

# BOARD OF ADJUSTMENT CASE NO. 2341



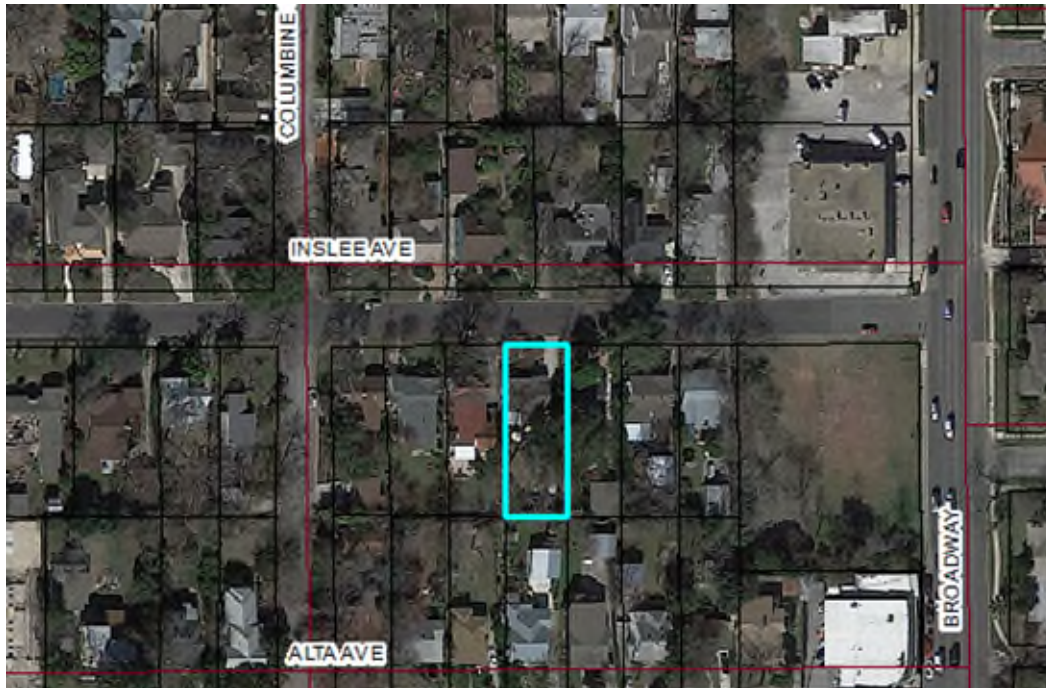
JULY 7, 2021

**VARIANCE — 132 INSLEE**

Community Development  
Services

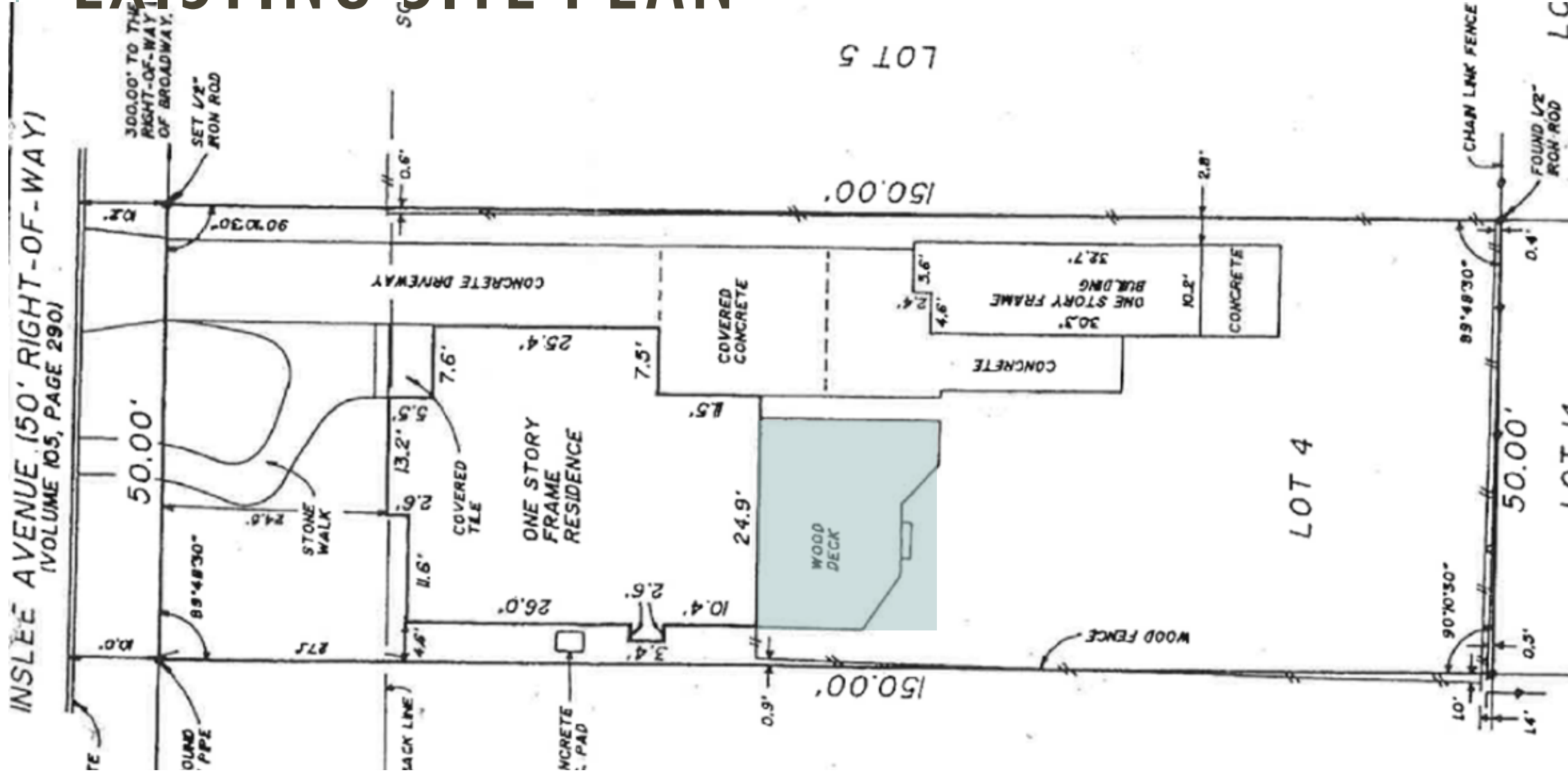


# PROPERTY



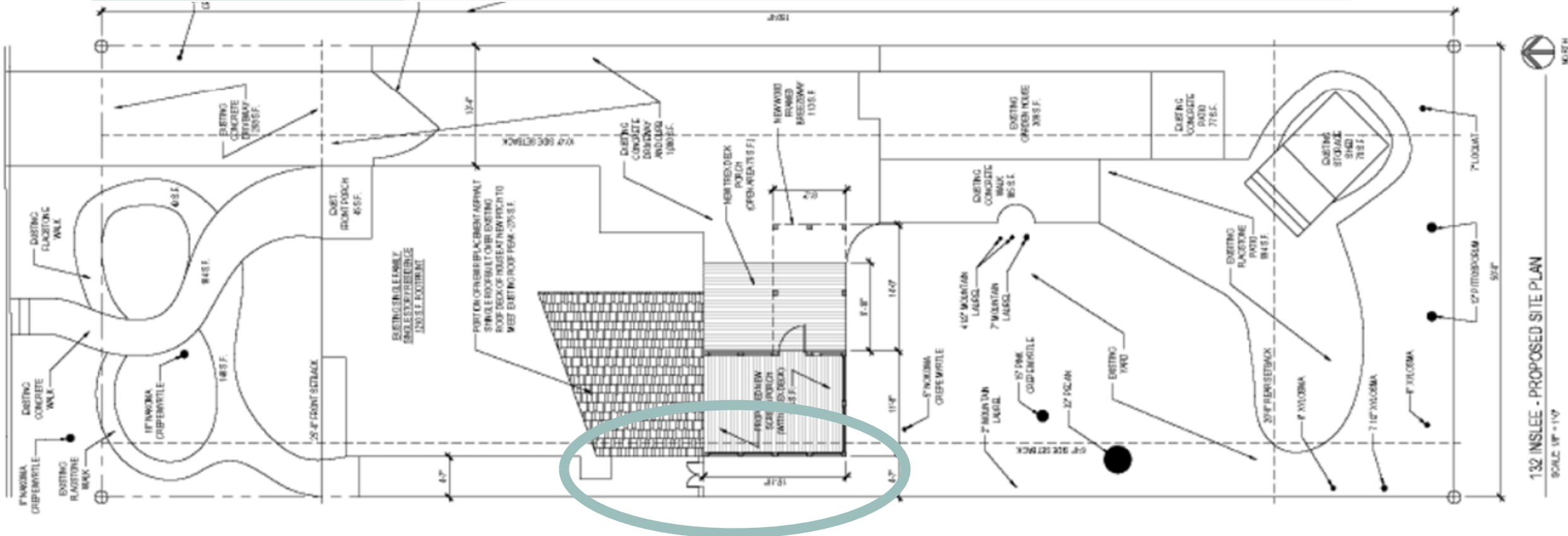
- SF-A
- Inslee
  - Columbine
  - Broadway
- New screened porch with deck and breezeway

# EXISTING SITE PLAN



# PROPOSED SITE PLAN & VARIANCE

VARIANCE	LOCATION	REQUEST	CODE	ALLOWED
Setback	Side Yard	4ft 7in	3-15	Min 6ft





# POLICY ANALYSIS

- Hardships:
  - None
- Consideration:
  - Existing main structure is non-conforming and limits placement of improvements.
  - No increase to existing non-conformity.



# 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. 2342



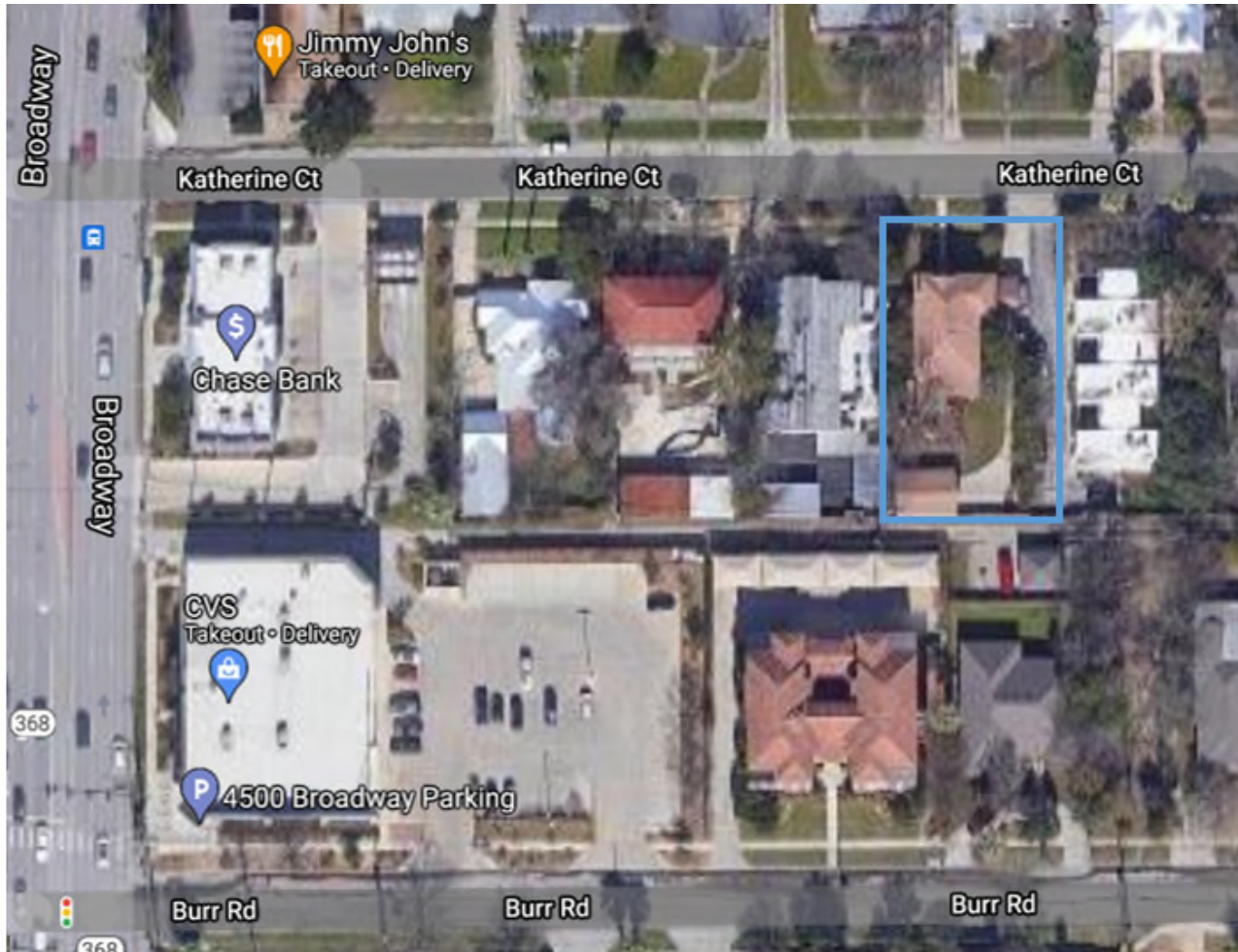
JULY 7, 2021

## VARIANCE — 134 KATHERINE COURT

Community Development  
Services



# PROPERTY



- MF-D
- Katherine Ct
  - Broadway
  - N. New Braunfels
- New rear gate/fence



# EXISTING CONDITIONS



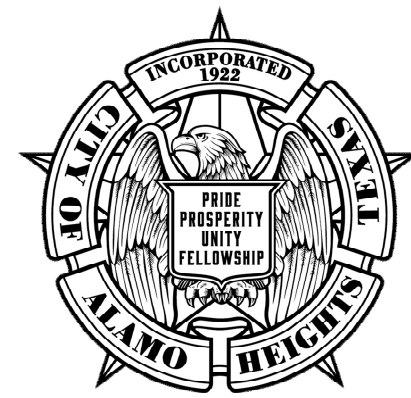
View of 6ft high fence and commercial care facility



View of 8ft 8-inch height

# 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: (1)                      Neutral: (0)
  - Oppose: (0)

# BOARD OF ADJUSTMENT



JULY 7, 2021

## STAFF REPORT — RDS UPDATES

Community Development  
Services

# SIDE YARD SETBACK & ARTICULATION

- Section 3-15 Side Yard Setbacks and Side Articulation:
  - “No building, structure or use shall here after so as to have a smaller side yard on each side of a building, **as measured from the edge of the foundation (to include masonry sling)** than hereinafter specified...”
  - “Main structure articulation: The maximum exterior side wall plane width **of a structure located on a corner lot** without a minimum of a two(2) foot by ten(10) foot offset is thirty(30) feet or a combination of one(1) of the following architectural or utilitarian features every thirty(30) to break up the monotony of the **street-facing** façade:...”
    - 7. **Pilasters Recessed windows**

# BUILDING HEIGHT

- Section 3-2 Definitions:
  - “...height is defined as the measurement from the average of the highest and lowest existing ground elevation points around **each** structure’s entire foundation.”
- Section 3-19 Height:
  - “No building or structure shall be erected...to exceed the maximum heights **measured from average grade for a lot that slopes less than 10% or from actual grade for a lot that slopes 10% or more, not finished floor,...**”



# LOOMING

- Section 3-19(2)(4) Height:
  - ***“(4) The height looming standard shall not apply to a main structure when adjacent to public rights-of-way.”***
- Section 3-19(5)(a) Height:
  - ***“Except for the first ~~ten(10)~~ eleven(11) feet of wall plate, the maximum side and rear wall plates of an accessory structure shall not exceed twice the width of the side setback in height measured from average or actual grade based on the slope of the lot, not finished floor (height looming standard).”***
  - ***“Exception: The height looming standard shall not apply to an accessory structure when adjacent to public rights-of-way.”***

# DORMERS

- Section 3-20 ~~Dormers~~ **RESERVED**
  - ~~The minimum inset for dormers in all structures in the SF-A and SF-B Districts, as measured from the exterior wall face of the story below, shall be five (5) feet. The slope of the roof area covered by dormers shall not exceed forty (40) percent of the roof of the main structure or fifty (50) percent of the roof of accessory structures.~~

# DRIVEWAY SPECIFICATIONS

- Section 3-21 Required off-street parking:
  - “Driveway Specifications
  - Exceptions:
    - 1) For lots greater than sixty-five(65) feet in width, garages may be attached to the main structure provided they are located ~~towards the rear, beyond the midpoint of the main structure, and behind the front façade of the main structure and~~ no closer than fifty(50) feet from the front yard property line, ~~and accessed from the side to prevent the garage doors facing the street.”~~

# BUILDING CODE

- Section 5-116: ~~RESERVED~~ Utilities during construction
  - “In the event construction is to be performed on a vacant residence or to an extent that requires the occupants to move out during construction, the gas meter will be locked out and the electric meter removed by City Public Service (utility provider). A temporary electric meter is to be set and used for construction purposes.”
- Section 5-138(b)(2) Responsibility of the owner:
  - ~~“All utilities shall be disconnected and the sewer line shall be effectively plugged with concrete or as may be required by the director, at or near-disconnected at~~ the property line ~~and a clean out installed extending no more than six inches above grade or as required by the director.”~~