

**BOARD OF ADJUSTMENT  
CASE NO. 2384  
525 ARGO AVE**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

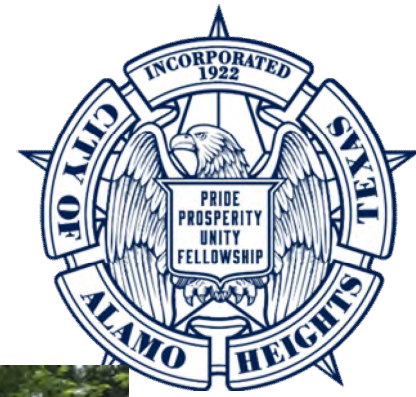


# PROPERTY



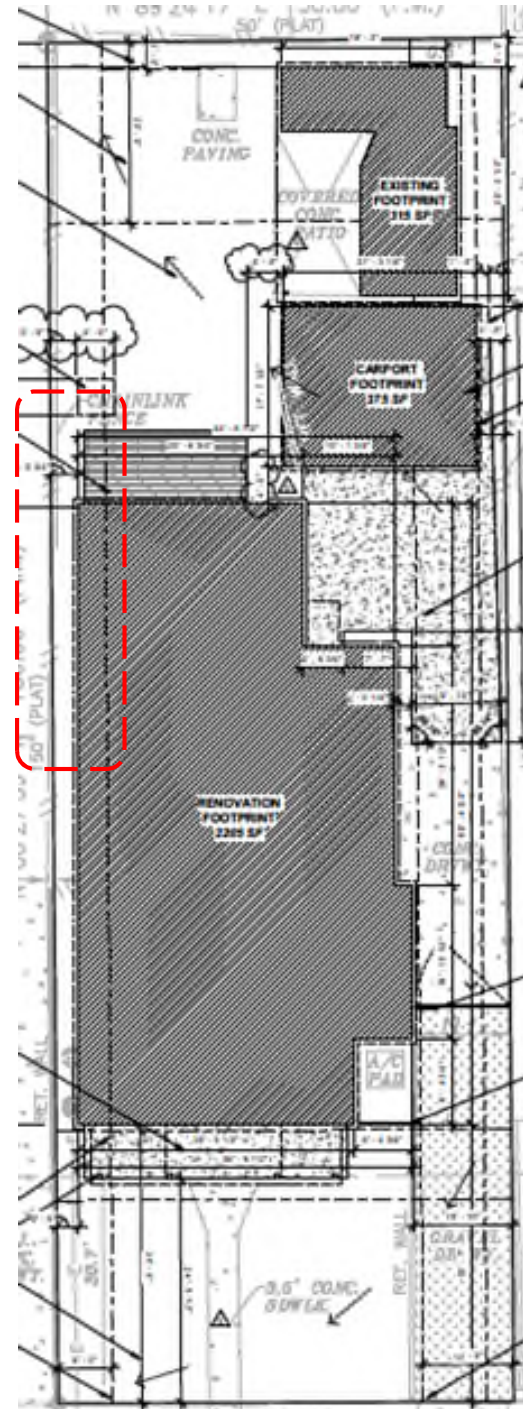
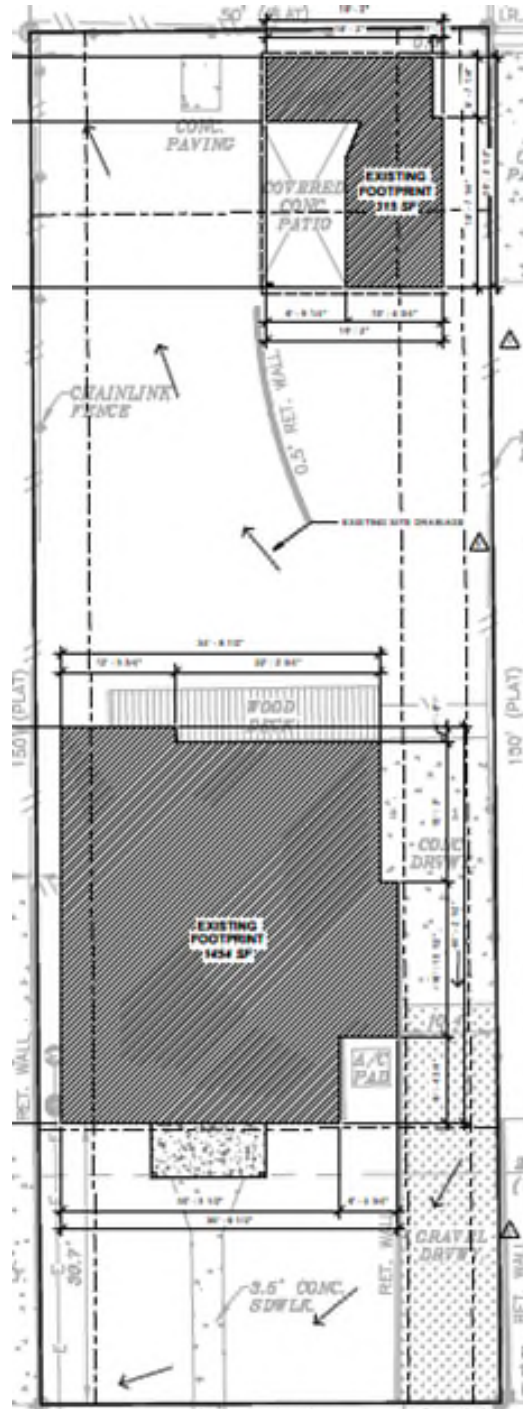
- SF-B
- North side of street between Greely St and Alamo Heights Blvd.
- Additions to Residence and Detached Accessory Structure

# EXISTING CONDITIONS



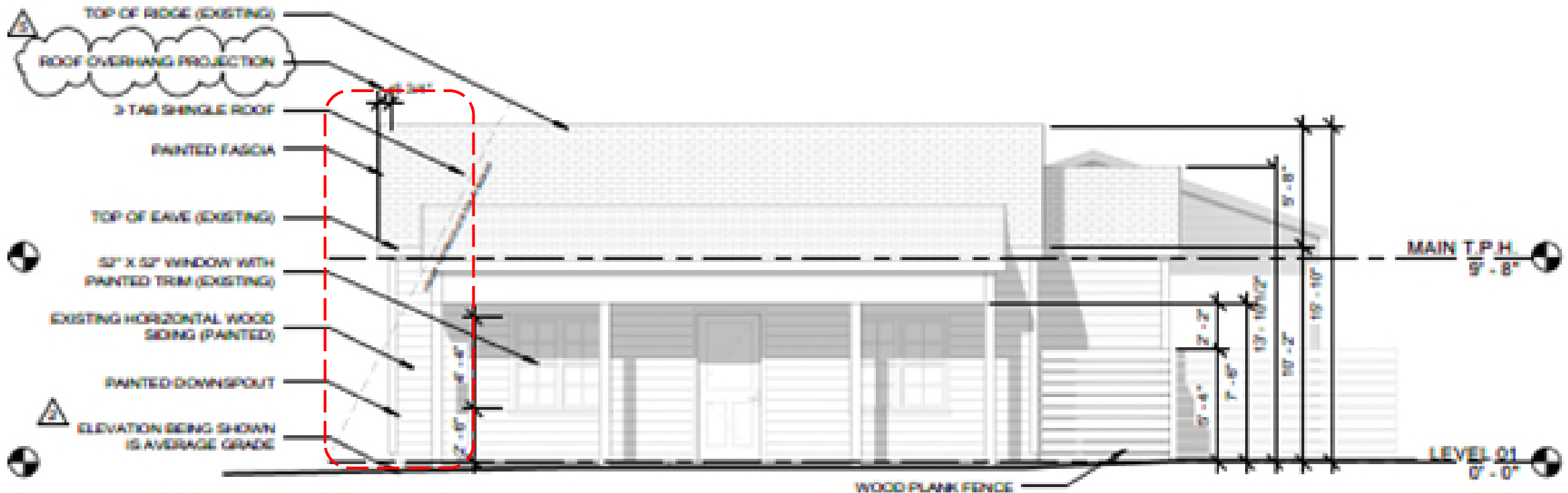


# SITE PLANS





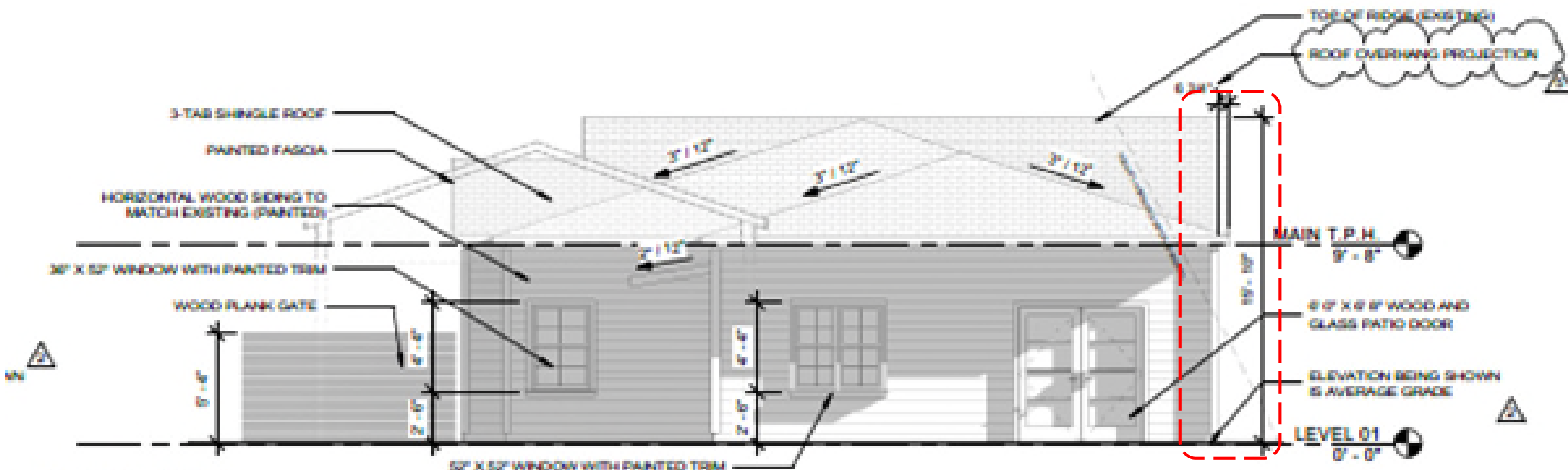
# PROPOSED SOUTH ELEVATION



1 SOUTH ELEVATION  
3/8" = 1'-0" Ref: 1/A101



# PROPOSED NORTH ELEVATION



**3 NORTH ELEVATION**  
3/18/21 - 9-0' Ref: 1/A101

# POLICY ANALYSIS



- **Hardships**

- None identified concerning lot size, lot shape, or topography.

- **Considerations**

- Preservation of the existing non-conforming main structure limits placement of improvements.





# 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: (1)



**BOARD OF ADJUSTMENT  
CASE NO. 2385  
606 PATTERSON AVE**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



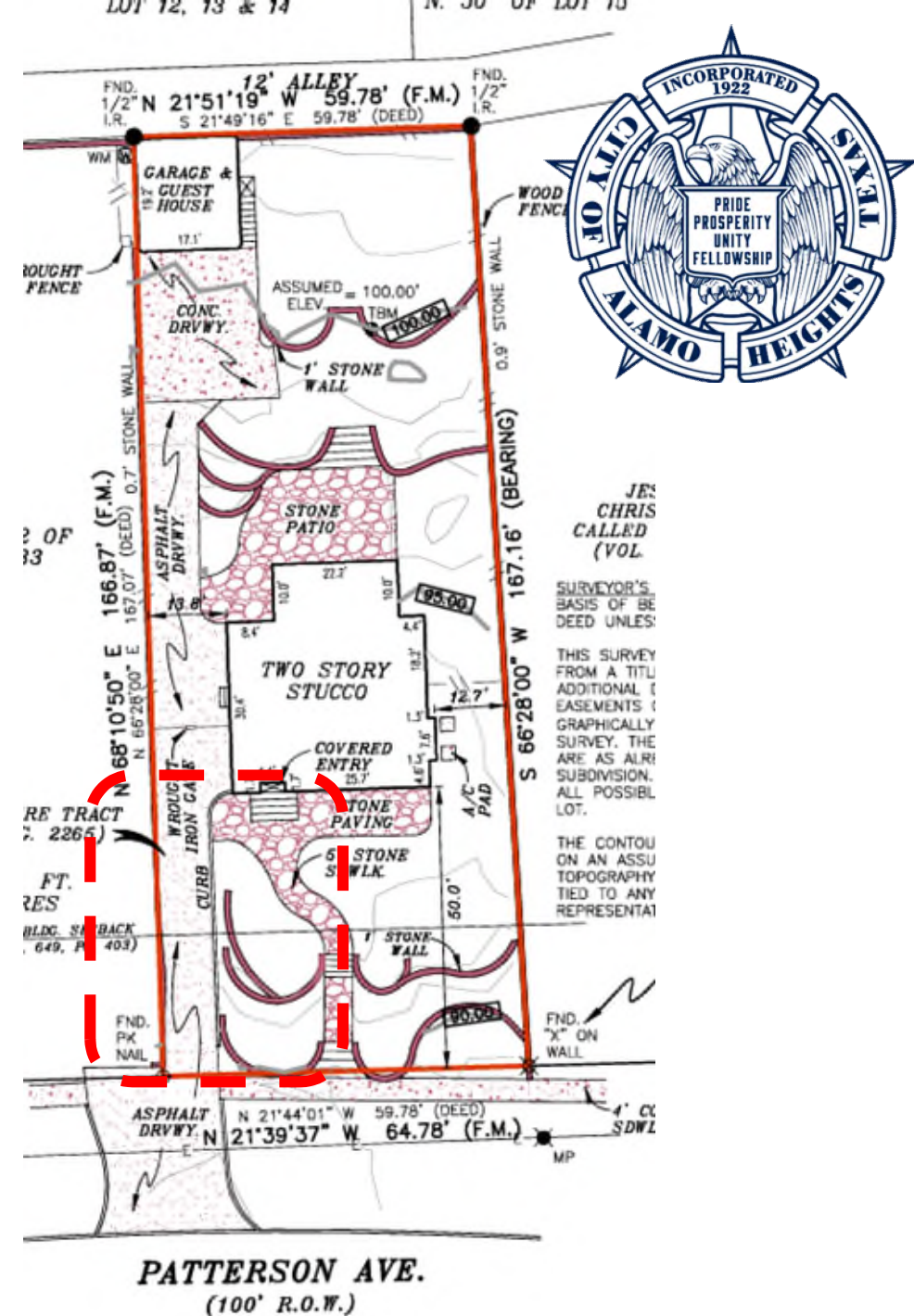
# PROPERTY



- SF-A
- Eastern side of Patterson Ave between Bronson Ave and Argyle Ave
- Driveway Improvements



# EXISTING CONDITIONS





# EXISTING CONDITIONS











# POLICY ANALYSIS

## ■ Hardships

- None identified concerning lot size, lot shape, or topography.

## ■ Considerations

- Reduces damage to heritage tree(s)
- Applicant/owner self-identified requested variances. A formal plan review by staff has not been completed. Newly discovered variances would require revision or further BOA review.



# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (9)                      Neutral: (0)
  - Oppose: (1)



**BOARD OF ADJUSTMENT  
CASE NO. 2386  
326 WILDROSE AVE**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



# PROPERTY



- SF-A
- South side of Wildrose Ave between Buttercup Dr and N New Braunfels.
- 2<sup>nd</sup> story Addition to Detached Accessory Structure



# EXISTING CONDITIONS

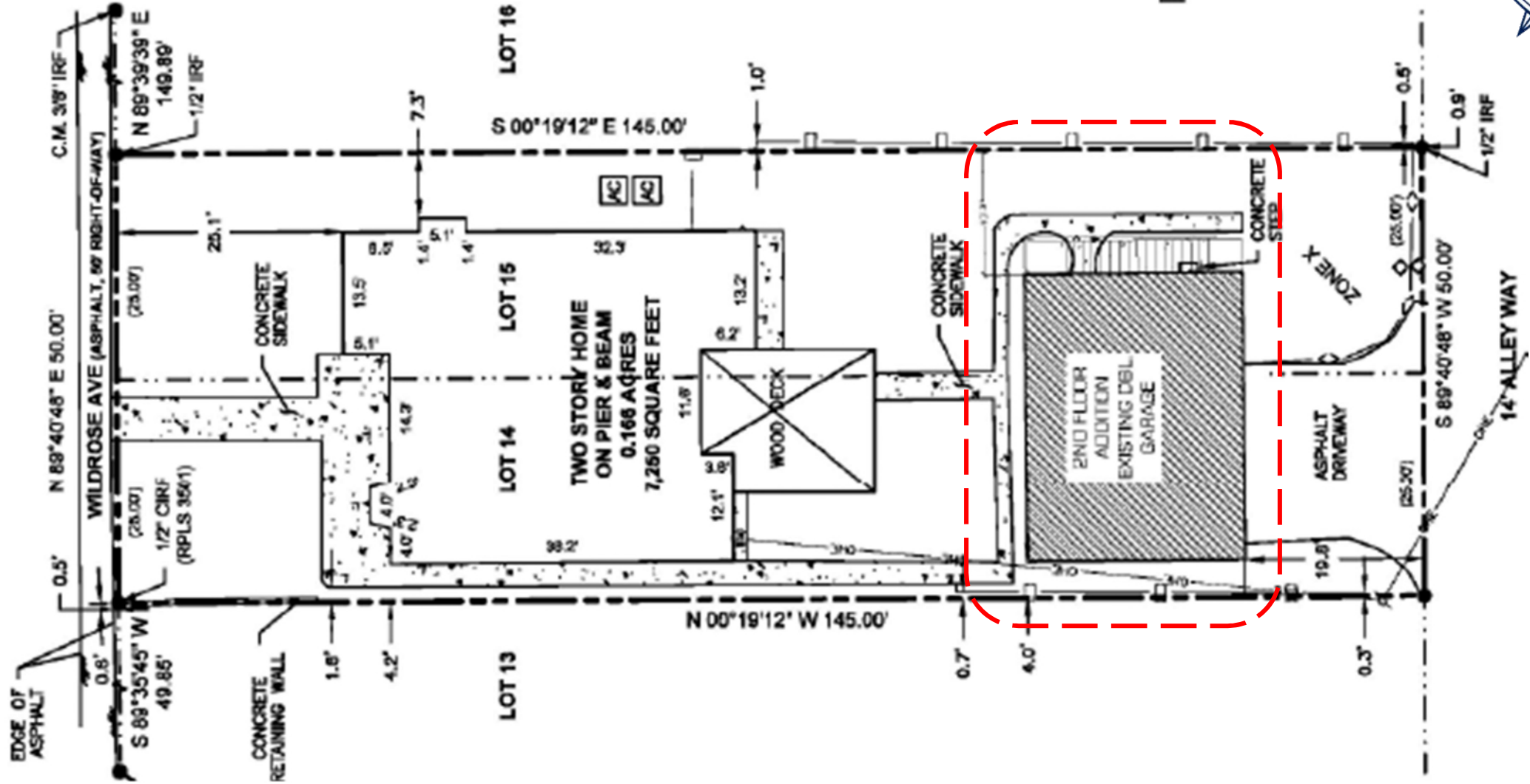




# EXISTING CONDITIONS

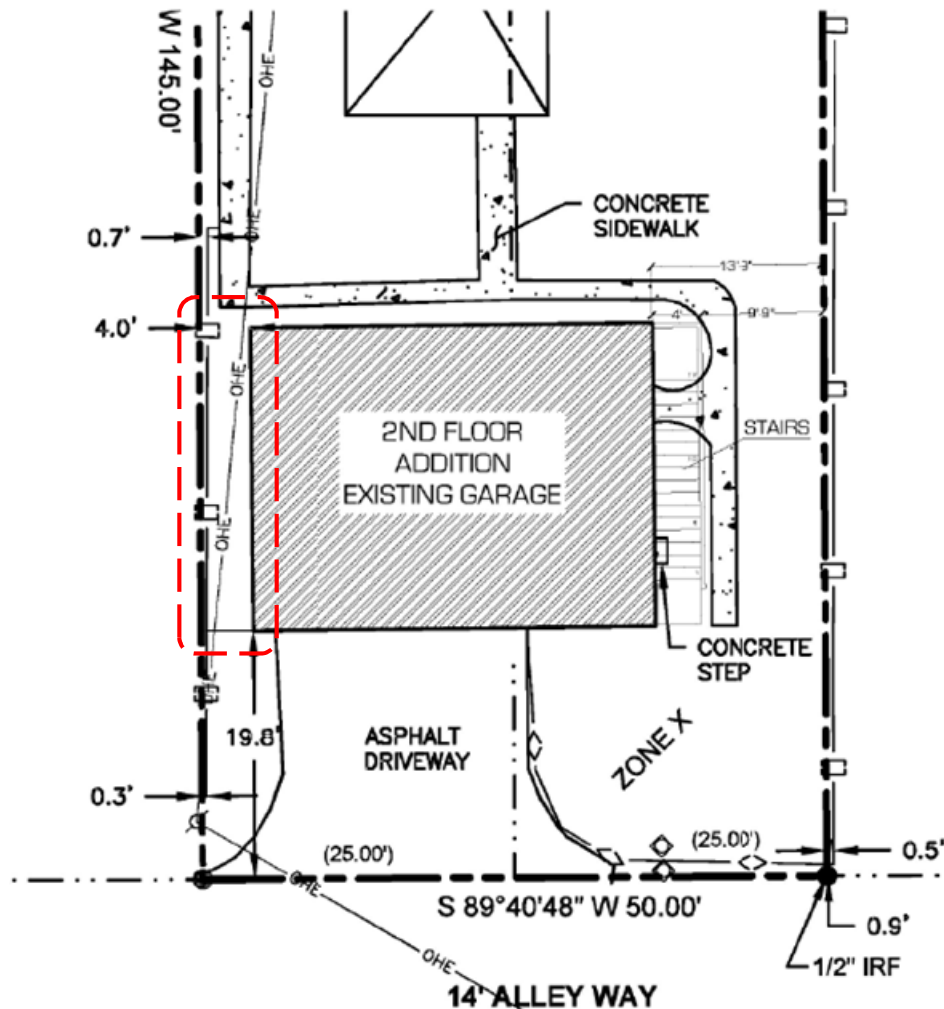


# SITE PLANS





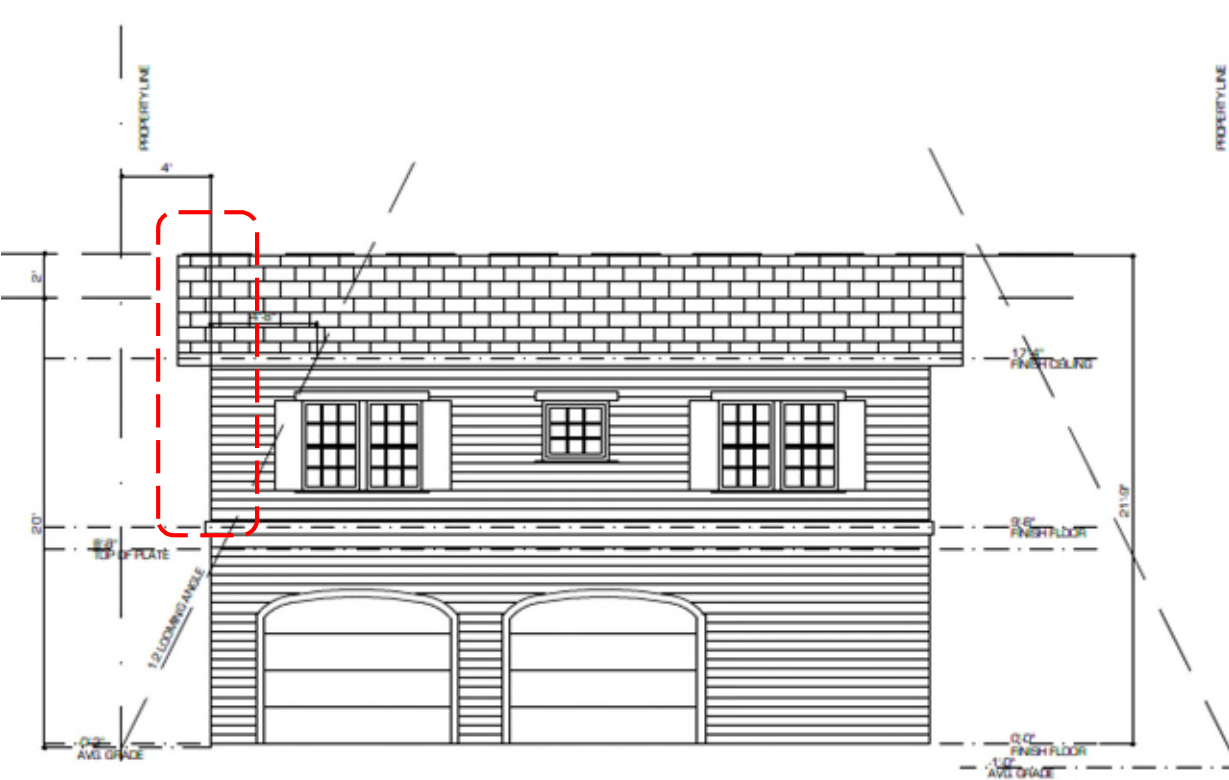
# SITE PLANS



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	7,250	7,250
Main house: 1st floor*	1,494	1,494
Main house: 2nd floor	896	896
Front porch*		
Side porch*		
Rear porch*	47	47
Garage/Carport: 1st floor*	768	768
Garage: 2nd floor	0	768
Shed*		
Breezeway*		
Covered patio structure*		
Other accessory structures*		
<b>Total Square Footage:</b>	<b>3,205</b>	<b>3,973</b>
<b>Total Lot Coverage*:</b>	<b>34.5%</b>	<b>34.5%</b>
<b>Total FAR:</b>	<b>.44</b>	<b>.55</b>
<b>Max. 40% lot coverage for SF-A and SF-B Districts</b>		

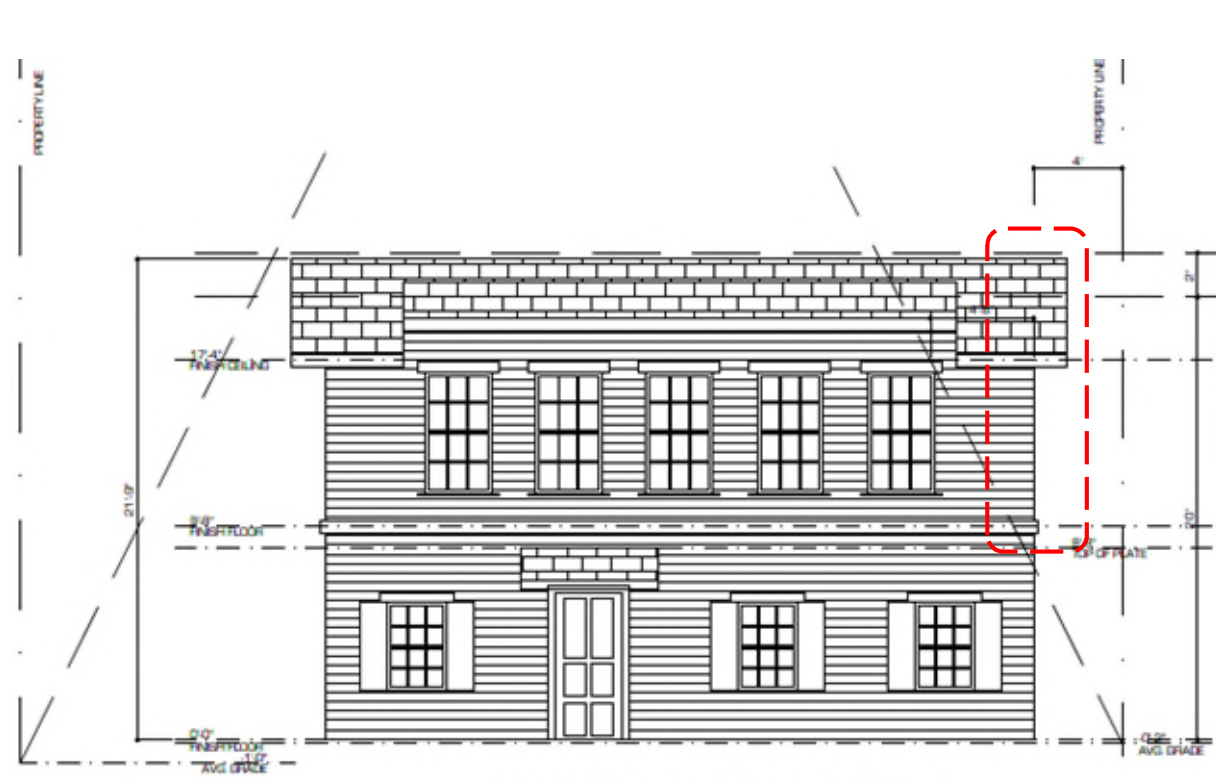


# PROPOSED ELEVATIONS



REAR ELEVATION

south

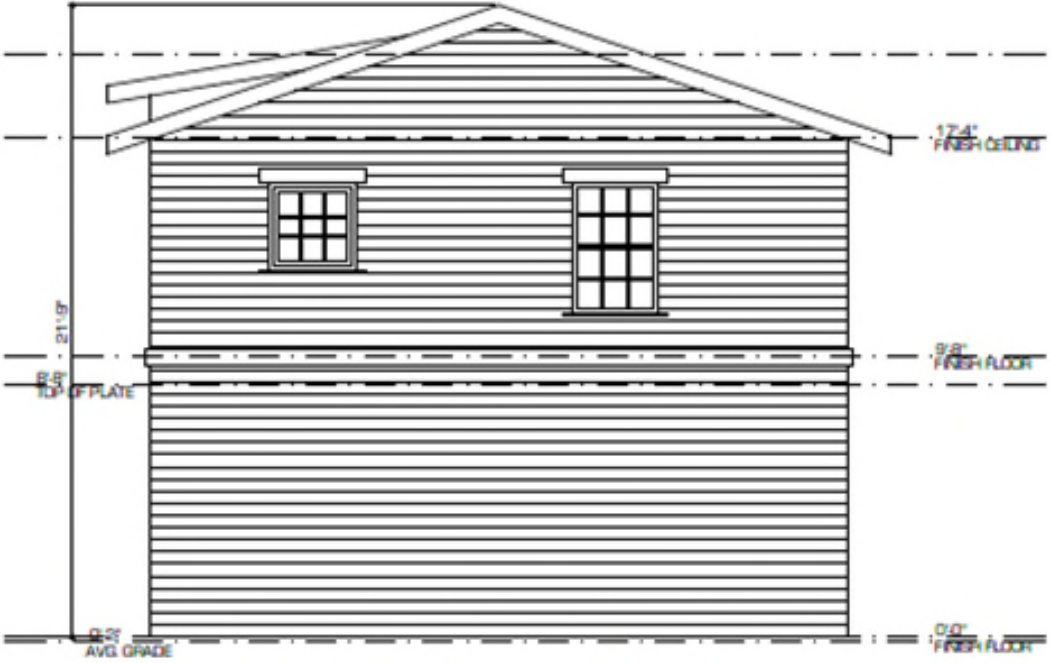


FRONT ELEVATION

north



# PROPOSED SIDE ELEVATIONS



RIGHT ELEVATION

west



LEFT ELEVATION

east

# POLICY ANALYSIS



- **Hardships**

- None identified concerning lot size, lot shape, or topography.

- **Considerations**

- Applicant/owner self-identified requested variances. A formal plan review by staff has not been completed. Newly discovered variances would require revision or further BOA review.
- No comments were received from the Fire Department regarding this request.



# 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: (4)





**BOARD OF ADJUSTMENT  
CASE NO. 2387  
501 EVANS AVE**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

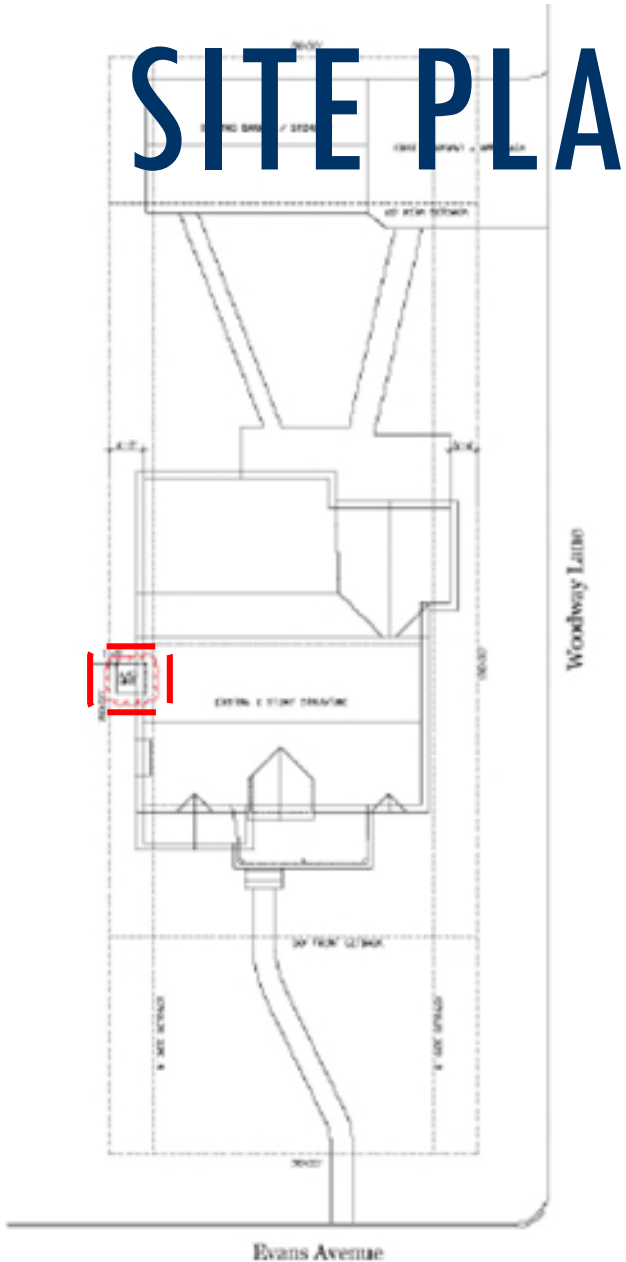


# PROPERTY

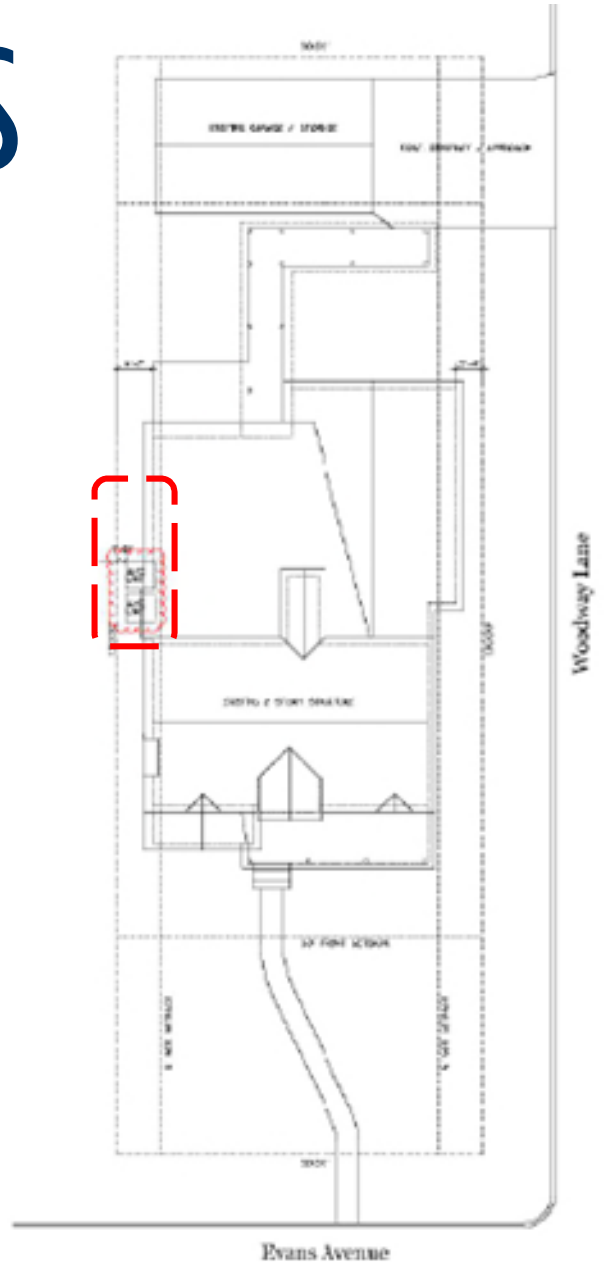


- SF-A
- Northwester corner of Evans Ave and Woodway Ln
- Covered Patio & Relocation/Installation of new a/c units

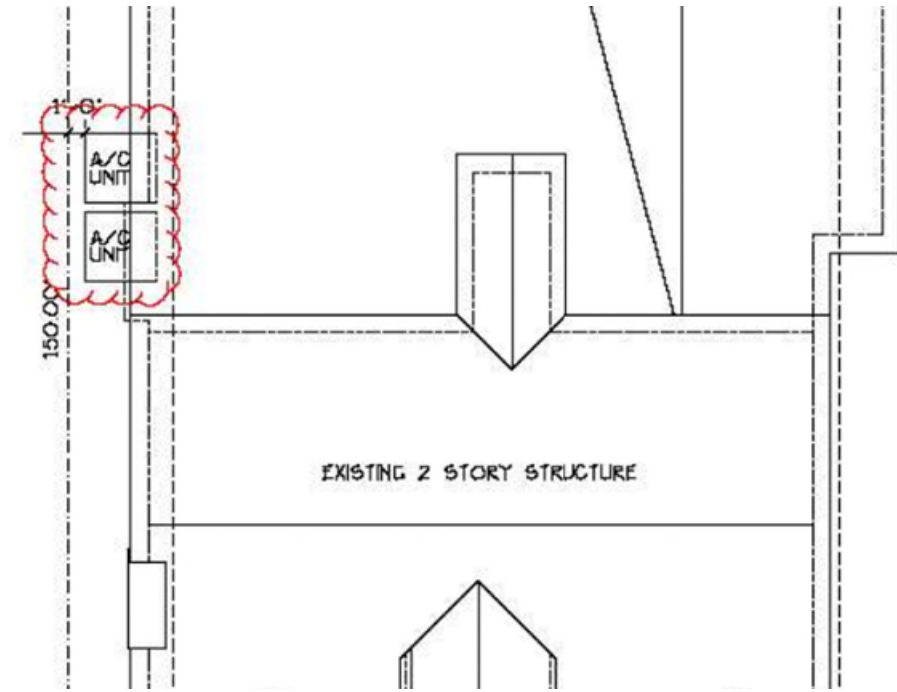
# SITE PLANS



101 EXISTING SITE PLAN

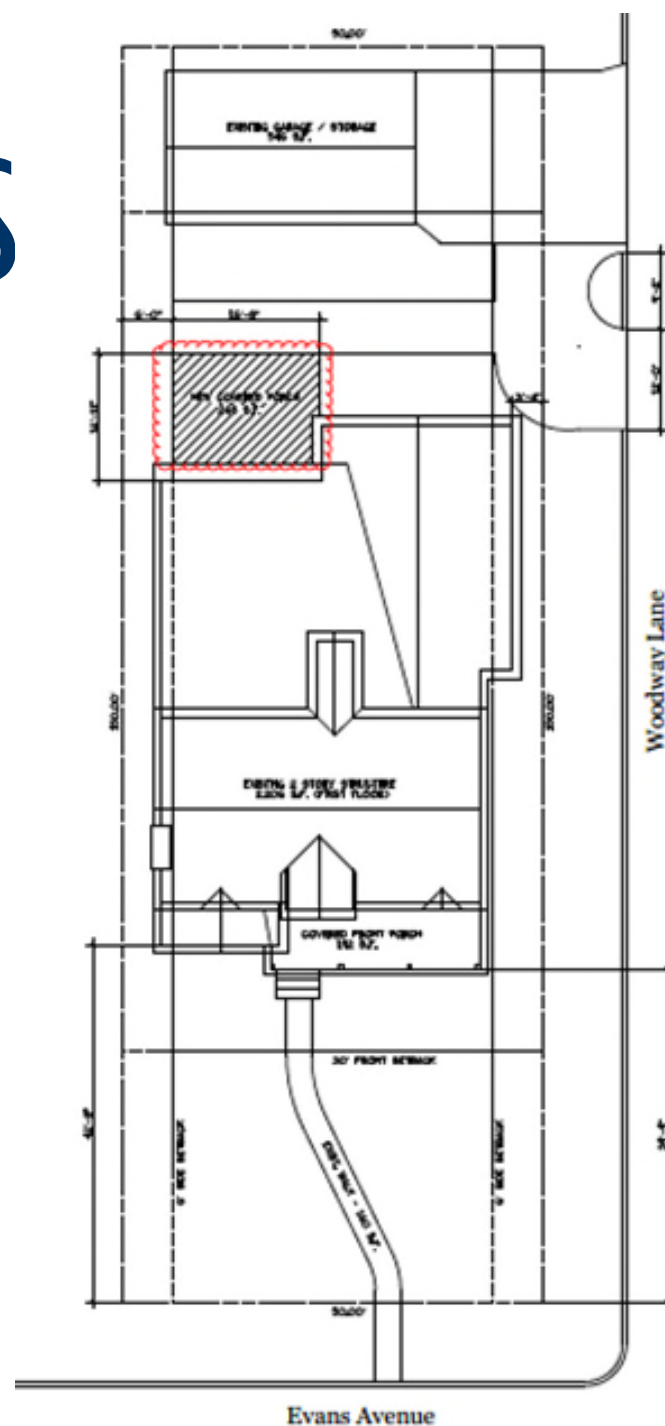


102 PROPOSED SITE PLAN





# SITE PLANS



**LOT AREA: 7,500**  
**LOT COVERAGE: 40%**  
**ALLOWED = 3,000**  
**ACTUAL = 3,192 (42.5%)**

# POLICY ANALYSIS



- **Hardships**

- None identified concerning lot size, lot shape, or topography.

- **Considerations**

- Relocation of replacement equipment and new equipment is maintaining the existing non-conforming side yard setback.
- Architect designed to meet compliance with Sec. 3-17.
- A formal plan review by staff has not been completed. Newly discovered variances would require revision or further BOA review.
- No comments were received from the Fire Department regarding this request.



# 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. 2388  
141 PATTERSON AVE**

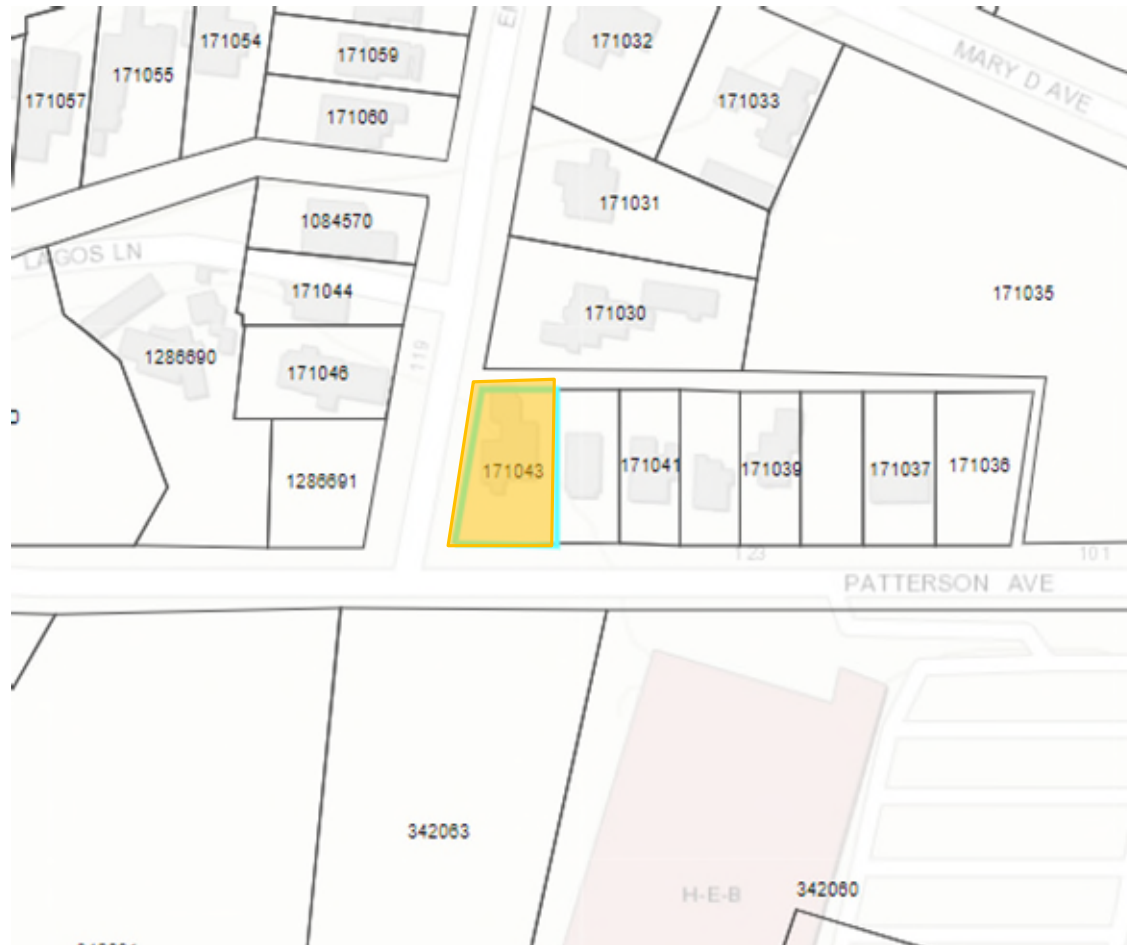


**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



# PROPERTY



- Case has been rescheduled for the July 05, 2023 meeting at 5:30pm due to a staff error.

**BOARD OF ADJUSTMENT  
CASE NO. 2389  
222 CLAIBORNE WAY**



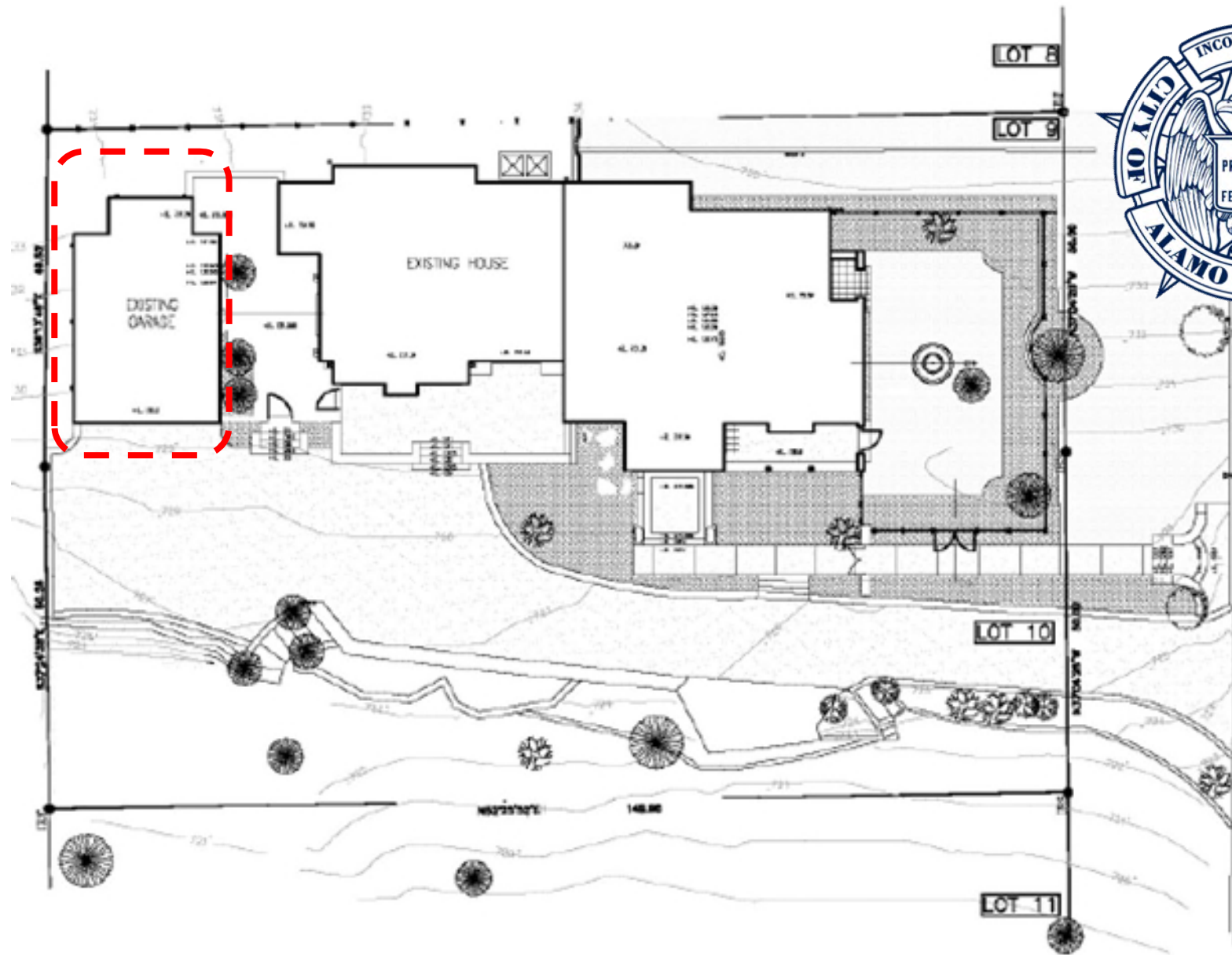
**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director





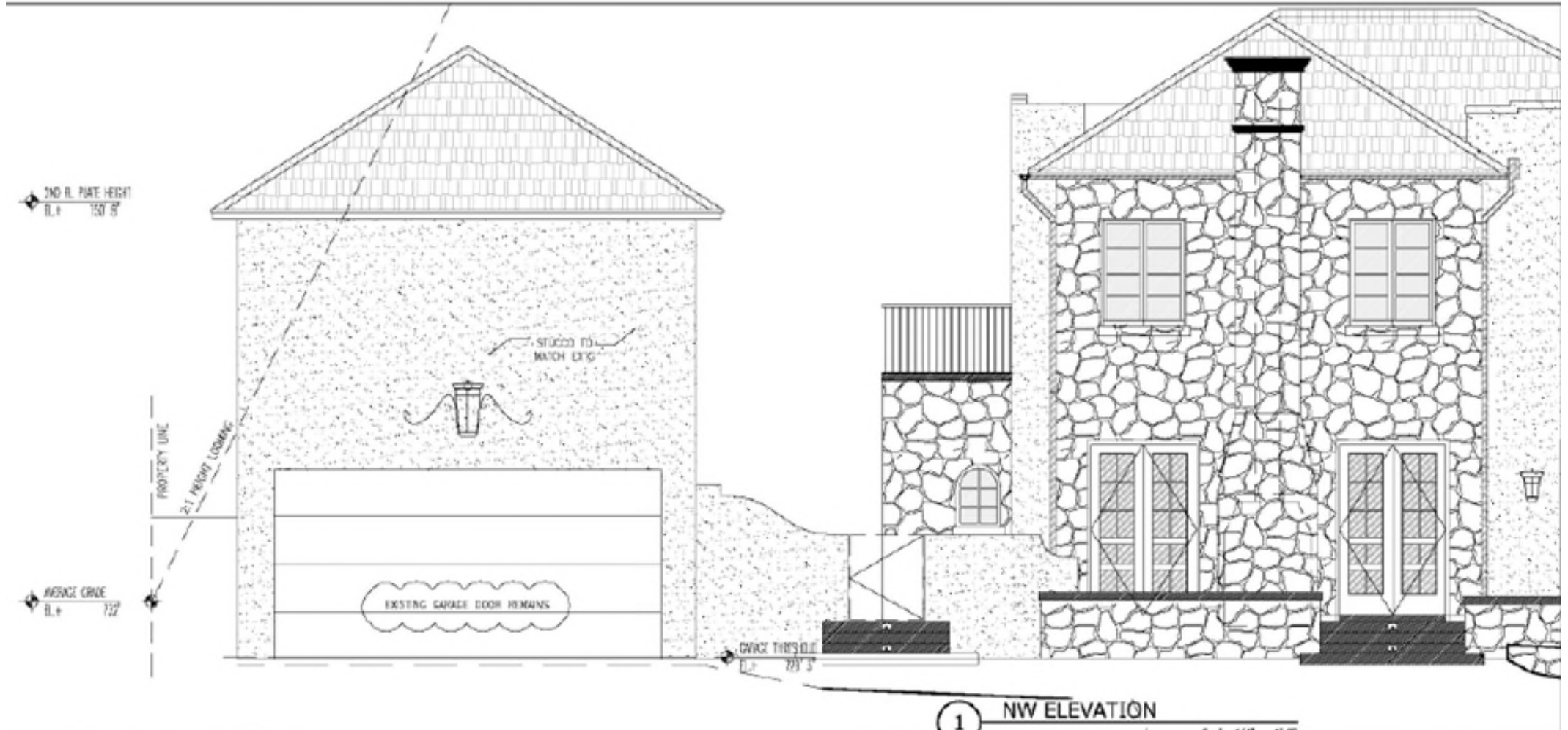
# SITE PLAN



1 EXISTING SITE PLAN  
Scale: 1/16" = 1'-0"

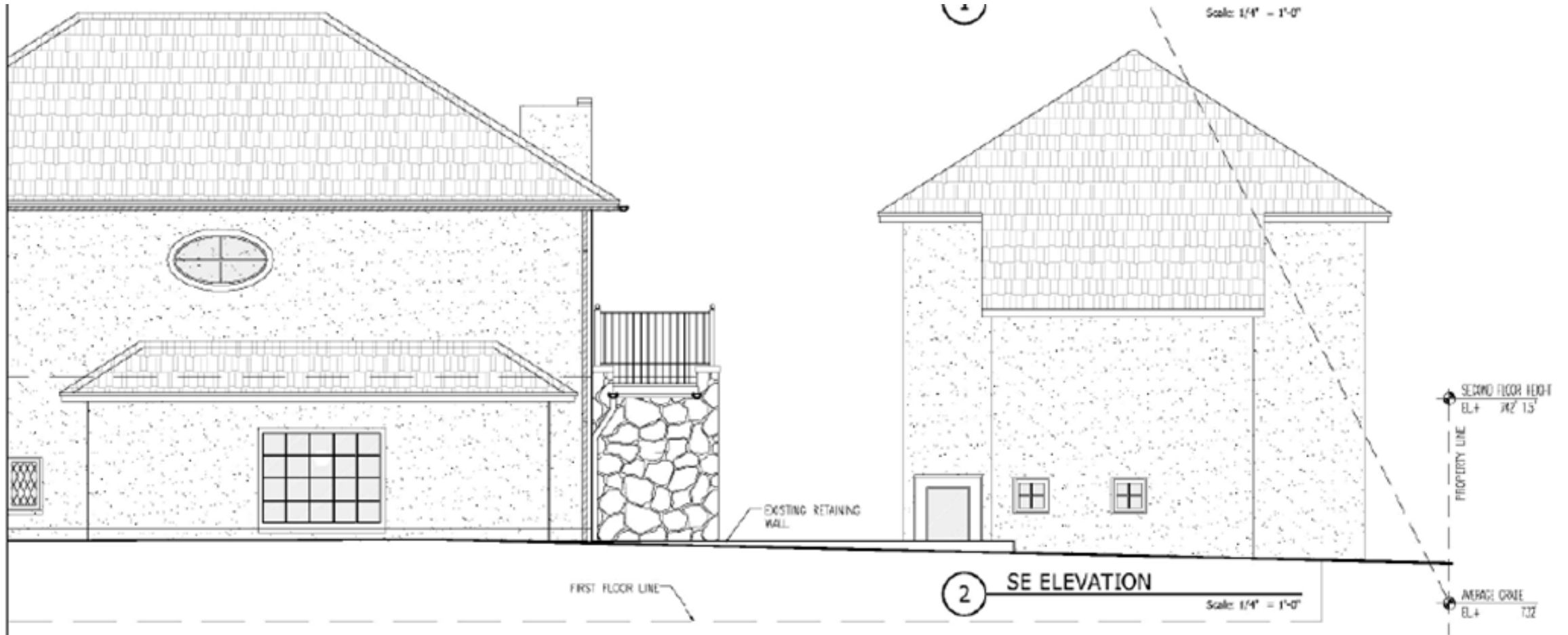


# PROPOSED ELEVATION



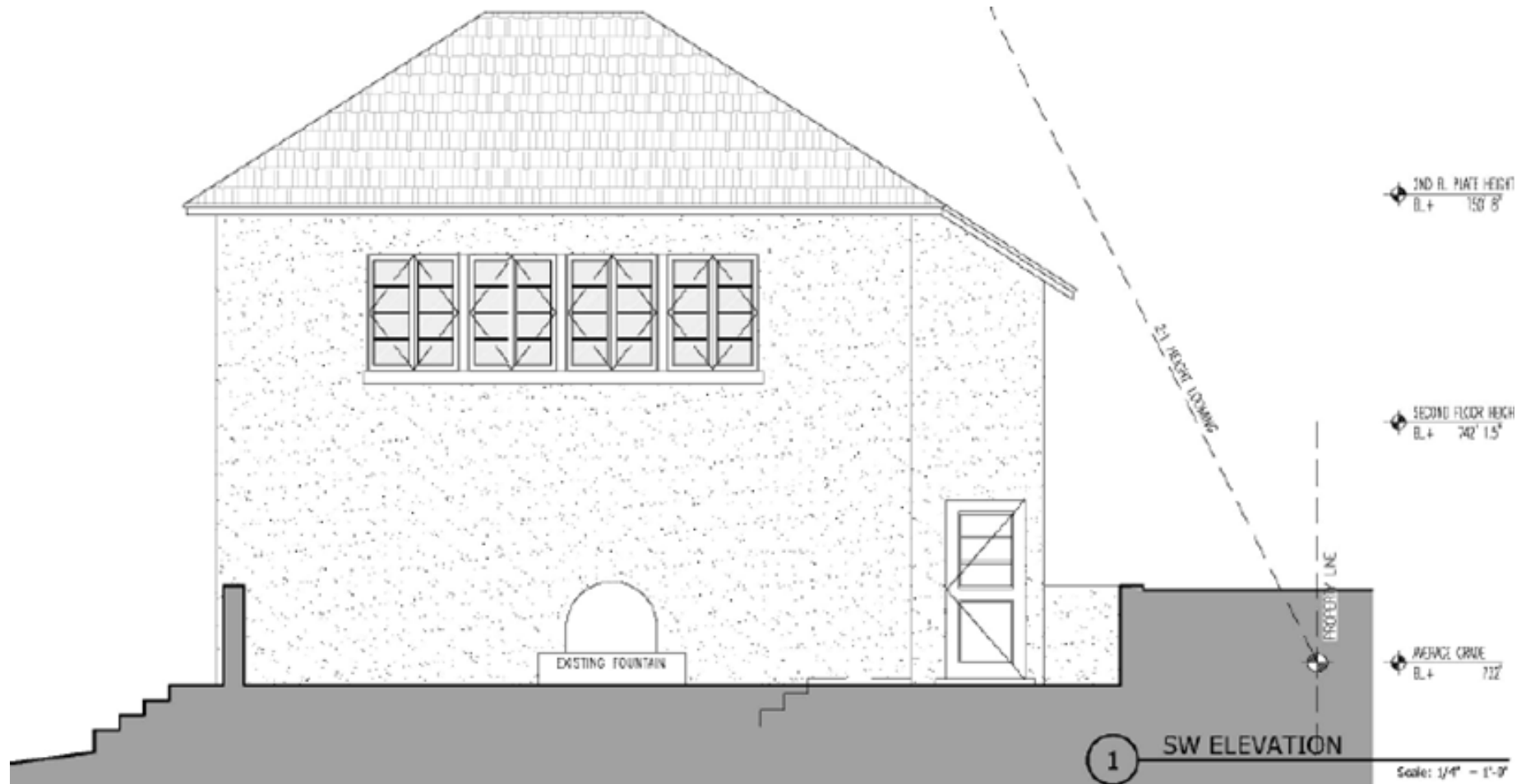


# PROPOSED ELEVATION

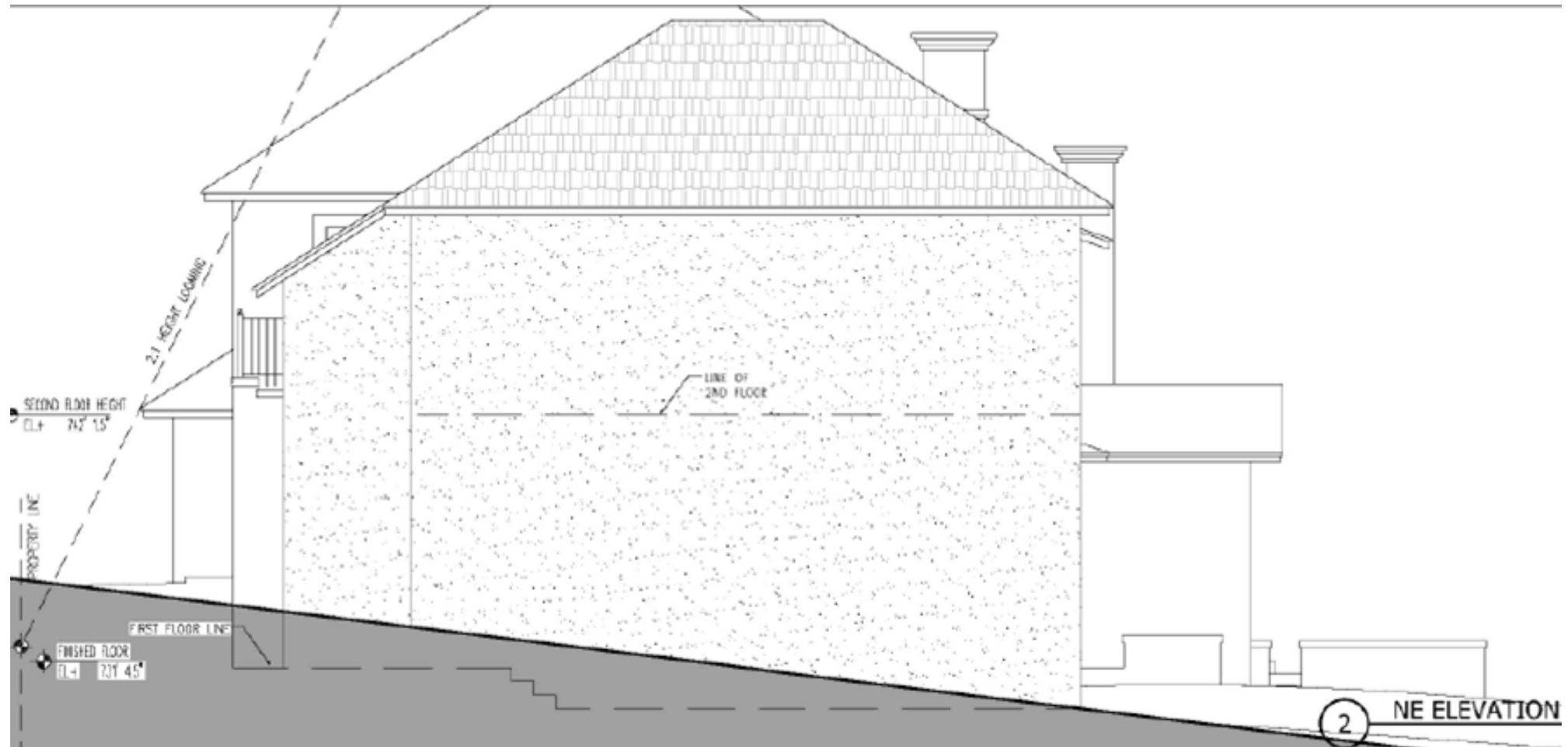




# PROPOSED ELEVATION



# PROPOSED ELEVATION





# POLICY ANALYSIS

- **Hardships**

- None identified concerning lot size, lot shape, or topography.

- **Considerations**

- Applicant/owner self-identified requested variances. A formal plan review by staff has not been completed. Newly discovered variances would require revision or further BOA review.
- No comments were received from the Fire Department regarding this request.





**BOARD OF ADJUSTMENT  
CASE NO. 2390  
218 E EDGEWOOD PL**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



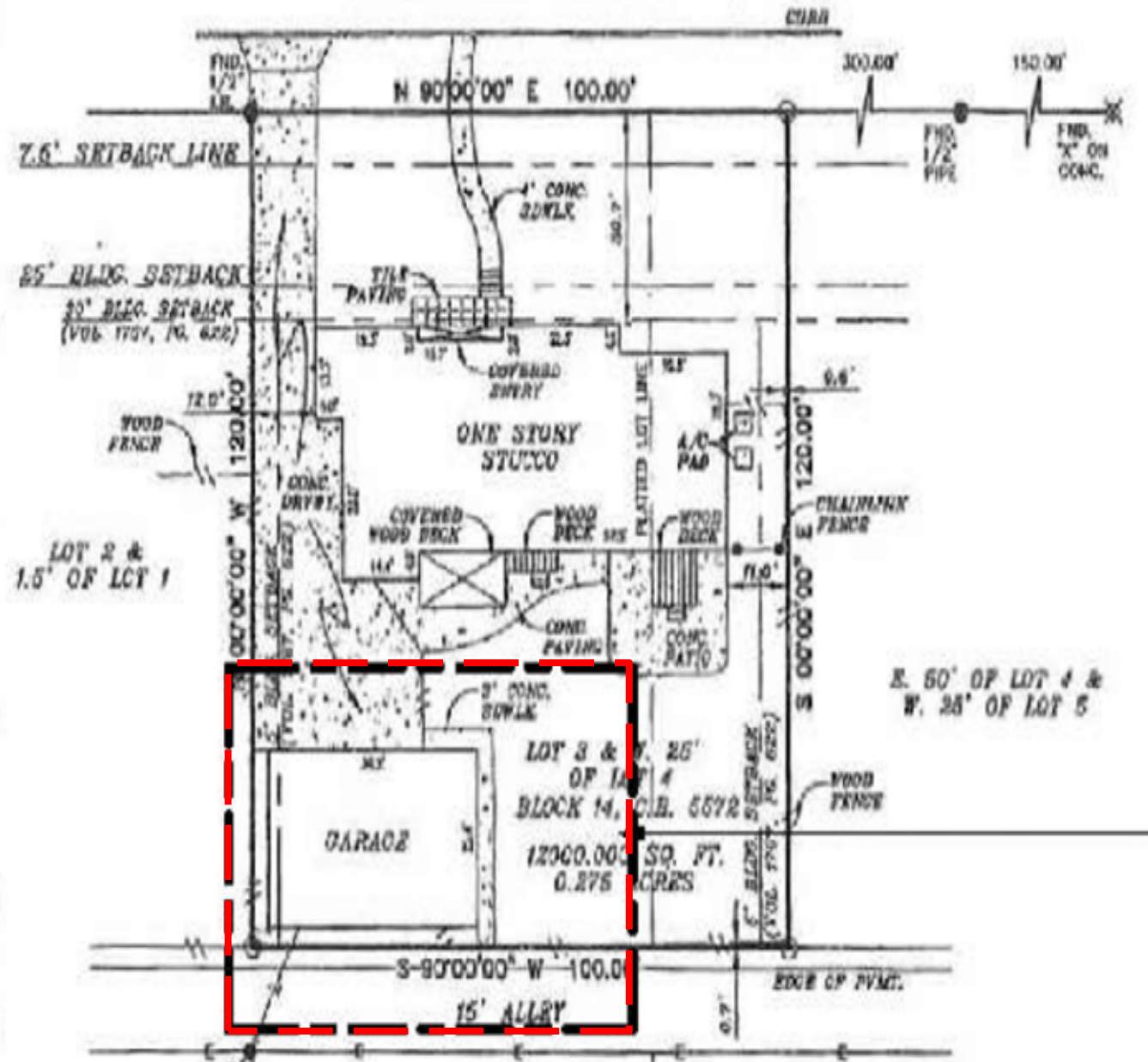
# PROPERTY



- SF-A
- North side of street, east of Vanderhoeven Dr.
- 2<sup>nd</sup> story Addition to Garage

# SURVEY

## EDGEWOOD PLACE (A.K.A. N. EDGEWOOD PLACE 50' R.O.W.)



E. 50' OF LOT 4 &  
W. 28' OF LOT 5

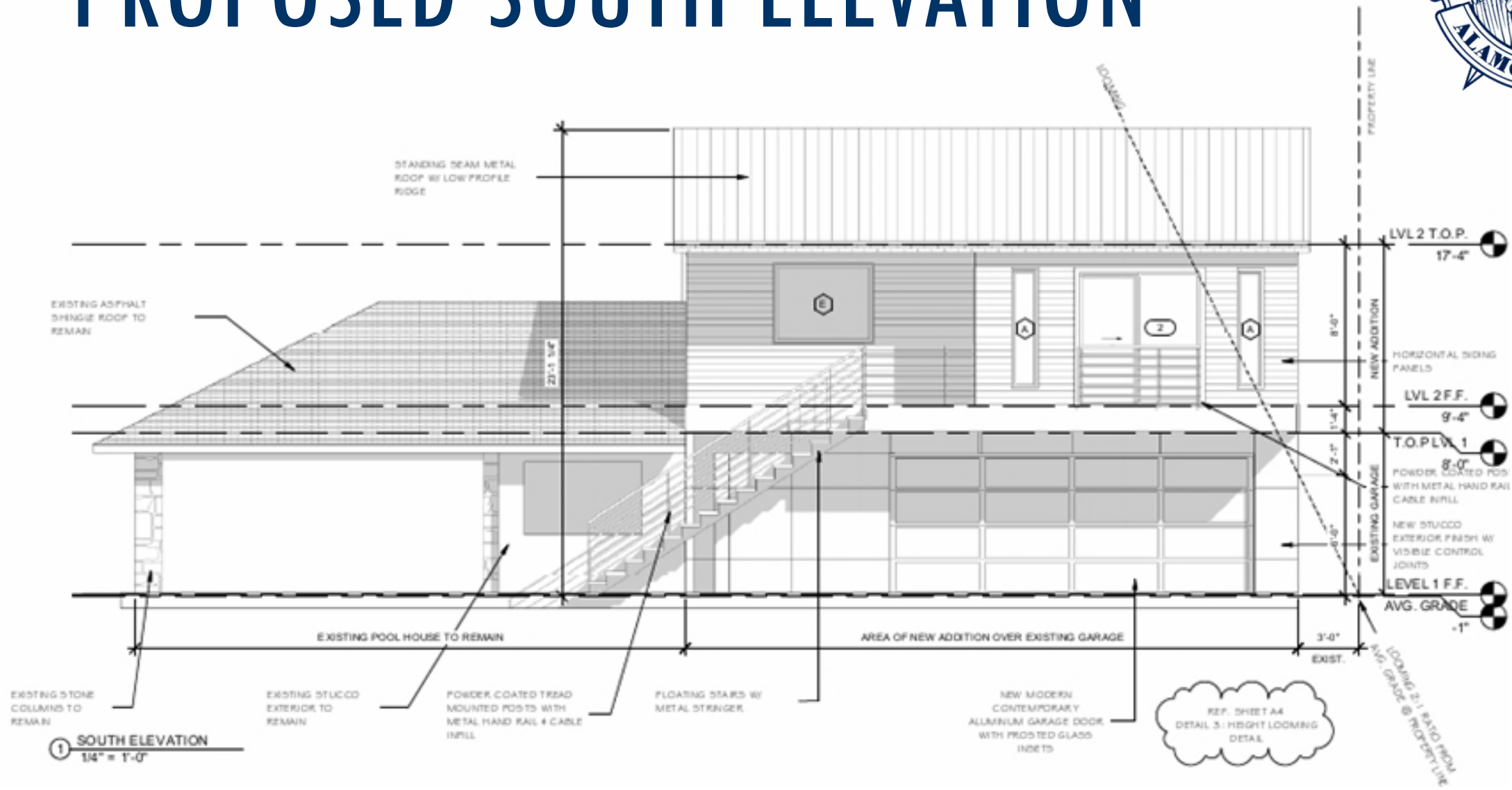
LOT 3 & 4  
OF 14  
BLOCK 14, C.B. 5572  
12000.00 SQ. FT.  
0.275 ACRES

GARAGE

15' ALLEY



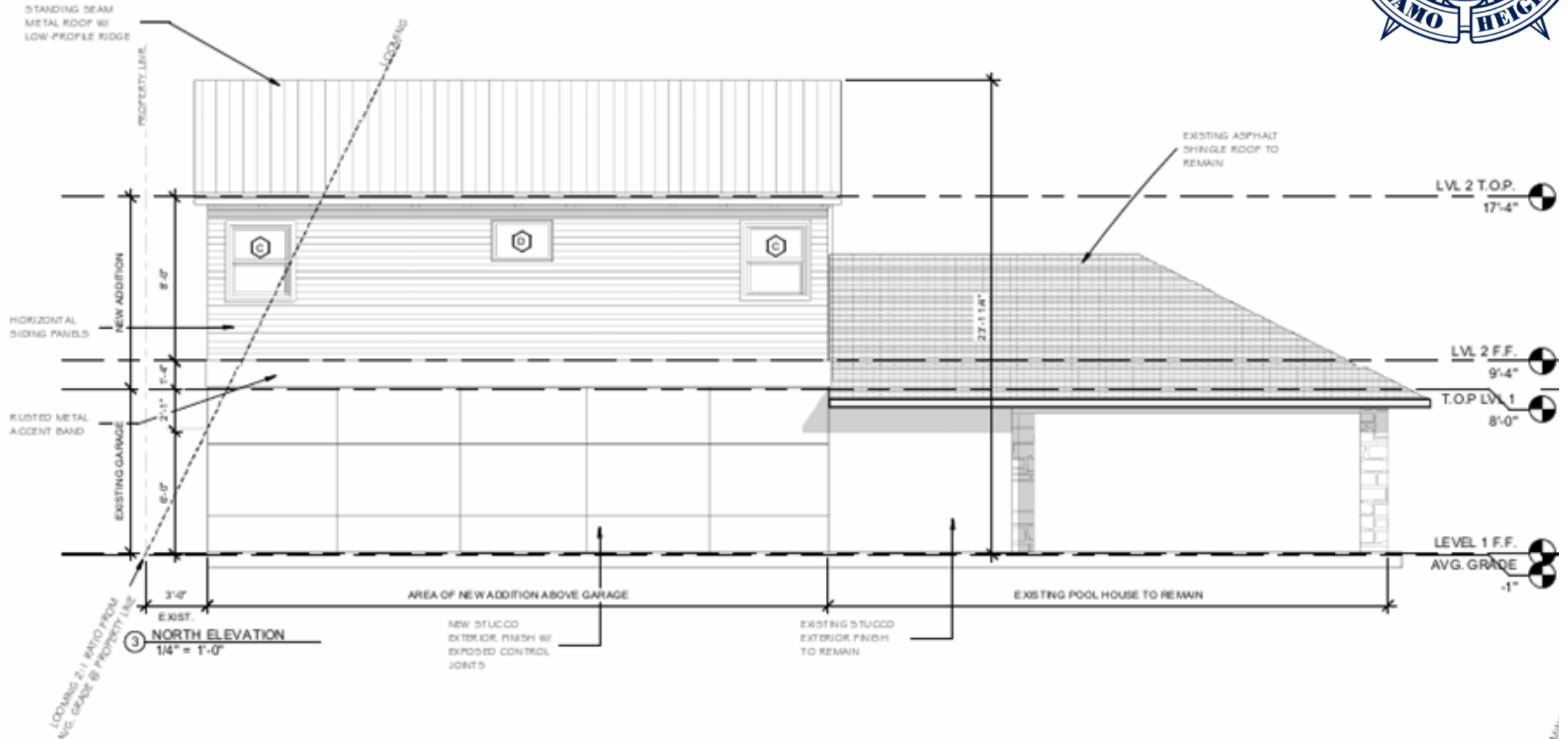
# PROPOSED SOUTH ELEVATION





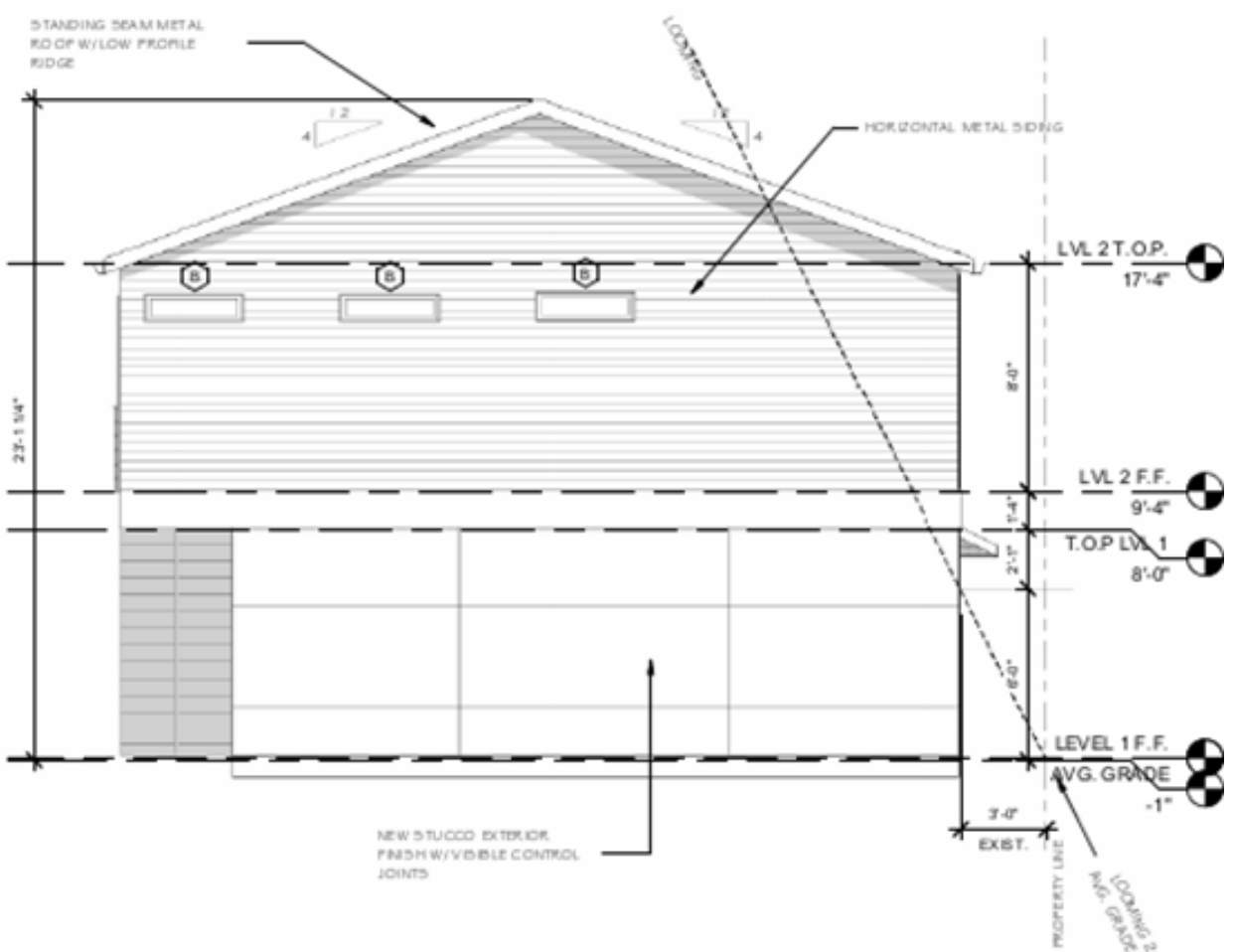


# PROPOSED NORTH ELEVATION

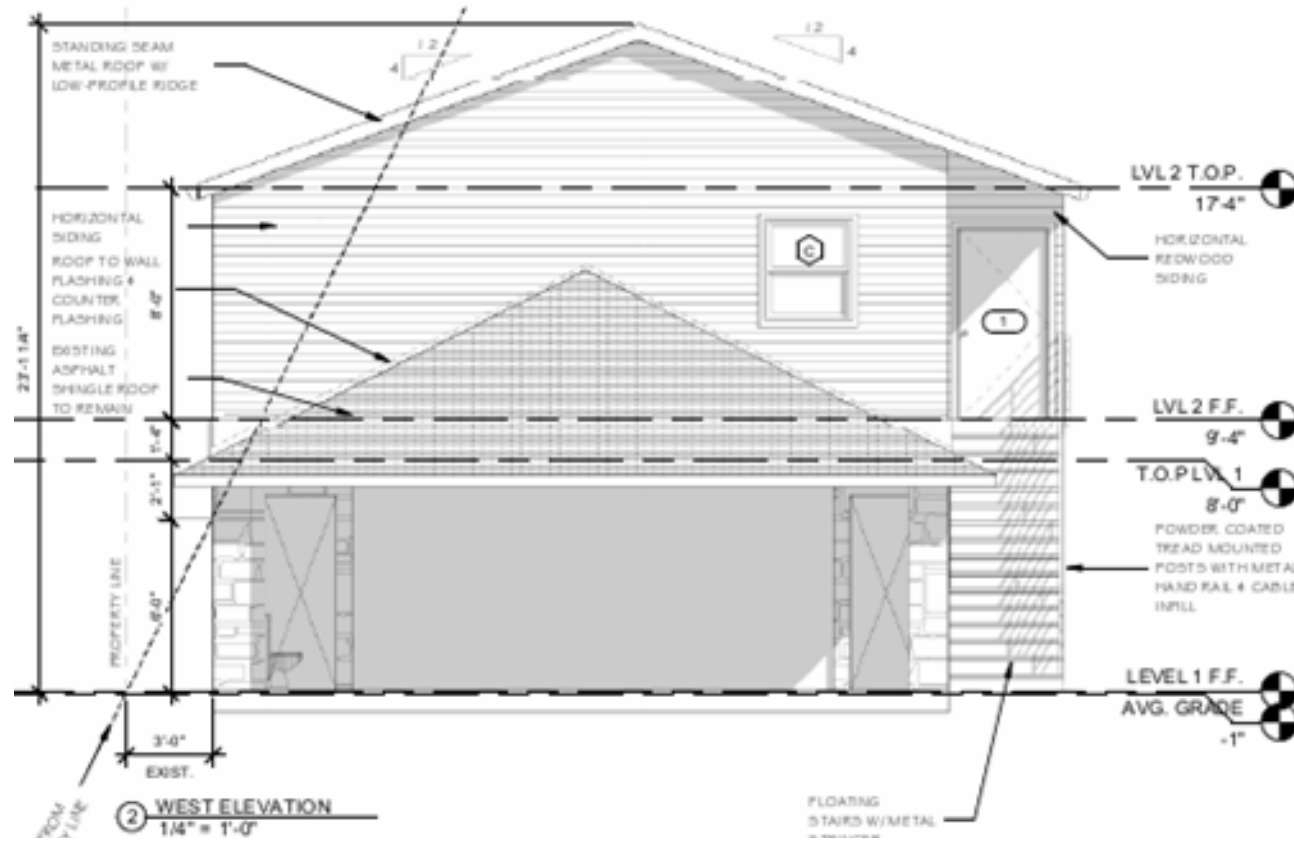




# PROPOSED EAST/WEST ELEVATIONS



6 EAST ELEVATION  
1/4" = 1'-0"



2 WEST ELEVATION  
1/4" = 1'-0"

# POLICY ANALYSIS



- **Hardships**

- None identified concerning lot size, lot shape, or topography.

- **Considerations**

- Preservation of the existing structure limits placement of improvements.



# PUBLIC NOTIFICATION

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