

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

**WITHDRAWN BY APPLICANT**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

**BOARD OF ADJUSTMENT  
CASE NO. 2388  
141 PATTERSON AVE**

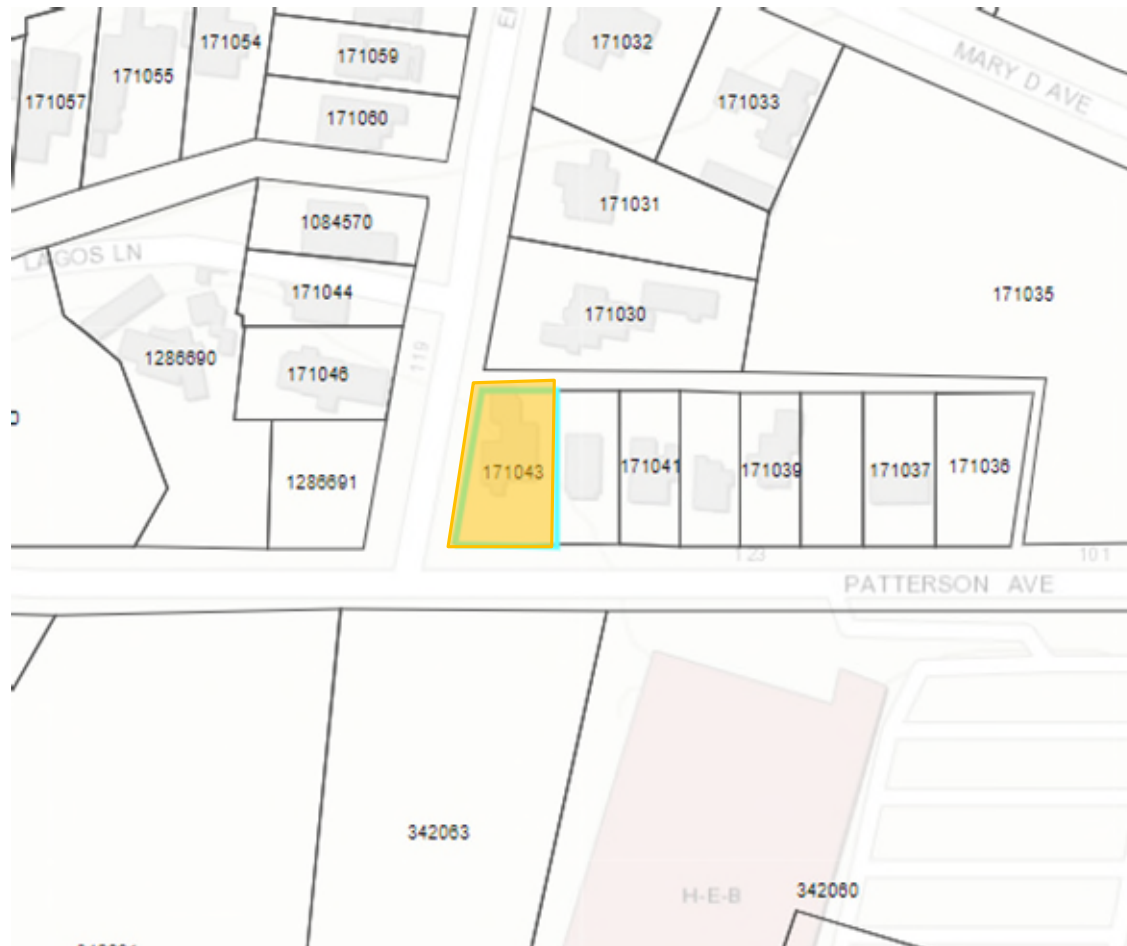


**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

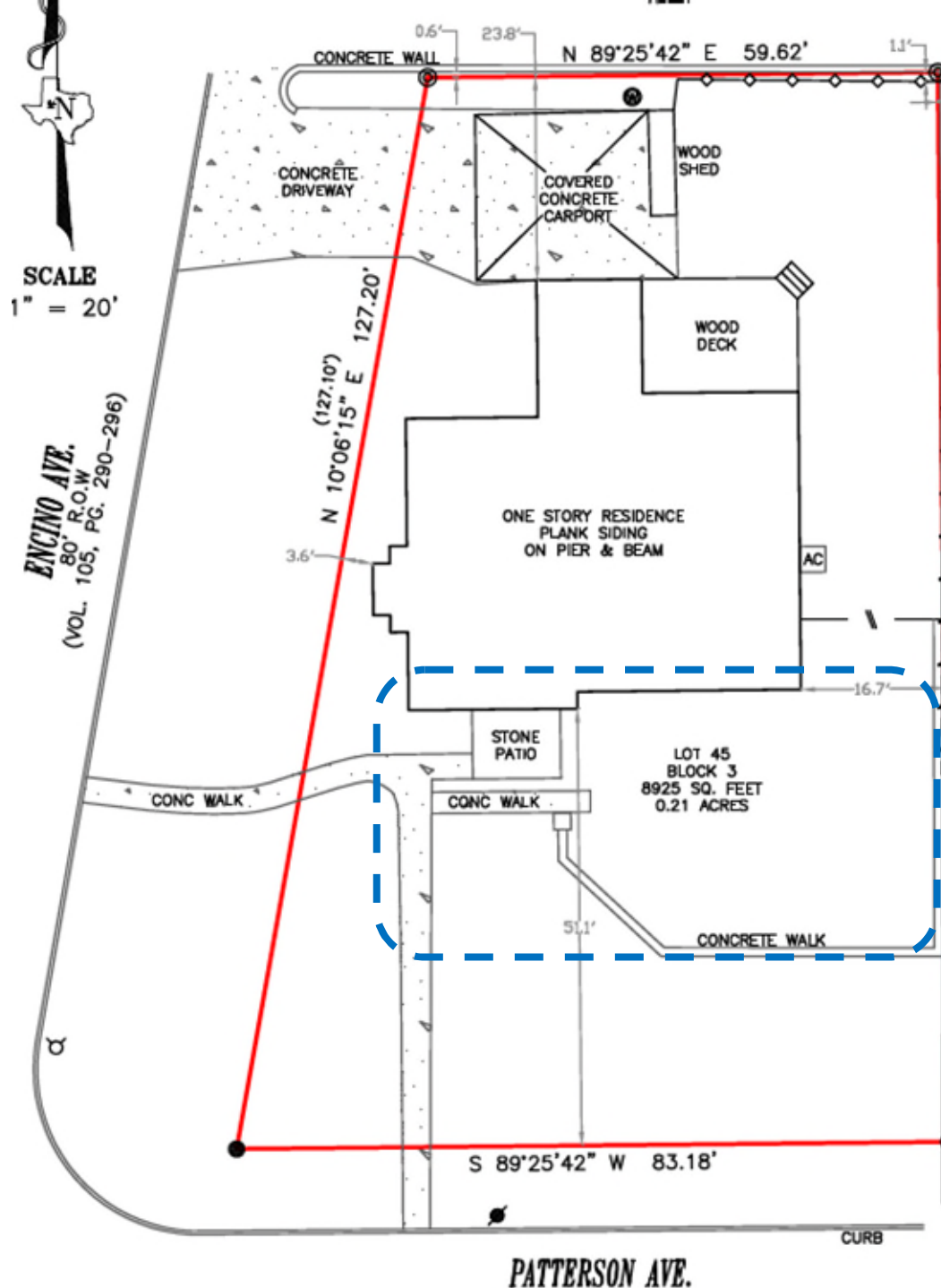


# PROPERTY



- SF-A
- Northeastern corner of Patterson Ave at Encino Ave
- New wall in front yard
- Rescheduled from June 07, 2023 meeting due to a staff error.

# SITE PLAN

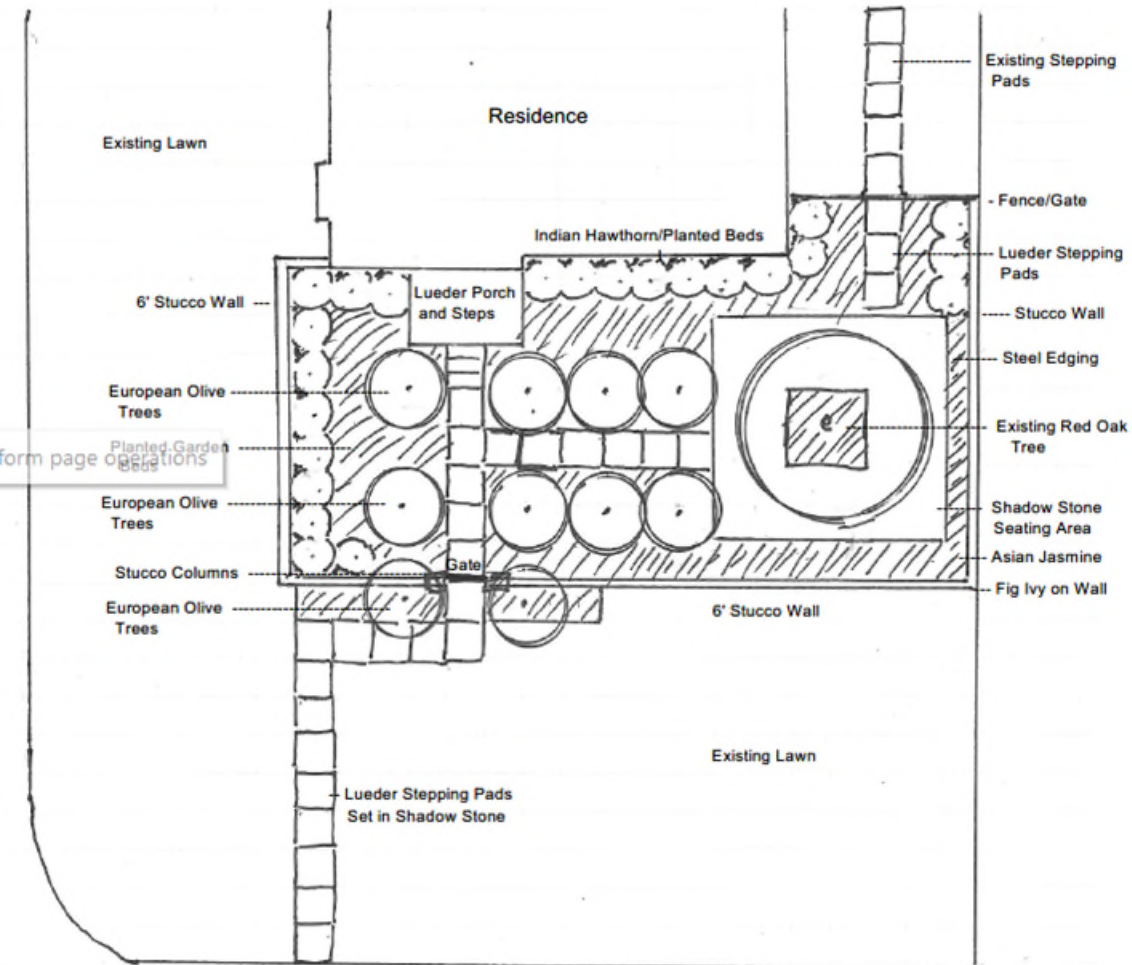


SCALE  
1" = 20'





# PROPOSED ELEVATION



Concept for design of 6' wall including plans for fig ivy coverage



# PROPOSED ELEVATION



Liriope



European Olive Trees with Lueder Stepping Pads



Asian Jasmine Ground Cover



Fig Ivy



Indian Hawthorn Magistica



Lueder Posh/Entrance Steps



Blue Plumbago



Thyallis



Shadow Stone



# 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 received from Fire Department regarding request.
- The Police Department submitted comments that wall will not impede vision of on-coming traffic.



# PUBLIC NOTIFICATION - UPDATE

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (3)                      Neutral: (0)
  - Oppose: (0)





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



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



# PROPERTY



- SF-A
- Eastern side of Claiborne Way between Crescent St and Harrison Ave
- 2<sup>nd</sup> Story Addition to Garage
- Rescheduled by applicant for August 02, 2023 at 5:30 pm.

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



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



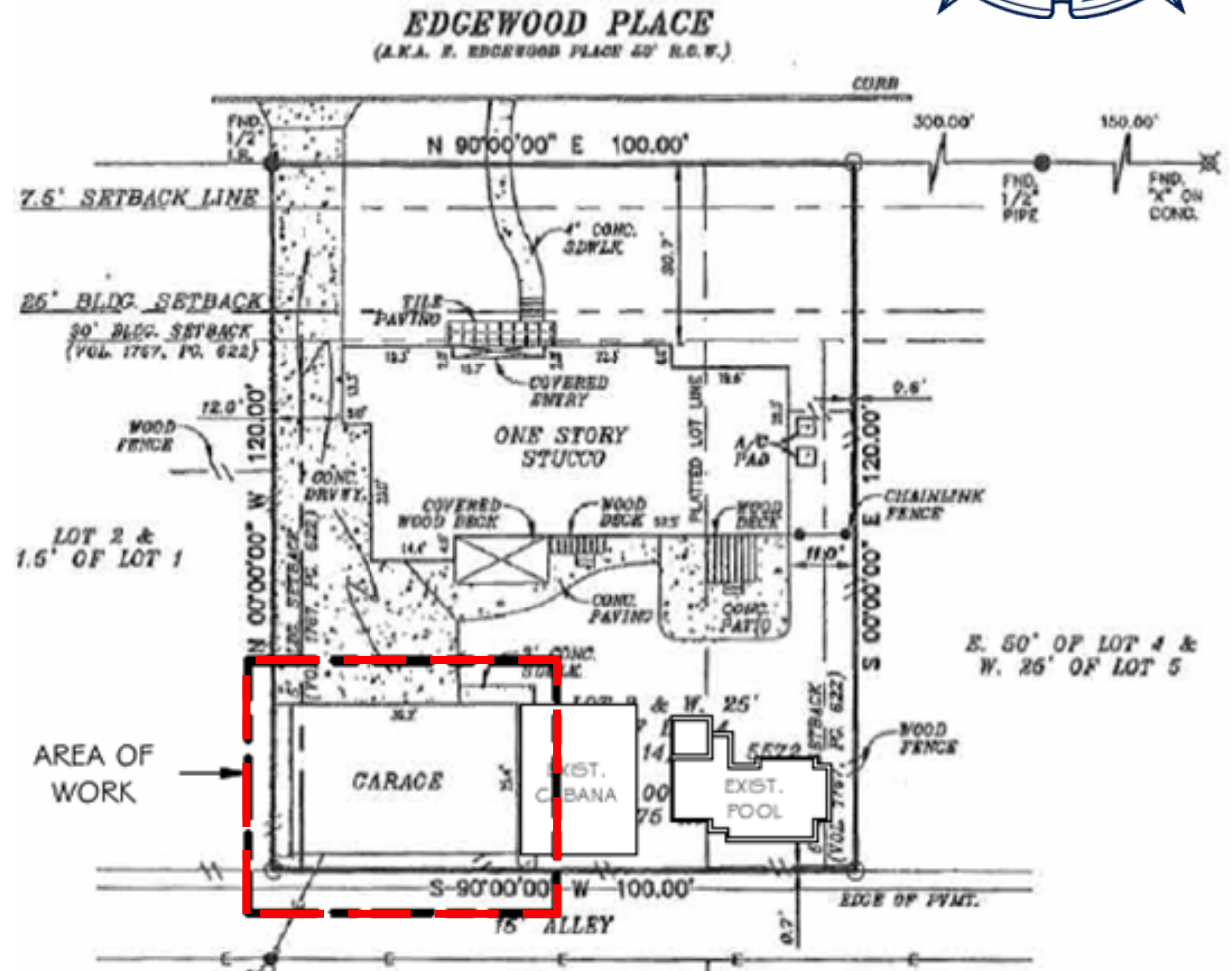
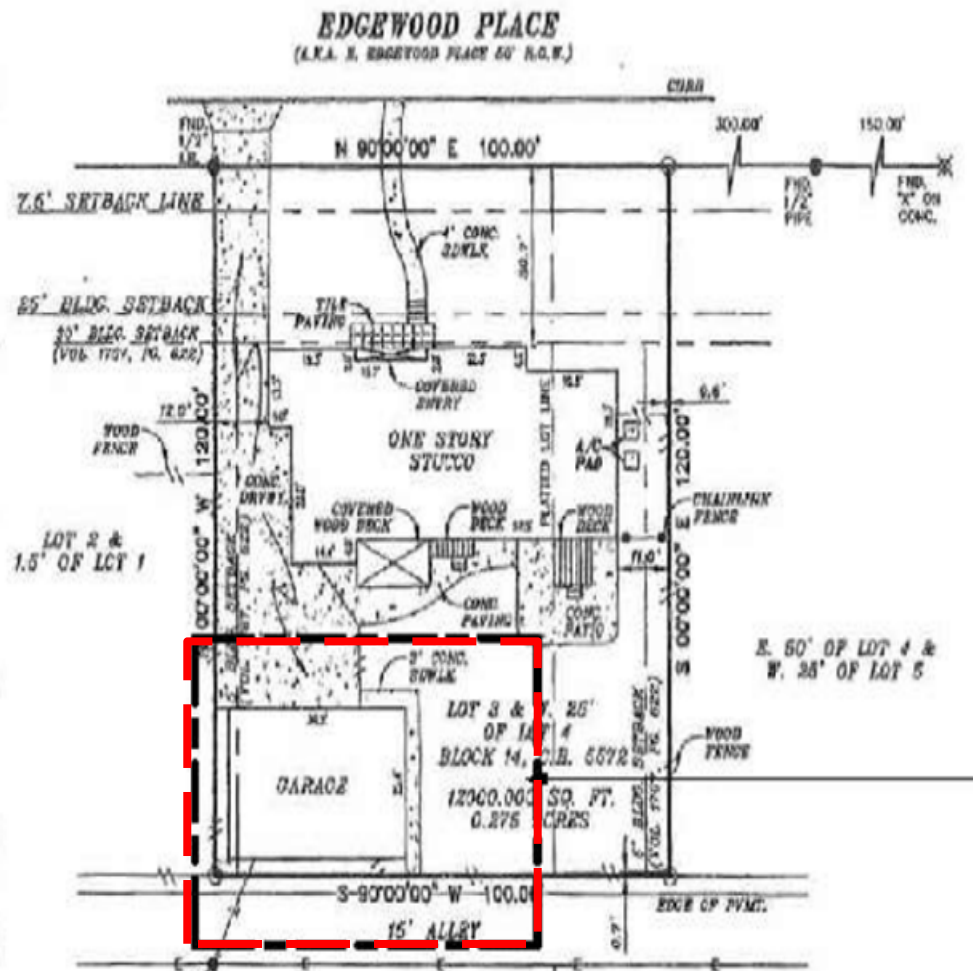
# PROPERTY



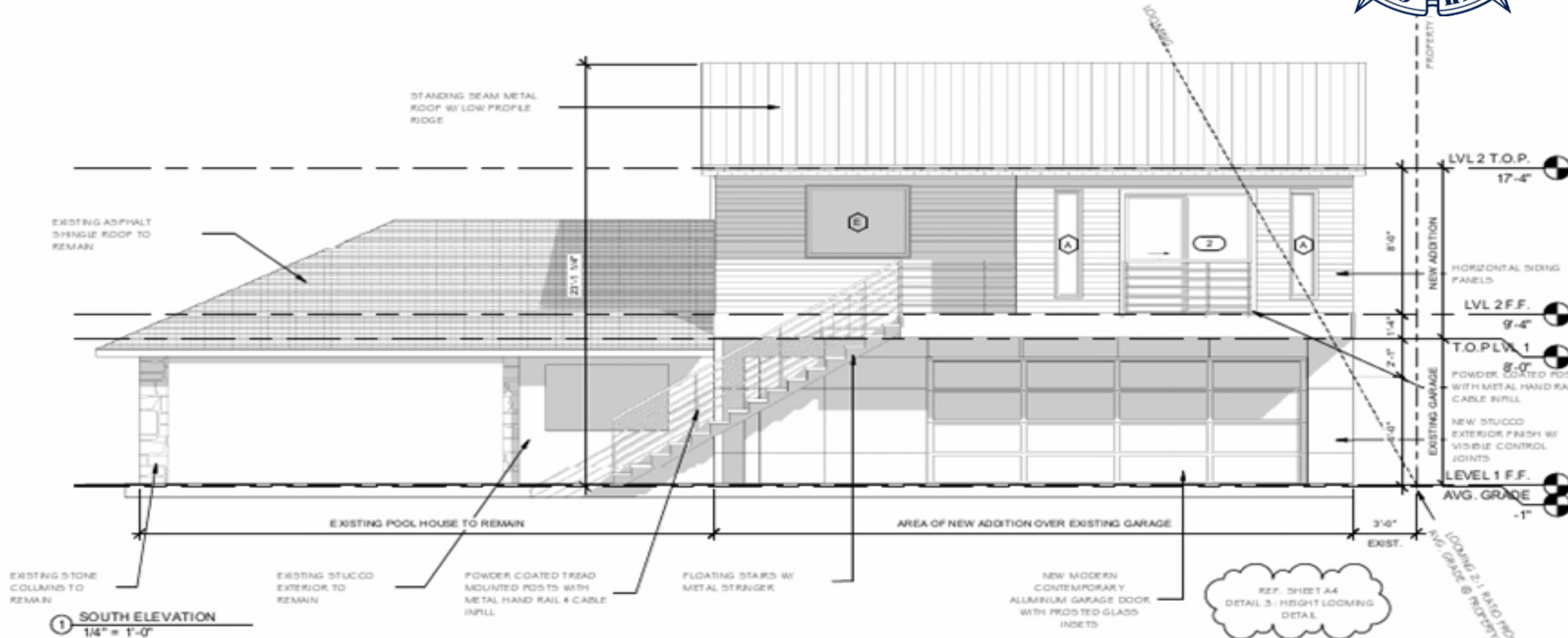
- SF-A
- North side of street, east of Vanderhoeven Dr.
- 2<sup>nd</sup> story Addition to Garage
- Tabled from June 07, 2023 meeting.



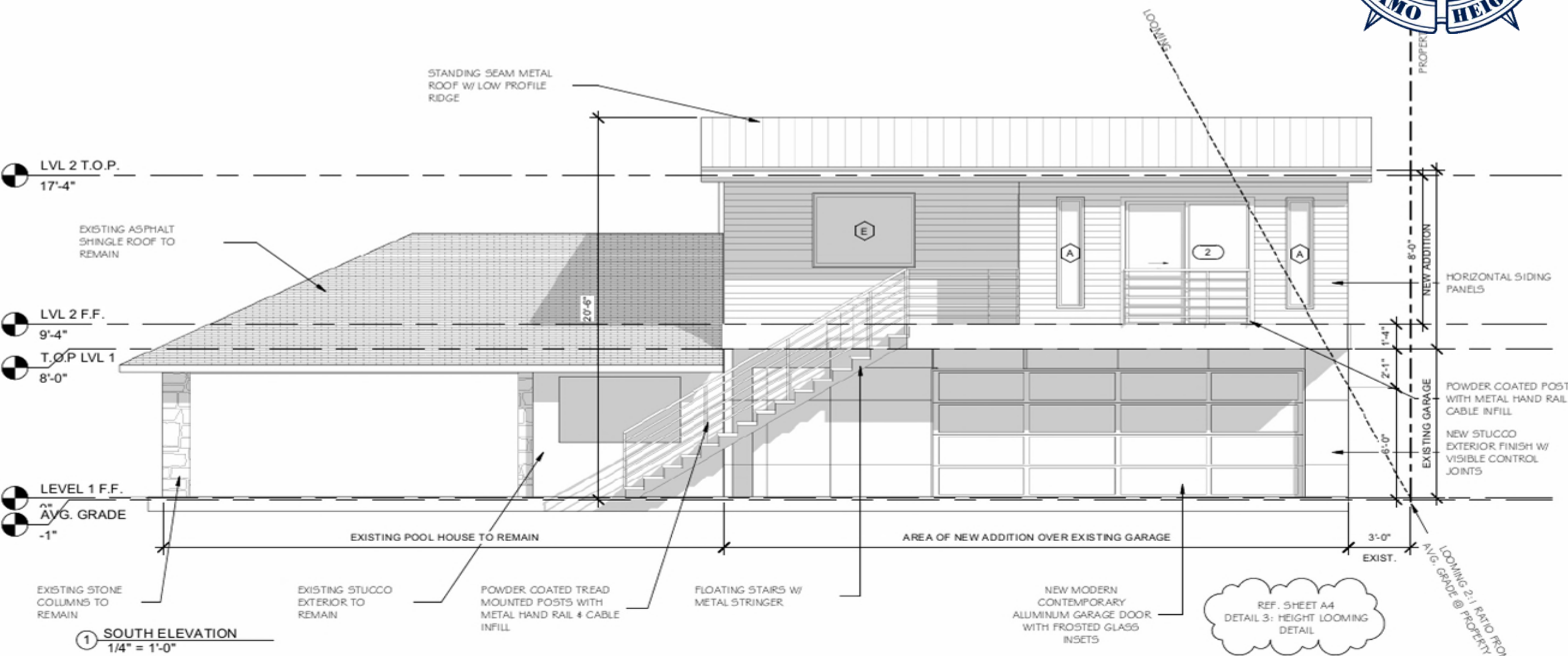
# SURVEY



# ORIGINAL SOUTH ELEVATION

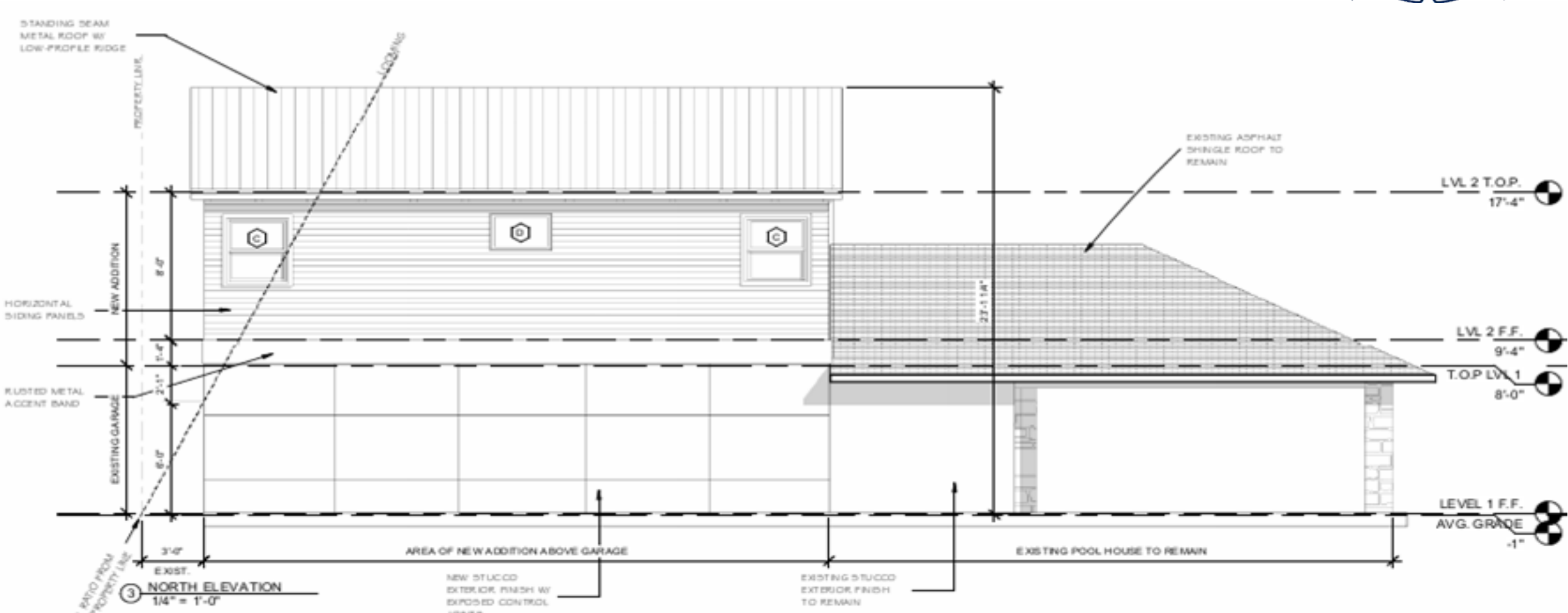


# REVISED SOUTH ELEVATION



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

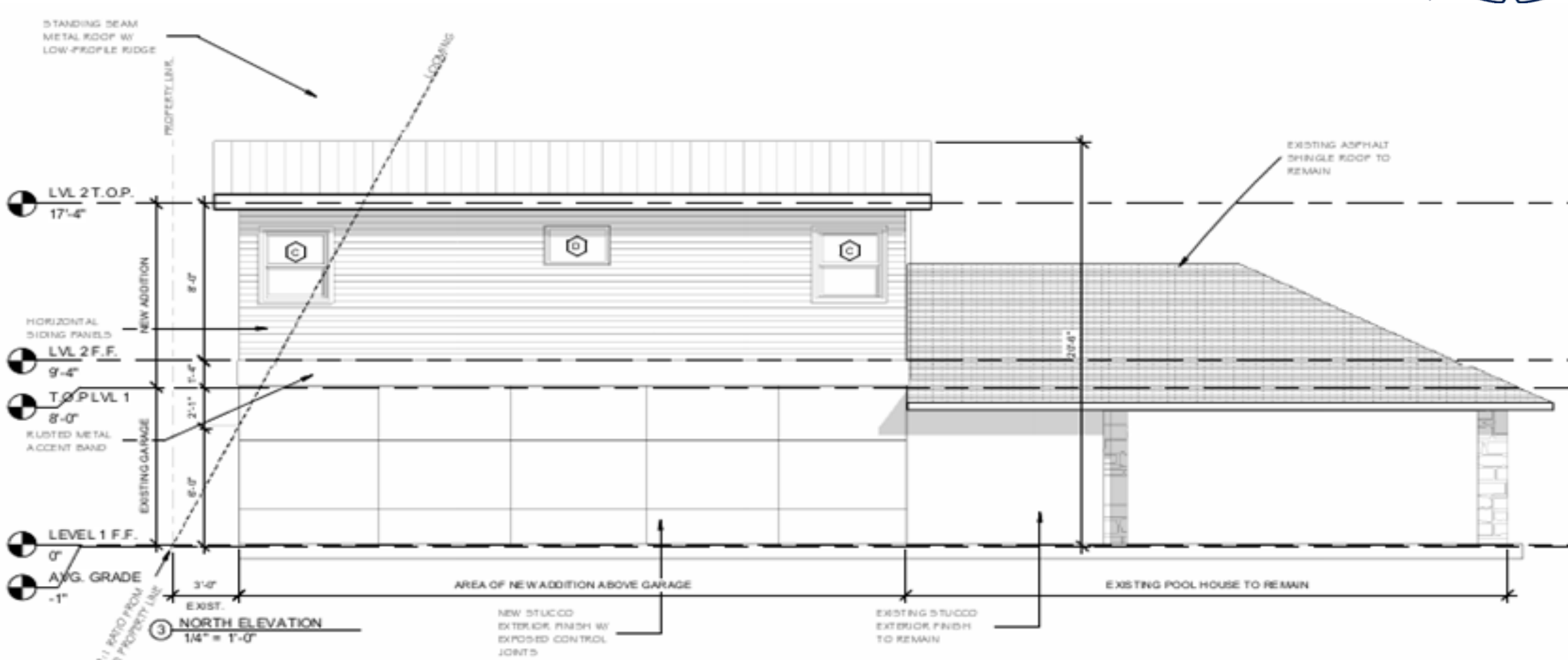
# ORIGINAL NORTH ELEVATION



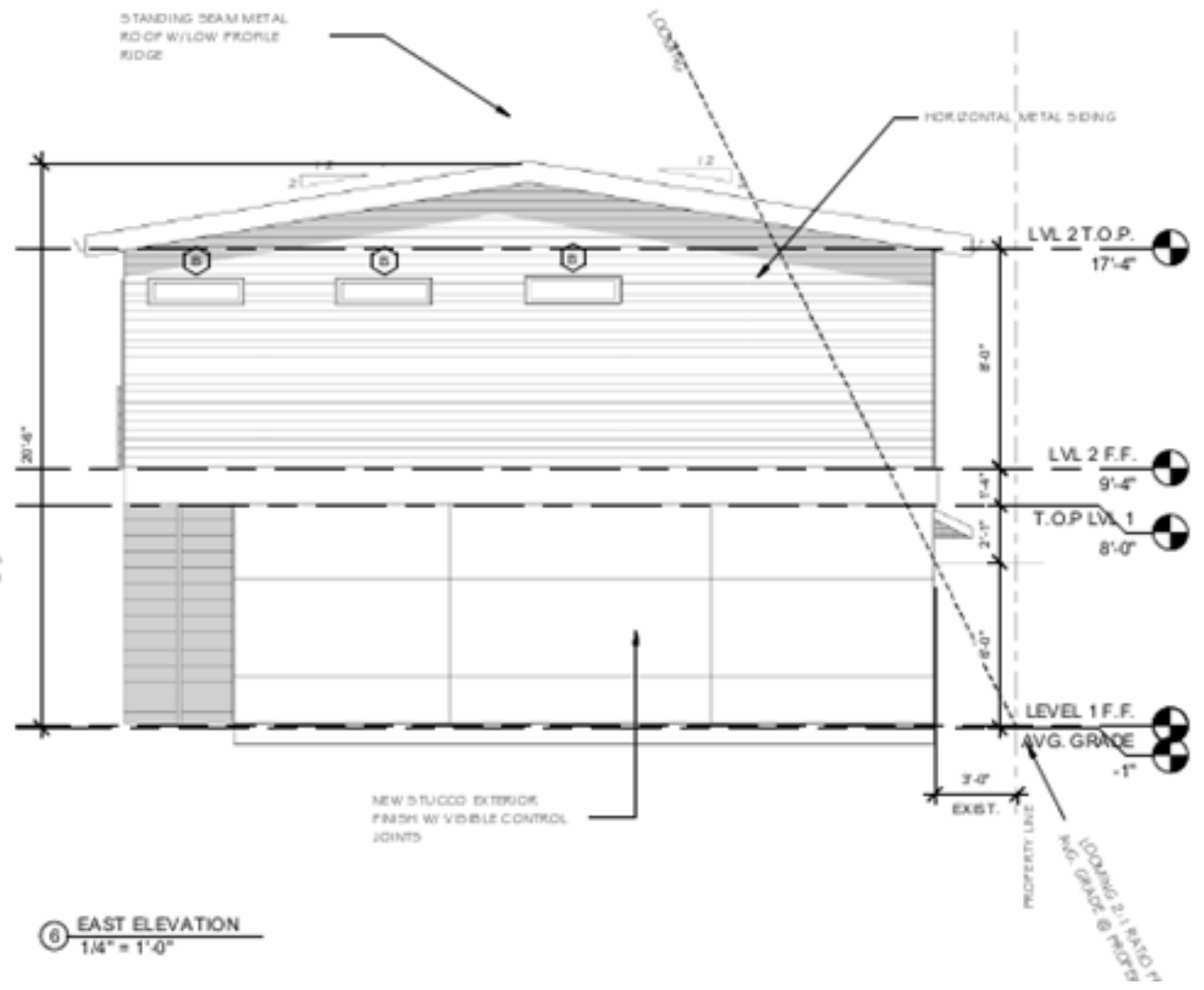
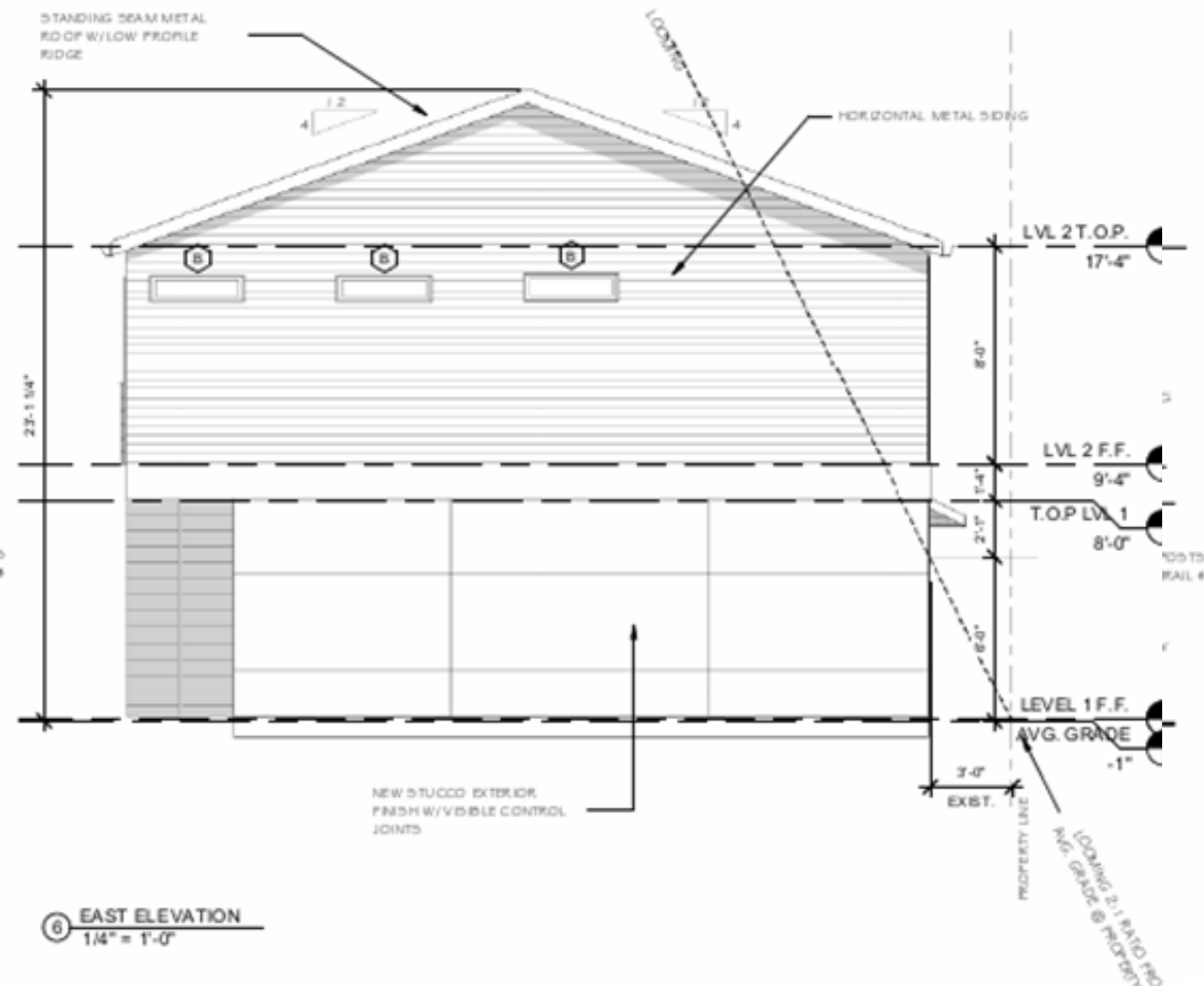




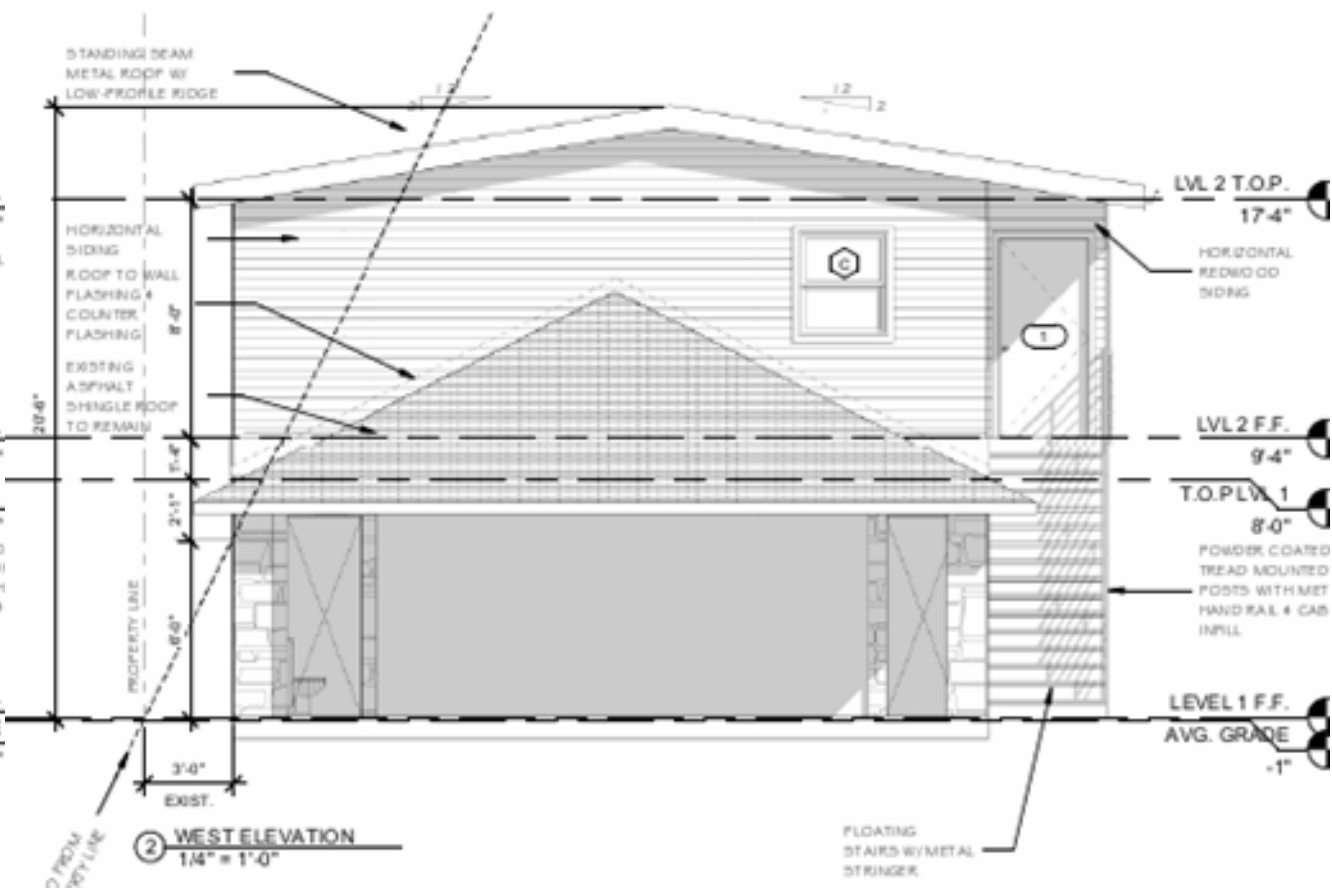
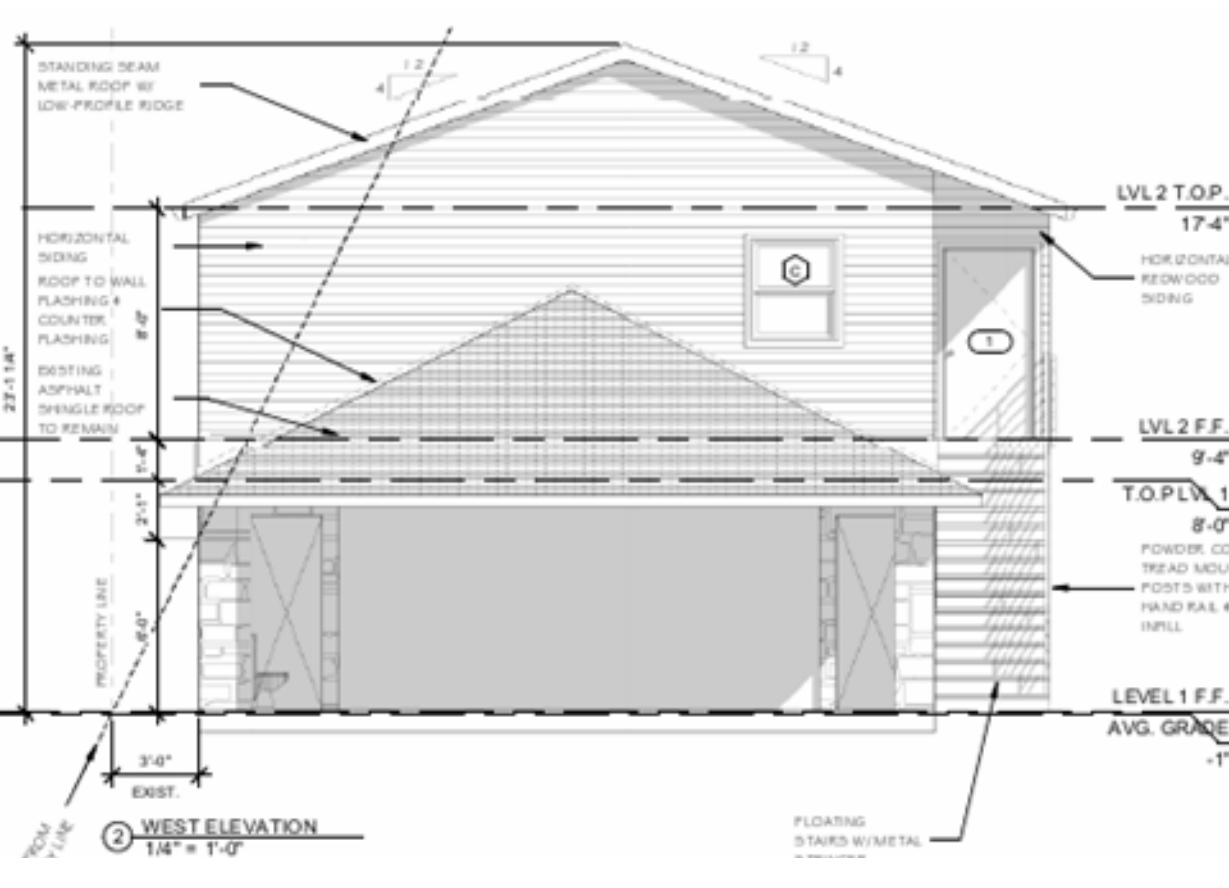
# REVISED NORTH ELEVATION



# ORIGINAL/REVISED EAST ELEVATION



# ORIGINAL/REVISED WEST ELEVATION





# POLICY ANALYSIS

## ■ Variances

- Gable exemption does not apply
  - No change
- Proposed 23ft 1¼-inch overall height
  - Overall height reduced to 20ft 6-inches (*2ft 7¼" decrease*)
- Proposed 17ft 5-inch top of plate height
  - No change
- Proposed 5ft 8¼-inch gable encroachment
  - Reduced encroachment to 3ft 1-inch (*2ft 7¼" decrease*)



# POLICY ANALYSIS



- **Hardships**

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

- **Considerations**

- Preservation of the existing 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. 2391  
900 CAMBRIDGE OVAL**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



# PROPERTY



- SF-A
- West side of street, at corner of Estes Ave & Morton St
- Detached carport



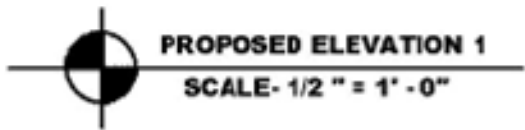
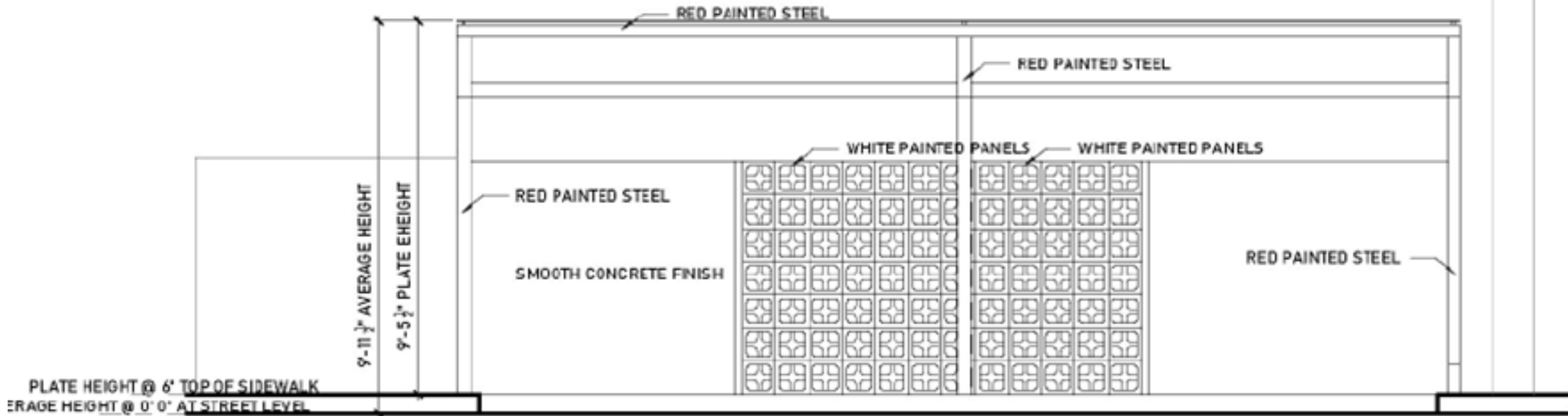


# LOT COVERAGE & FAR

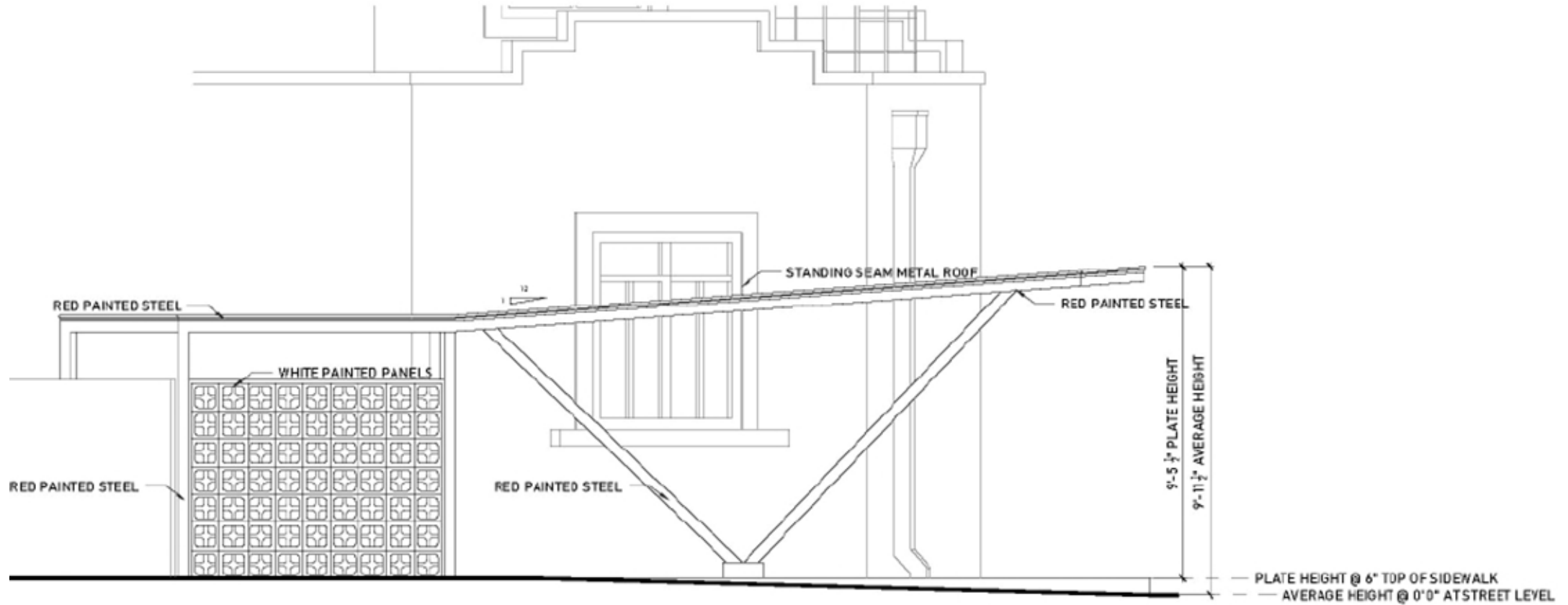


Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	4185 sq. ft.	4185 sq. ft.
Main house: 1st floor*	1455sq. ft.	1455 sq. ft.
Main house: 2nd floor	688 sq. ft.	688 sq. ft.
Front porch*	N/A	N/A
Side porch*	N/A	N/A
Rear porch*	N/A	N/A
Garage/Carport: 1st floor*	N/A	617 sq. ft.
Garage: 2nd floor	N/A	N/A
Shed*	N/A	N/A
Breezeway*	N/A	N/A
Covered patio structure*	N/A	N/A
Other accessory structures*	N/A	N/A
<b>Total Square Footage:</b>	2143 sq. ft.	2760sq. ft.
<b>Total Lot Coverage*:</b>	1455 / 34.7	2072 / 49.5
<b>Total FAR:</b>	2143 / .512	2760 / .659
<b>Max. 40% lot coverage for SF-A and SF-B Districts</b>		

# PROPOSED EAST ELEVATION

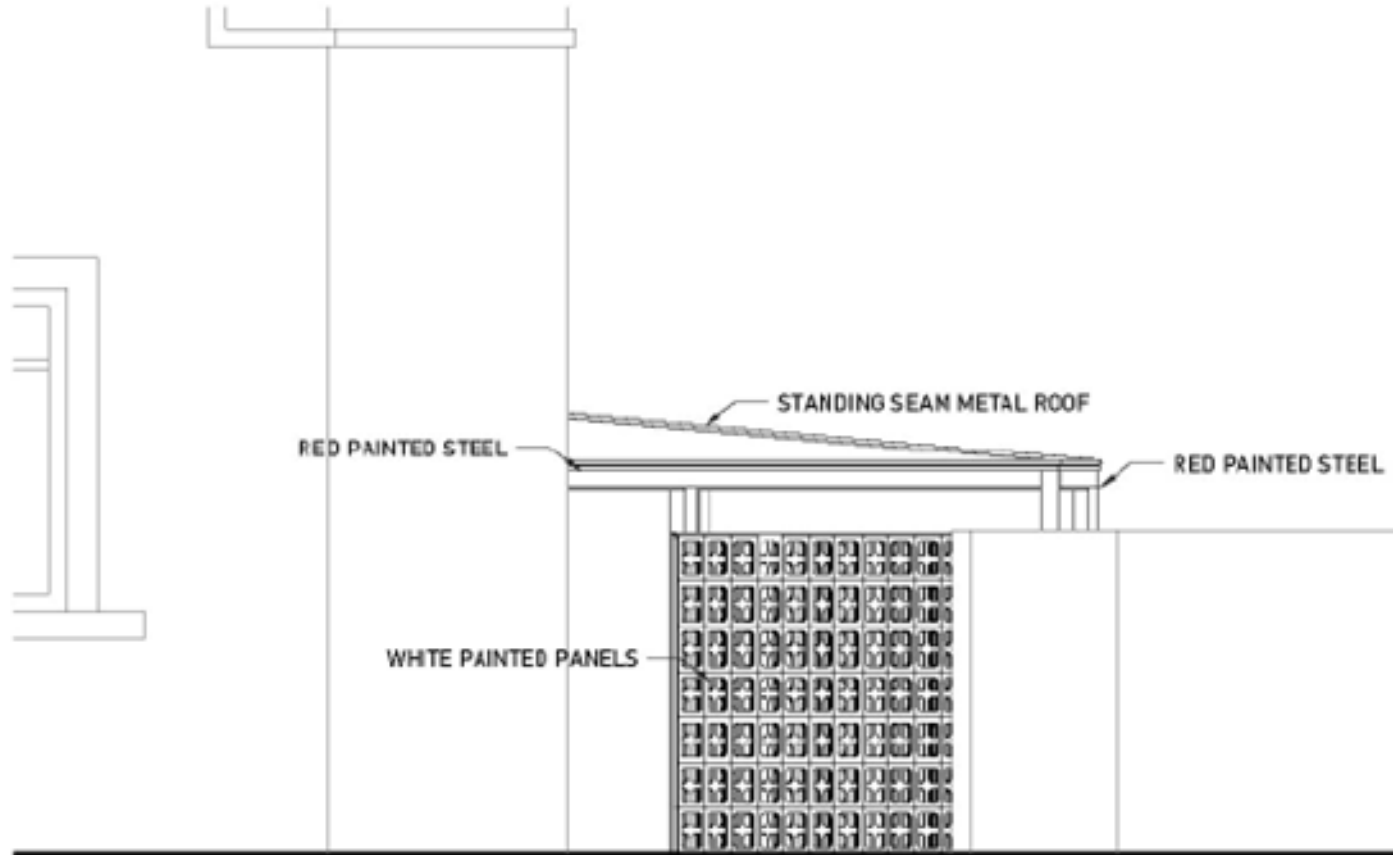



# PROPOSED SOUTH ELEVATION





# PROPOSED NORTH ELEVATION



 **PROPOSED ELEVATION 3**  
SCALE- 1/2" = 1' - 0"

# PROPOSED RENDERING





# POLICY ANALYSIS

## ■ Hardships

- SF-A District – Minimum lot area 8,400sq ft
  - Lot area is 4,185sq ft
- Lot shape is irregular

## ■ Considerations

- Preservation of the existing structure limits placement of improvements.
- Currently non-compliant with required covered parking



# 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: (0)

