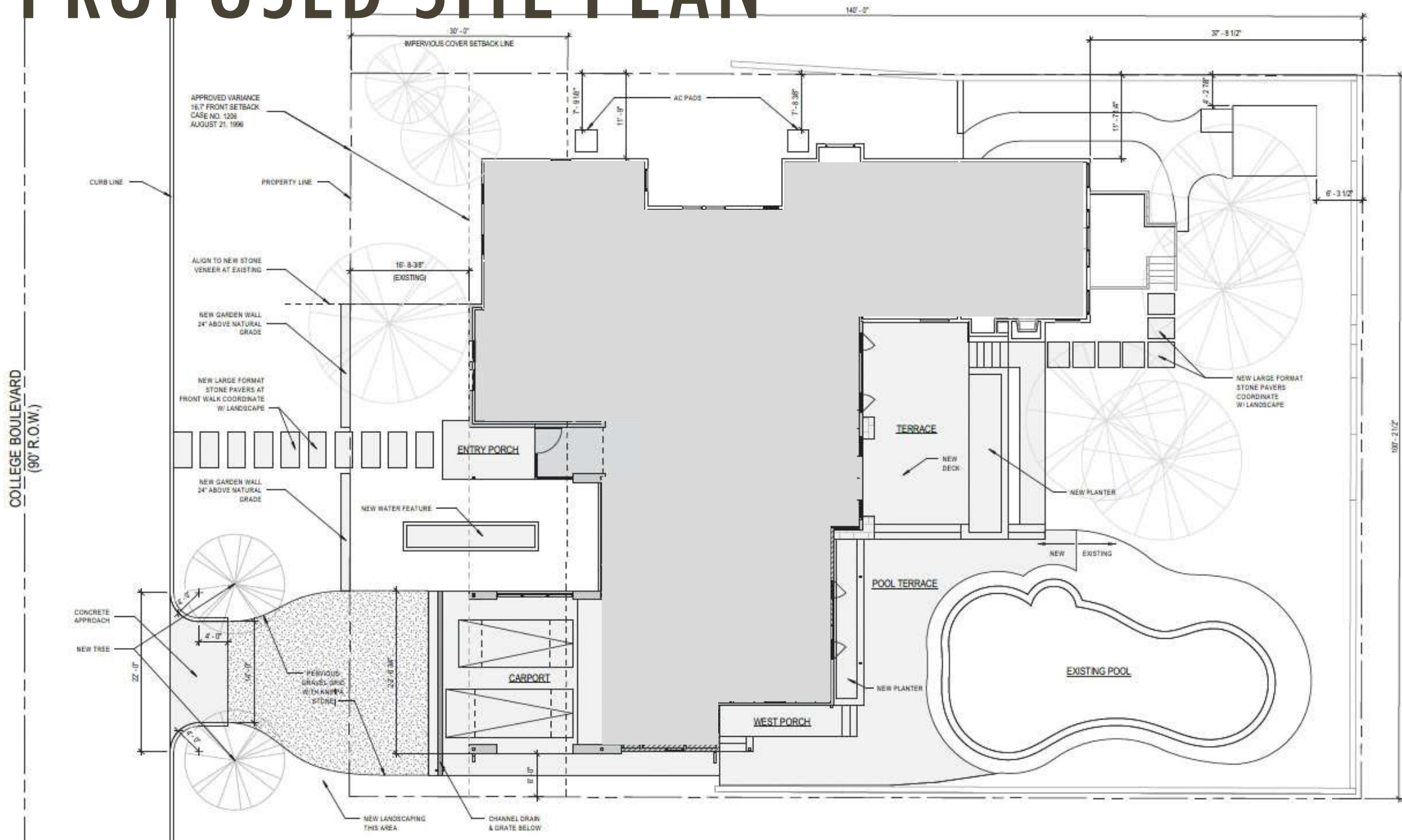


- SF - A
- College
 - La Jara
 - Woodway
- 67.89% Demolition
- Raise roofline, new entry and carport

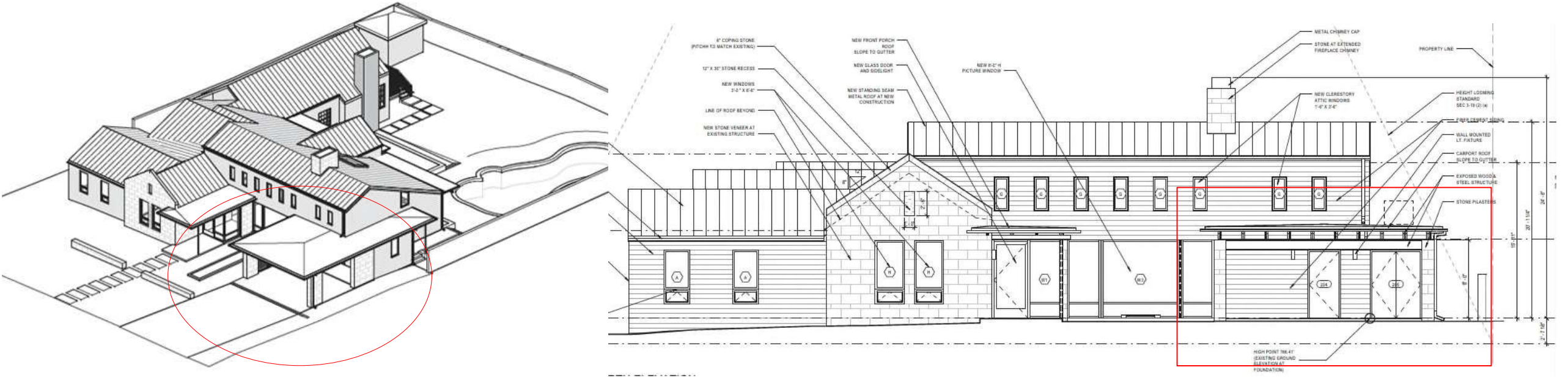
EXISTING SITE PLAN



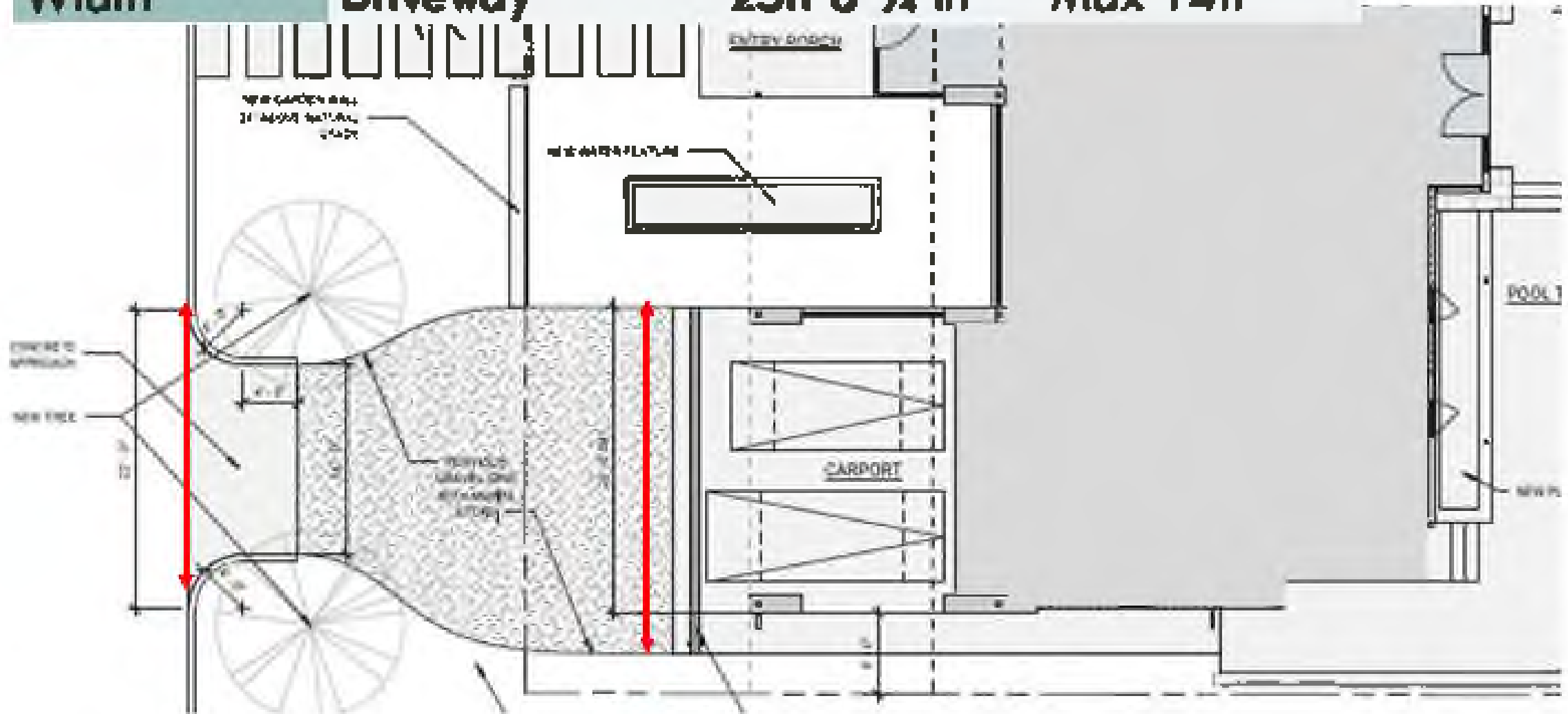
PROPOSED SITE PLAN



| 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 |

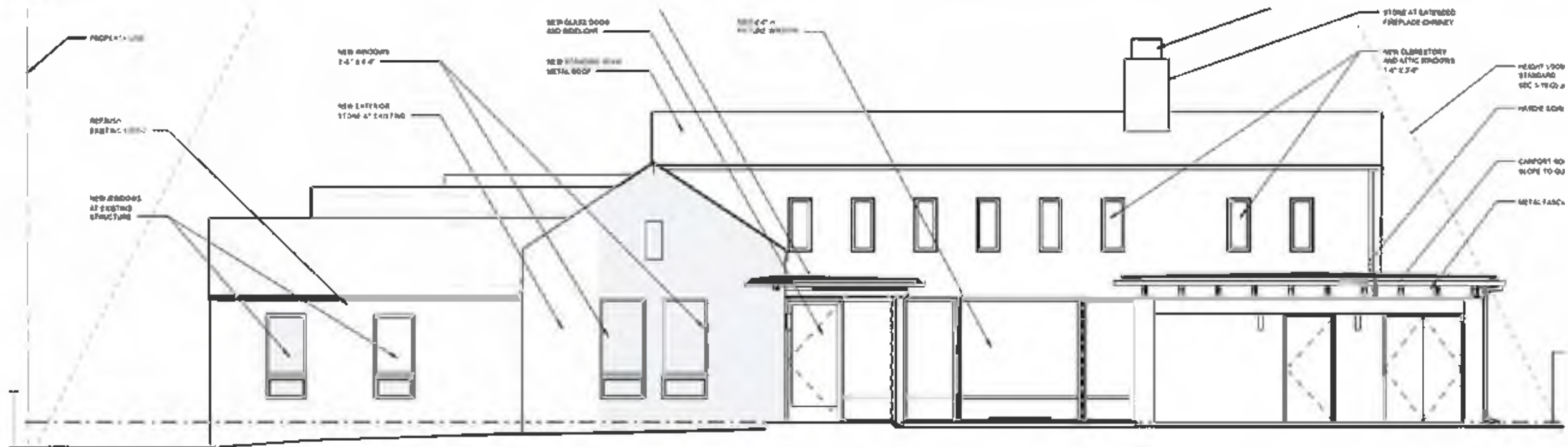


| VARIANCE | LOCATION | REQUEST | ALLOWED |
|----------|----------|-------------|----------|
| Width | Approach | 22ft | Max 14ft |
| Width | Driveway | 25ft 6 ¾ in | Max 14ft |

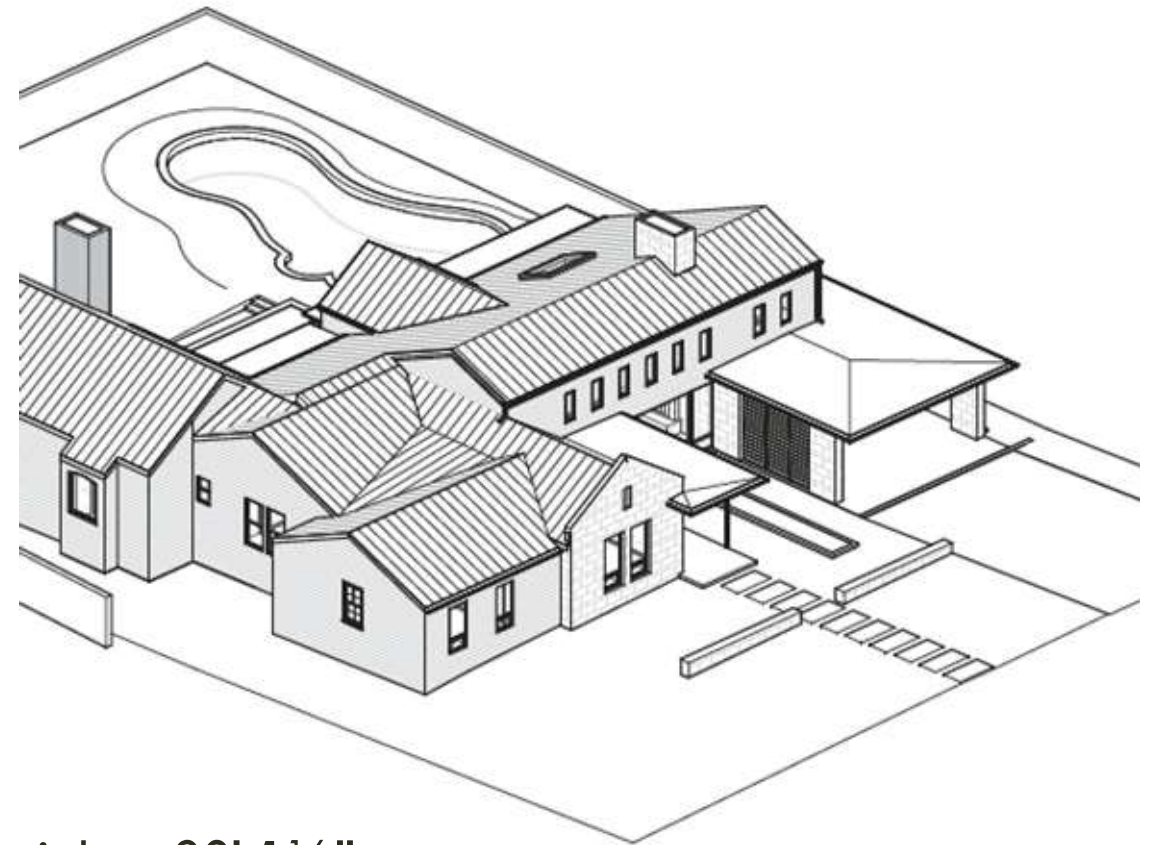
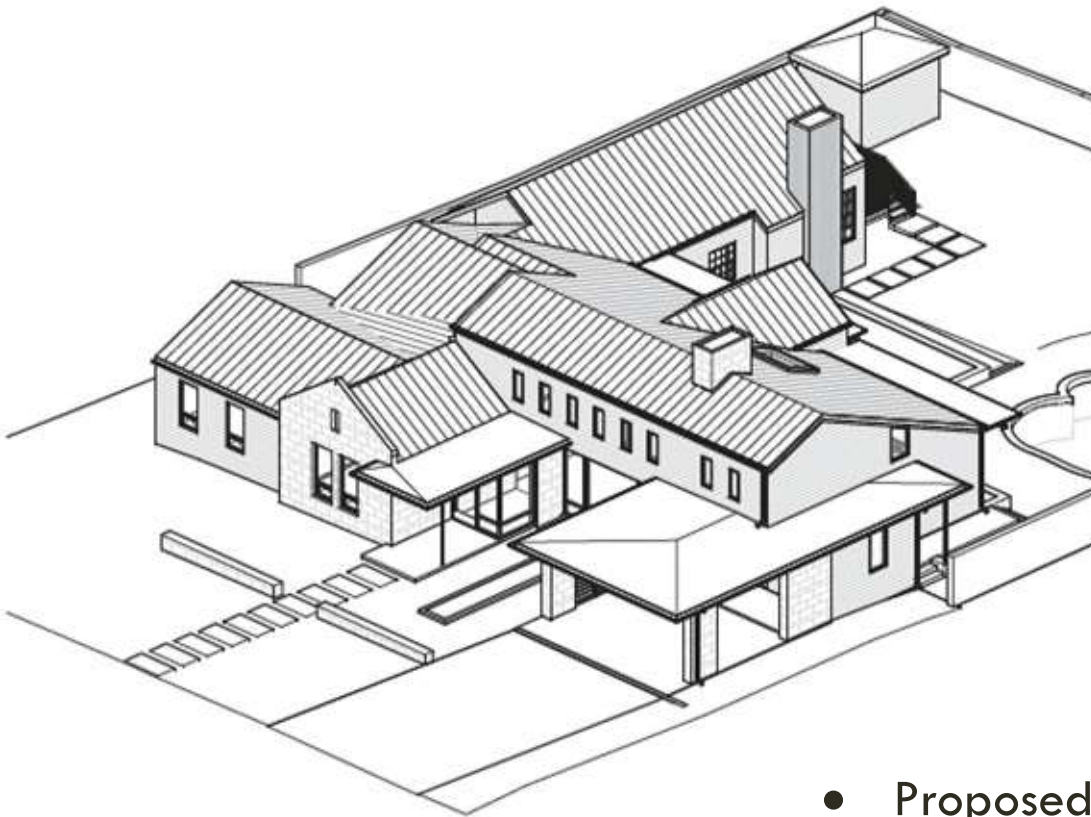




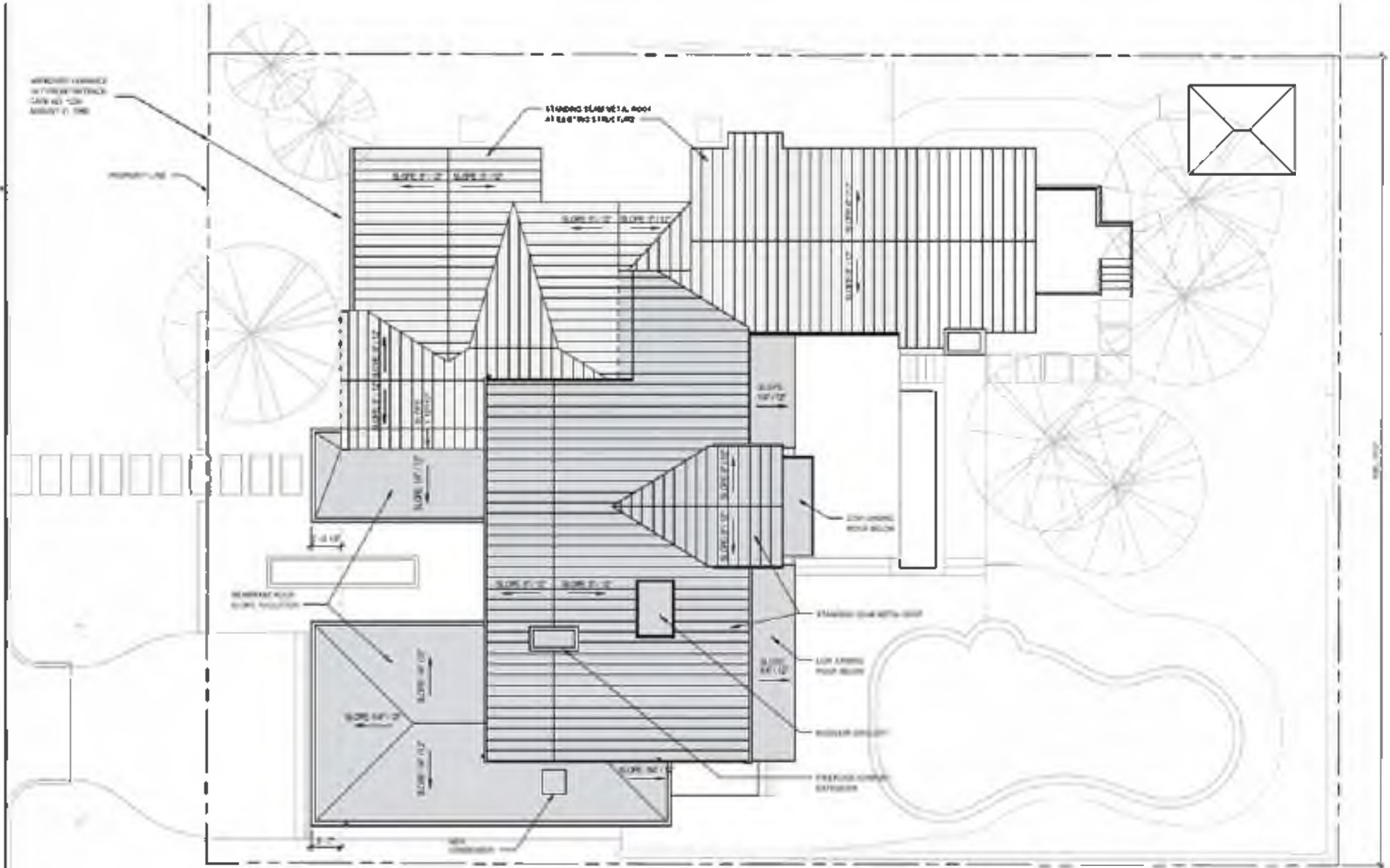
1 EXISTING ELEVATION



FRONT ELEVATIONS



- Proposed building height – 20' 1¼"
 - Hardie Siding and Limestone
 - Standing Seam Metal Roof



1 PROPOSED ROOF PLAN
1/8" = 1'-0"







POLICY ANALYSIS

| Lot Coverage | Existing | Proposed |
|-------------------------|--------------|--------------|
| Lot Area | 14,029 | 14,029 |
| Main House | 3,951 | 4,033 |
| Front Porch | 142 | 141 |
| Carport footprint | 0 | 619 |
| Shed Footprint | 121 | 121 |
| Covered Patio | 0 | 287 |
| Lot Coverage / Lot Area | 4,214/14,029 | 5,201/14,029 |
| Total Lot Coverage | 30% | 37% |

(Max – 40%)

| Floor Area Ratio | Existing | Proposed |
|----------------------|--------------|--------------|
| Lot Area | 14,029 | 14,029 |
| Main House 1st Floor | 3,951 | 4,503 |
| Other Structures | 121 | 121 |
| FAR / Lot Area | 4,072/14,029 | 4,624/14,029 |
| Total FAR | 19% | 33% |

(Max – 45% or 50% with Bonuses)

- Staff found no historical or architectural significance

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)