

ARB CASE NO. 986F
328 ALBANY ST

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



- SF-A
- South side between Lafayette Ave and Kokomo St
- SF Residence w/
Detached Garage



BACKGROUND

- Tabled on 06.17.2025
- Concerns from the ARB included:
 - General lack of detail
 - Provide building material call outs on the renderings
 - Provide a street view to help compare the proposed structure with neighboring structures



SUMMARY

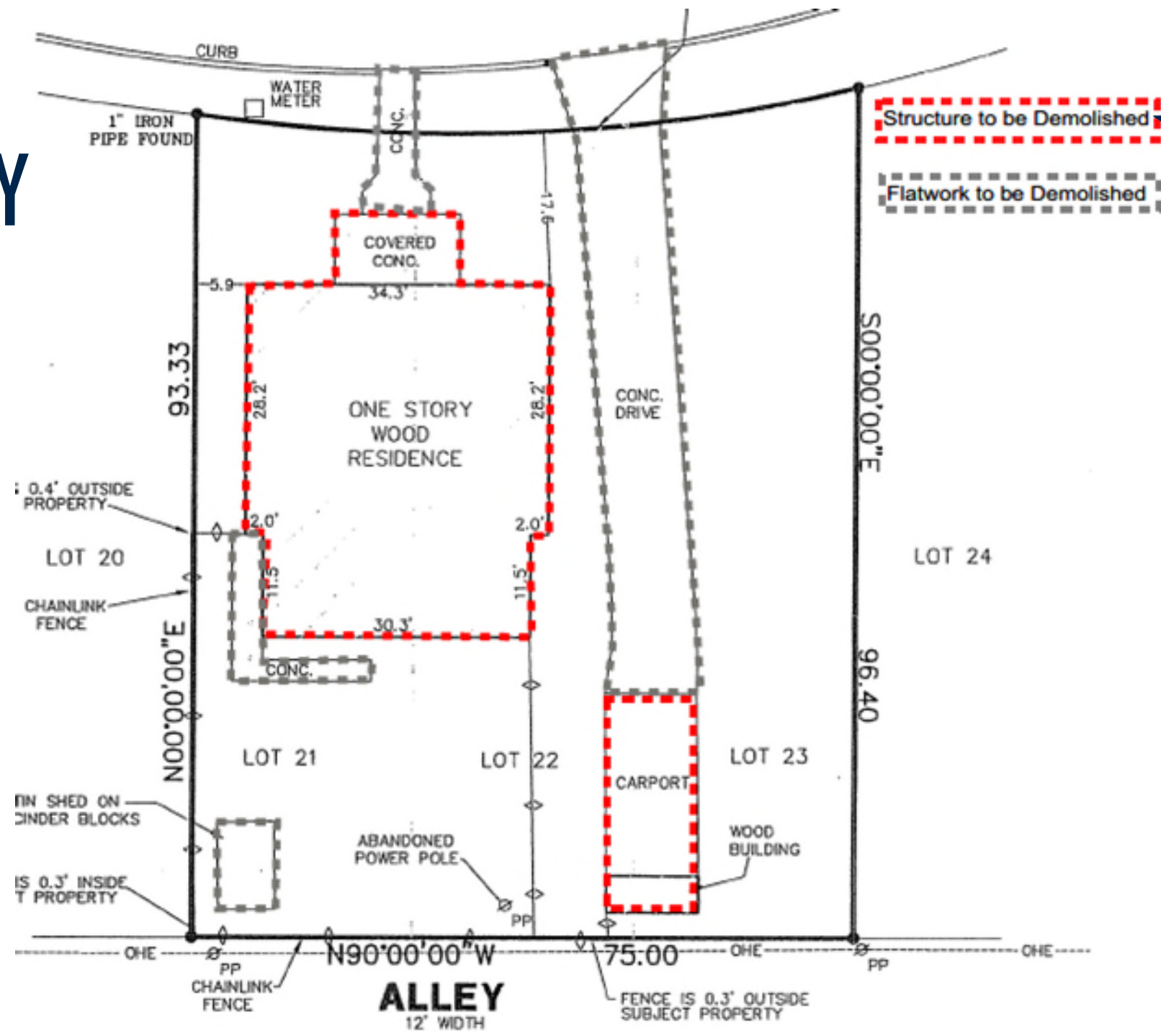
- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of roof**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof



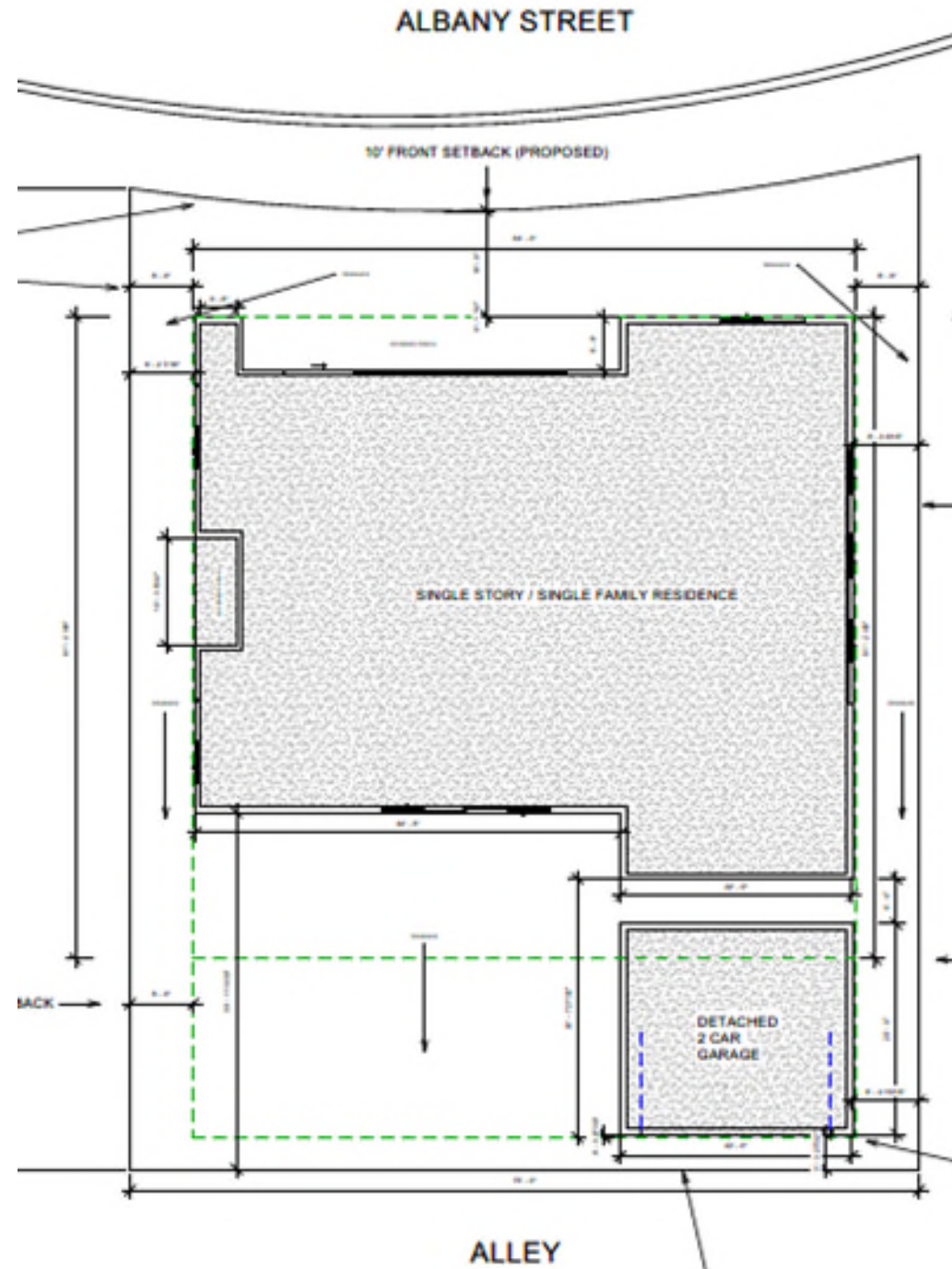
EXISTING CONDITIONS



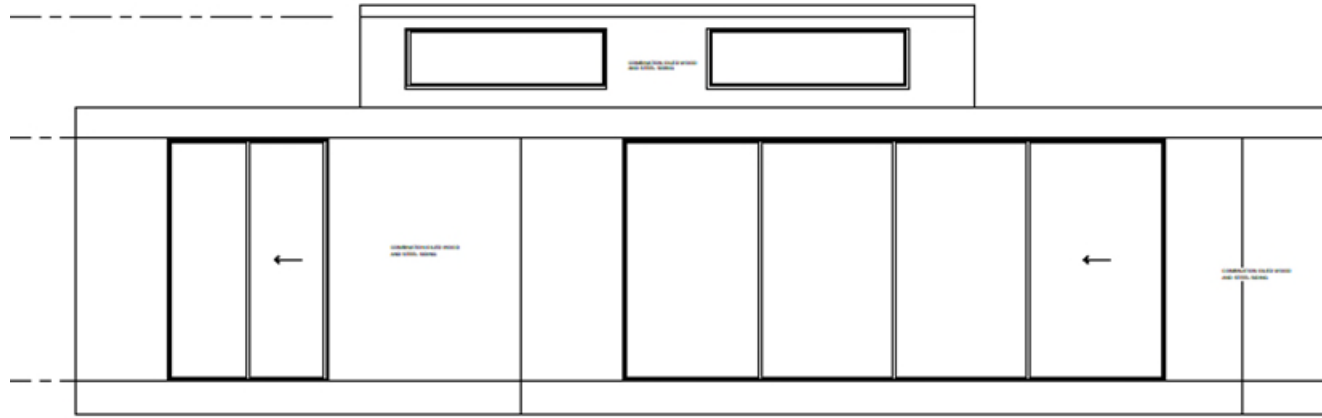
SURVEY



SITE PLAN

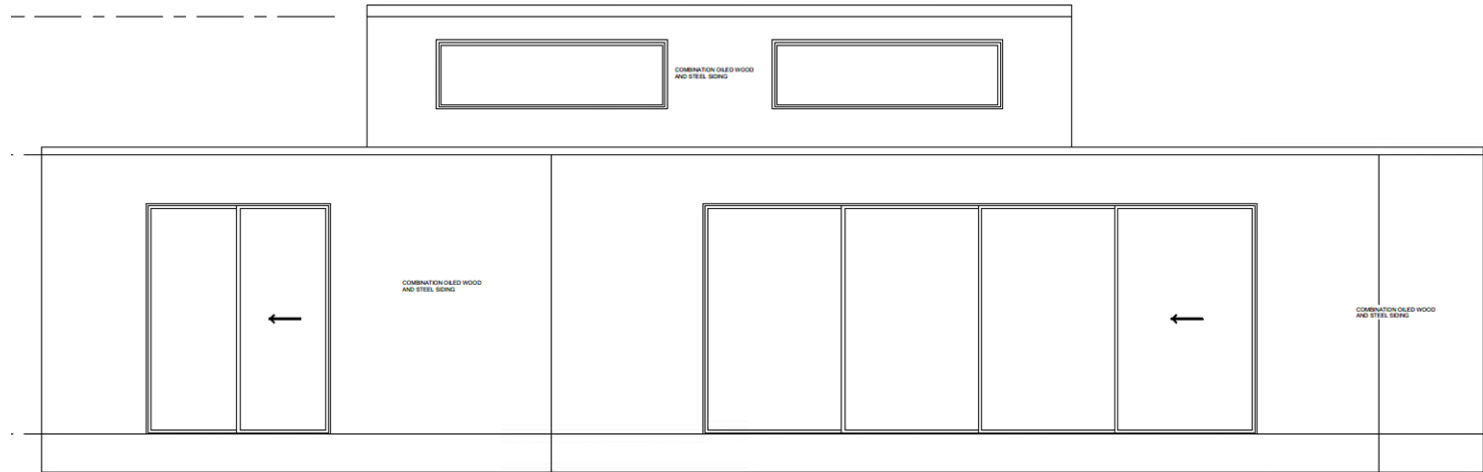


ELEVATION - FRONT



Before

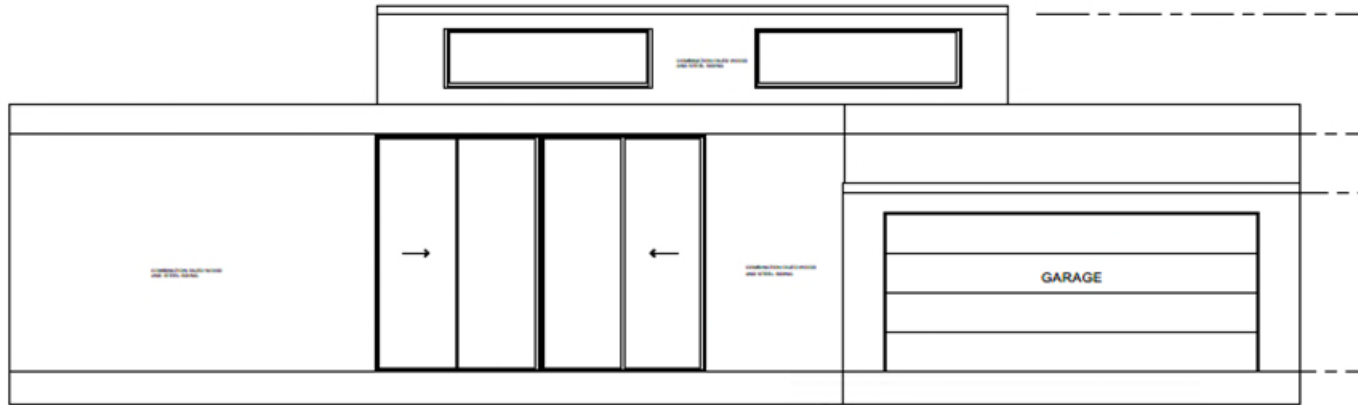
① SOUTH
1/4" = 1'-0"



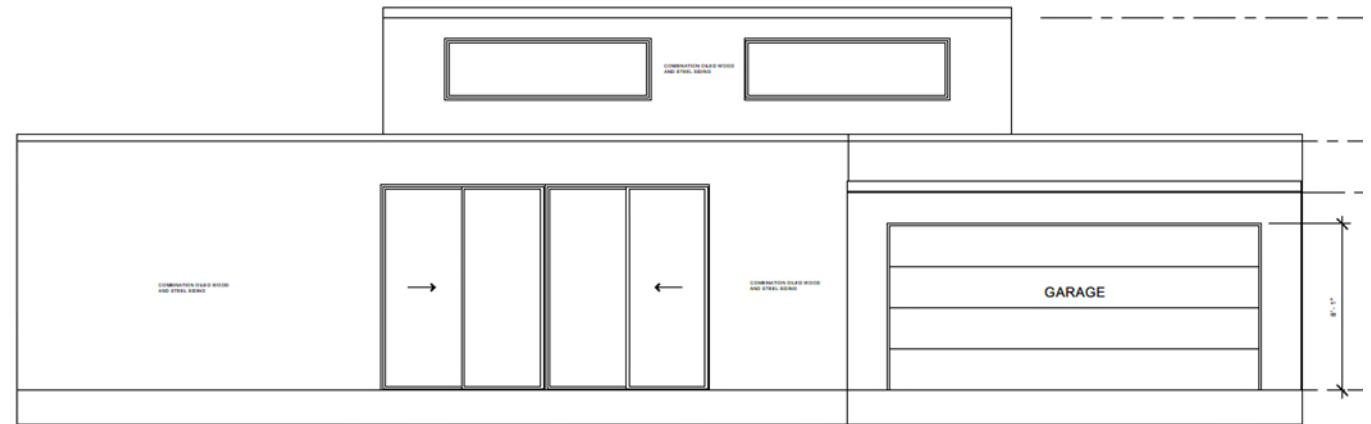
After

- **Height:** 18ft 1-1/8in
- **Siding:** Combination Oiled Wood and Steel Siding
- **Roof:** TPO

ELEVATION - REAR



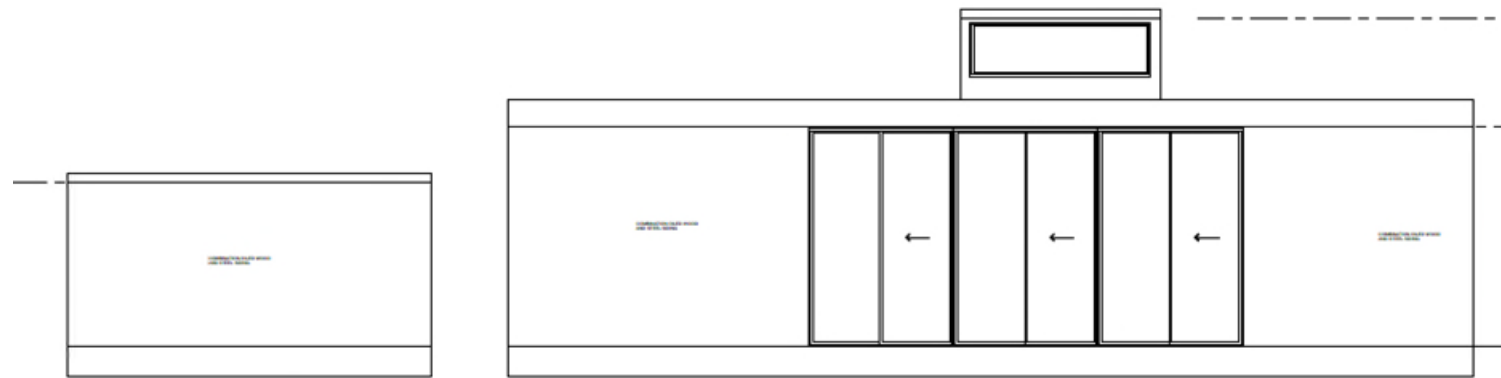
Before



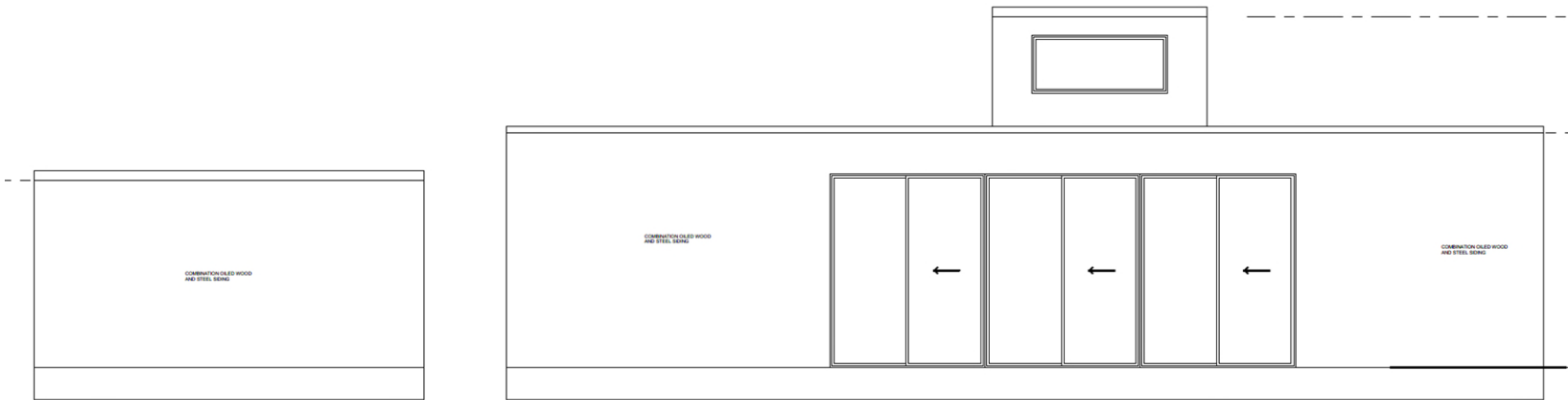
After

- Height:** 18ft 1-1/8in
- Siding:** Combination Oiled Wood and Steel Siding
- Roof:** TPO

ELEVATION — SIDE



Before

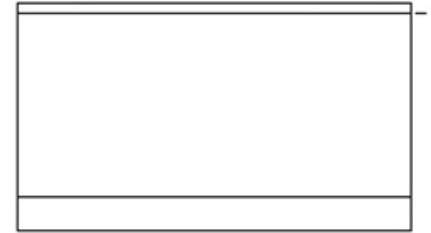


After

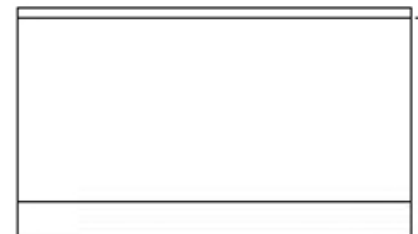
ELEVATION — SIDE



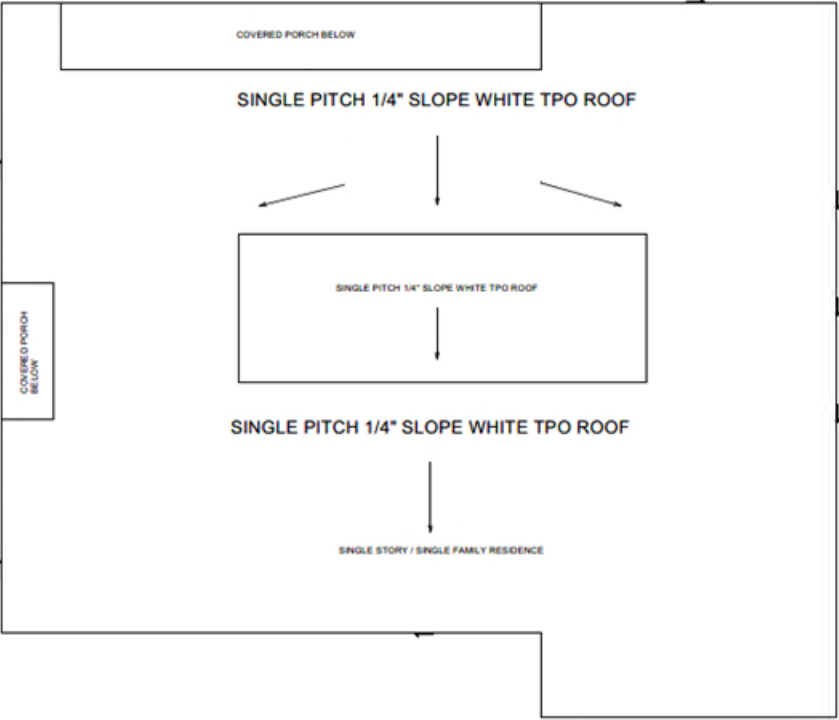
Before



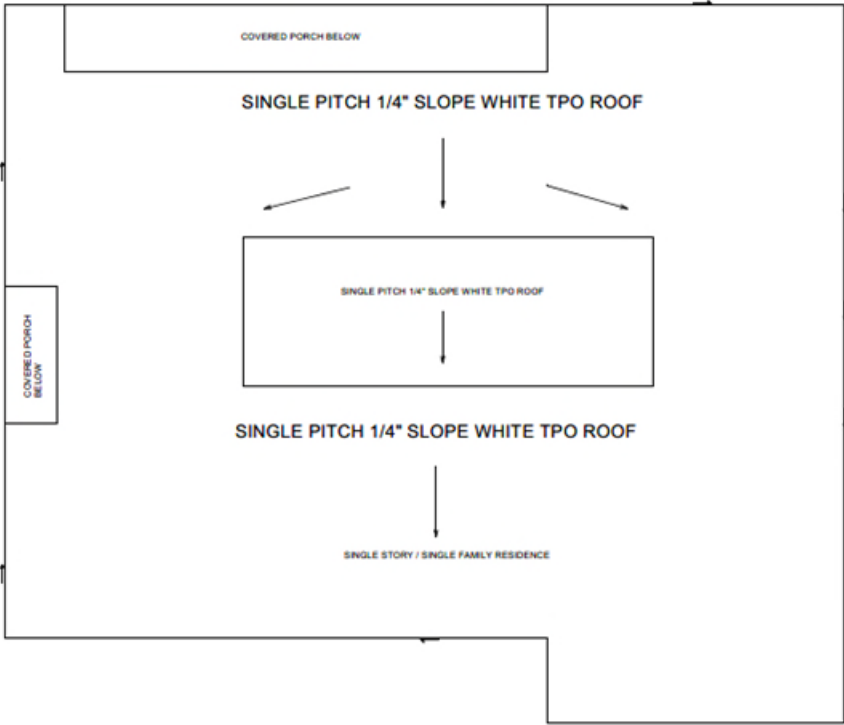
After



ROOF PLAN



Before



After

LOT COVERAGE & FAR

Lot Coverage/FAR	Existing	Proposed
Lot Area	7125.00	7125.00
Main House - 1st Fl	925.00	2867.00
Main House - 2nd Fl		
Front Porch (Cov)	112.00	180.00
Side Porch (Cov)		
Rear Porch (Cov)		40.00
Garage - 1st Fl	200.00	444.00
Garage - 2nd Fl		
Carport		
Shed	50.00	
Breezeway		
Covered Patio		
Other Accessory		
Total Sq Ft	1287.00	3531.00
Total Lot Cov Sq Ft	1287.00	3531.00
Lot Cov Percentage	18.06%	49.56%
Total FAR Sq Ft	1175.00	3311.00
FAR Percentage	0.165	0.465

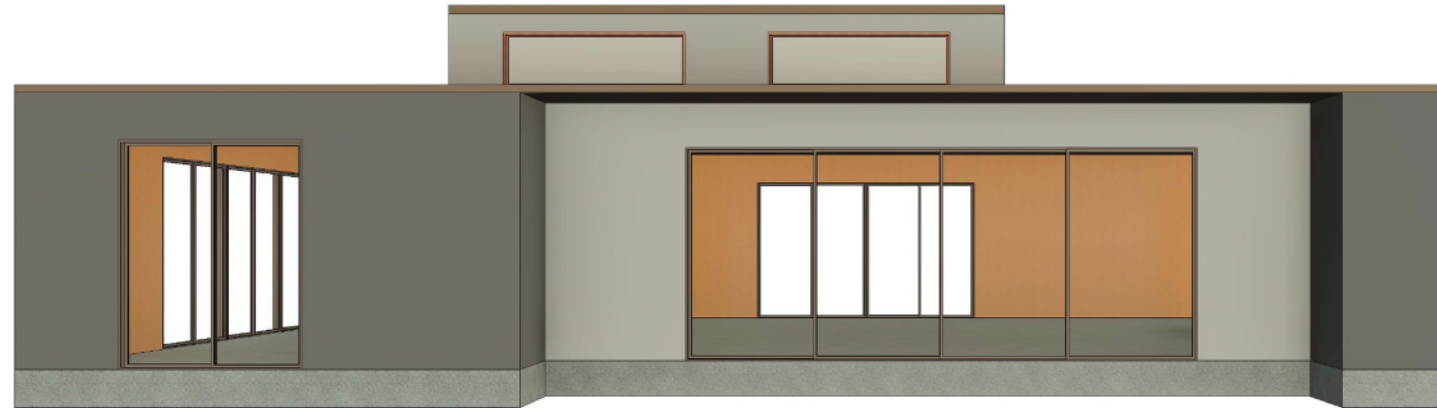


RENDERING



① 3D View Streetscape Perspective

Before



① 3D View Streetscape Perspective

After

1

3D View Streetscape Perspective

RENDERING



Before



After



RENDERING



Before

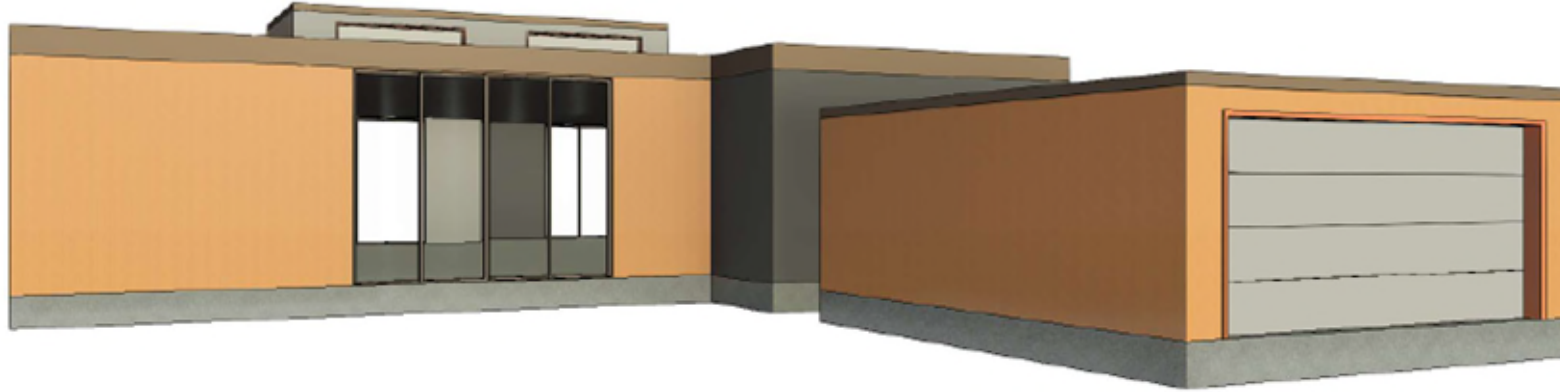


After

2

3D View 3 NE Corner Street View

RENDERING



Before



After

1

3D View SW Corner Alley View



POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the August 12, 2025 City Council Special Meeting, pending recommendation from the board.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (1) Neutral: (0)
 - Oppose: (0)
- Responses received outside 200ft:
 - Support: (0) Neutral: (0)
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ARB CASE NO. 993F 5307 BROADWAY ST

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

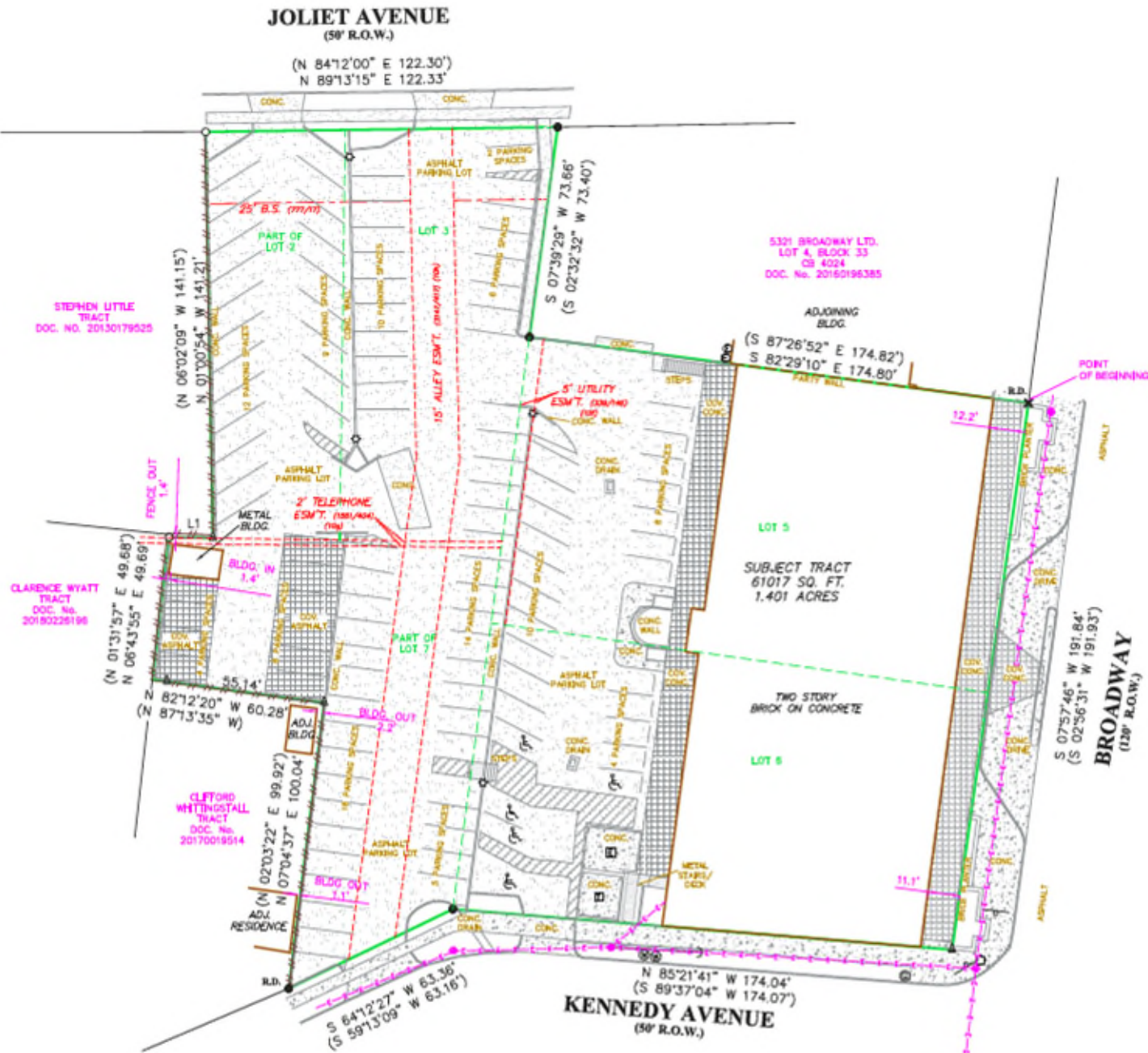


EXISTING CONDITIONS

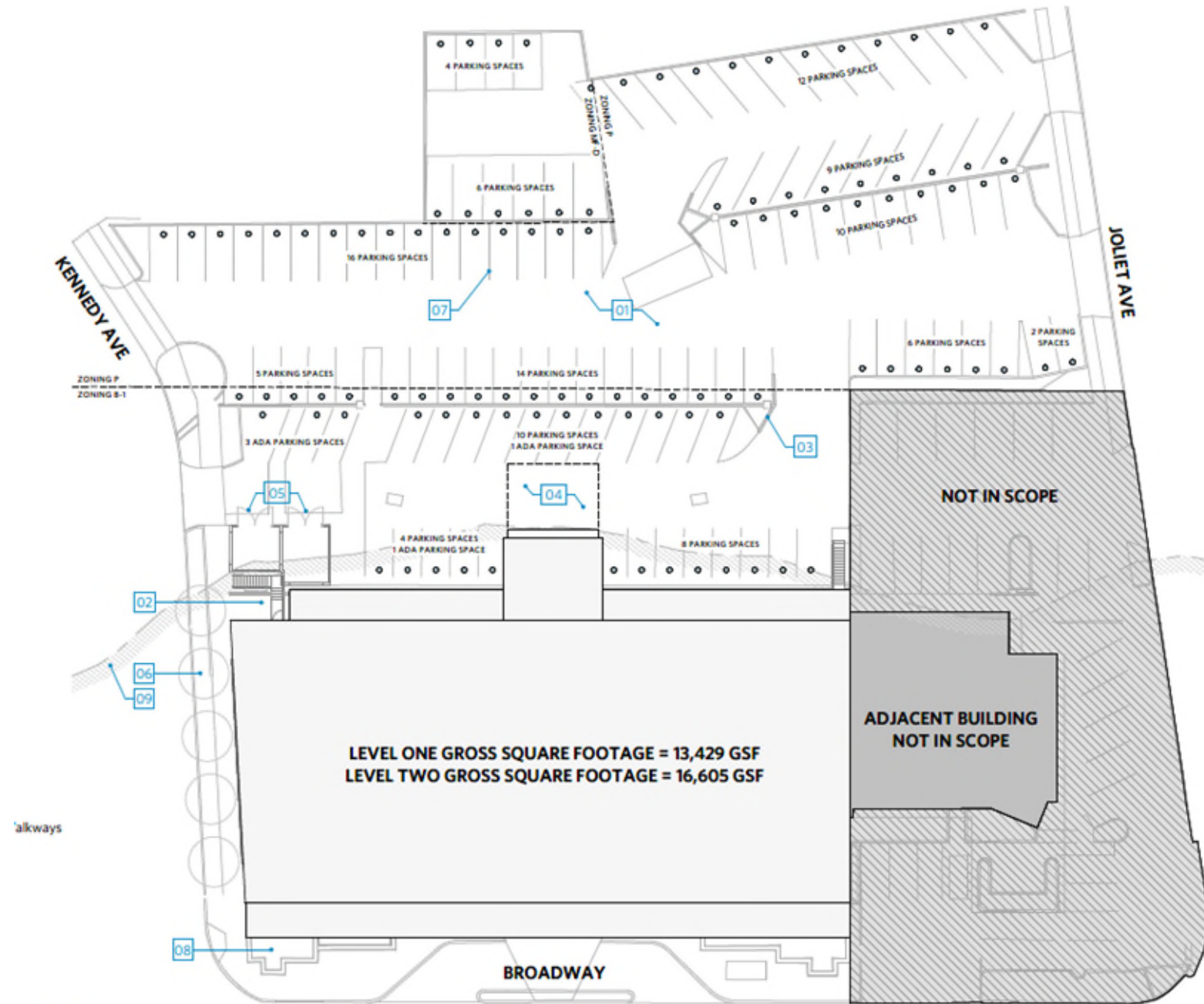




SURVEY



SITE PLAN





Original



Updated





Updated

Original





Original



Updated





Original



Updated





Original



Updated





Original



Updated





Updated



Original

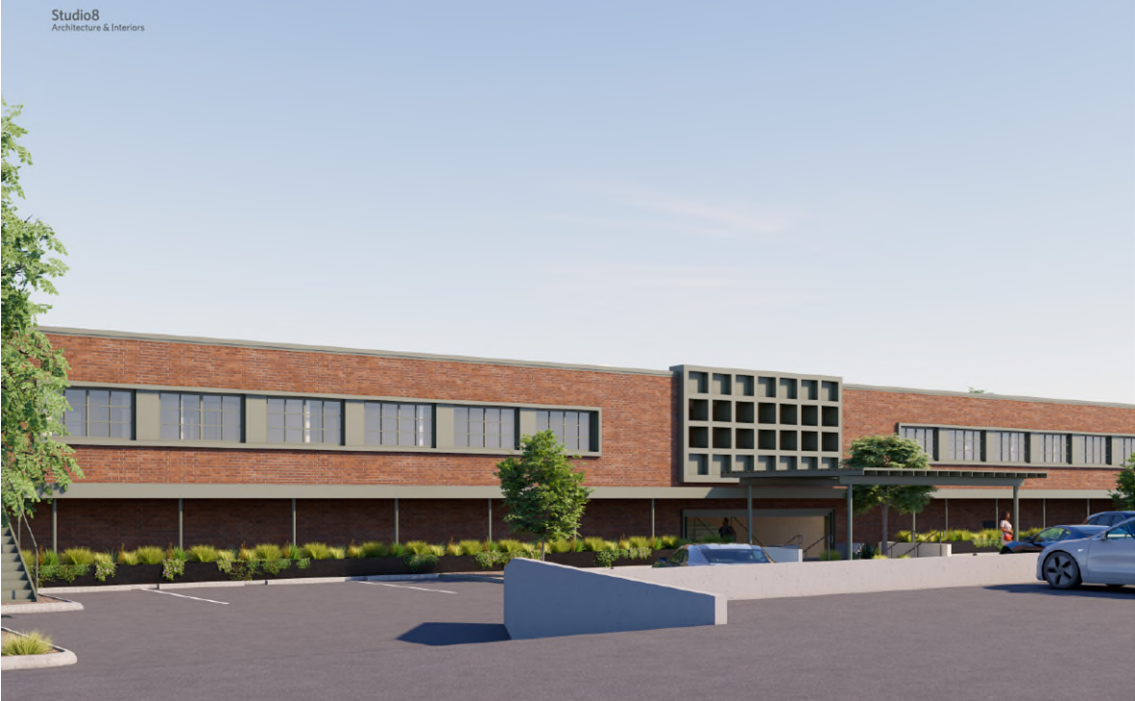




Original



Updated





Updated



Original



ELEVATIONS — EAST (ORIGINAL)



Exterior Material Key

1. Restored Original Brick Veneer
2. Storefront Windows with Divided Lites
3. Vertical Stack White Tile or Brick
4. Vertical Slat Wood Siding
5. Wood Soffit
6. Primary Canopy Mounted Signage with
Secondary Fascia Mounted Signage
7. Accent Paint: SW 6186 Dried Thyme
8. Weathered Flat Plate Steel Planters



ELEVATIONS — EAST (UPDATED)

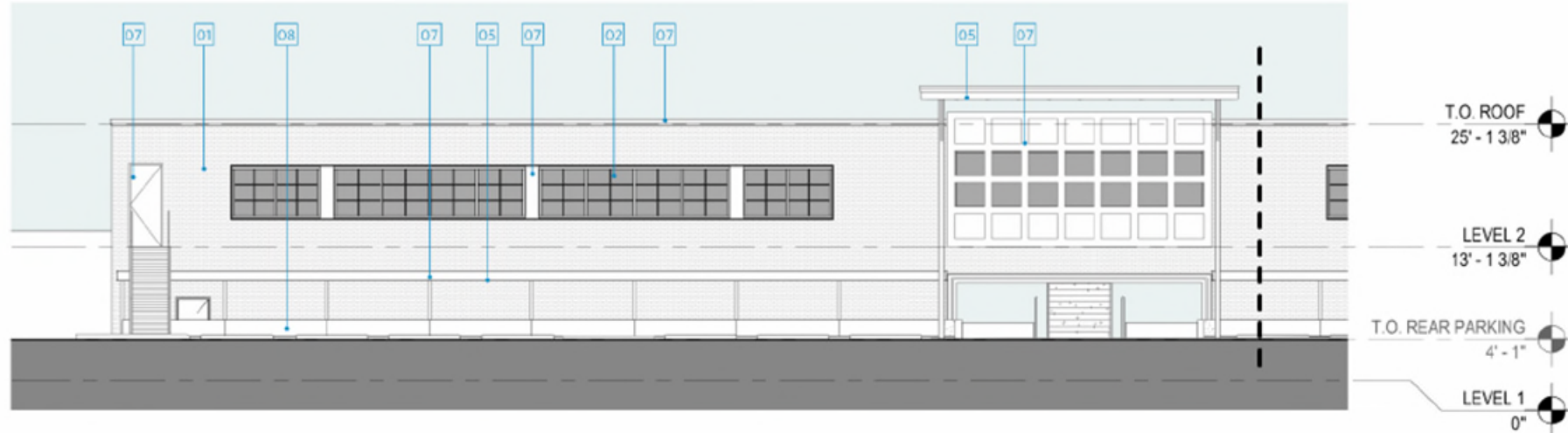


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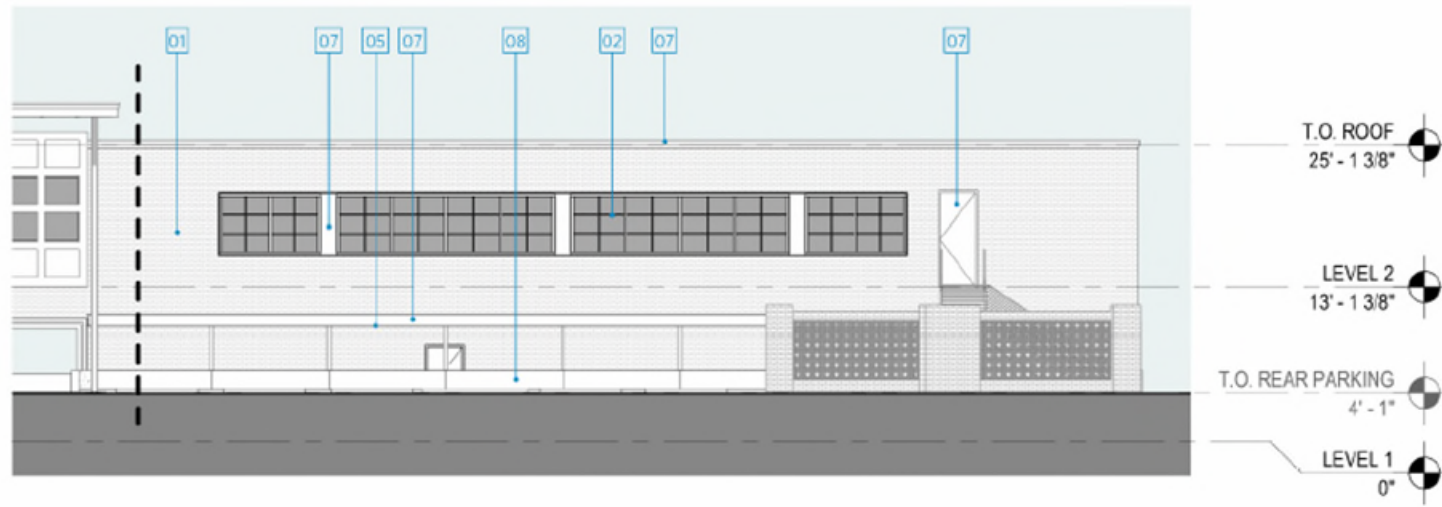


ELEVATIONS — WEST (ORIGINAL)



Exterior Material Key

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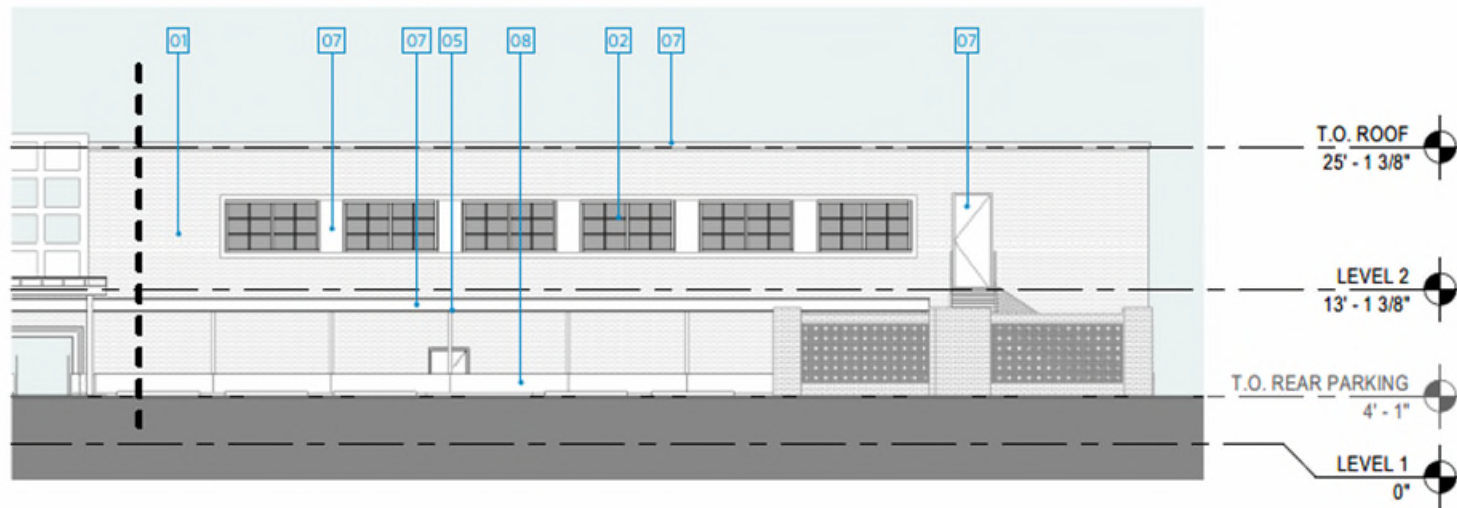


ELEVATIONS — WEST (UPDATED)



Exterior Material Key

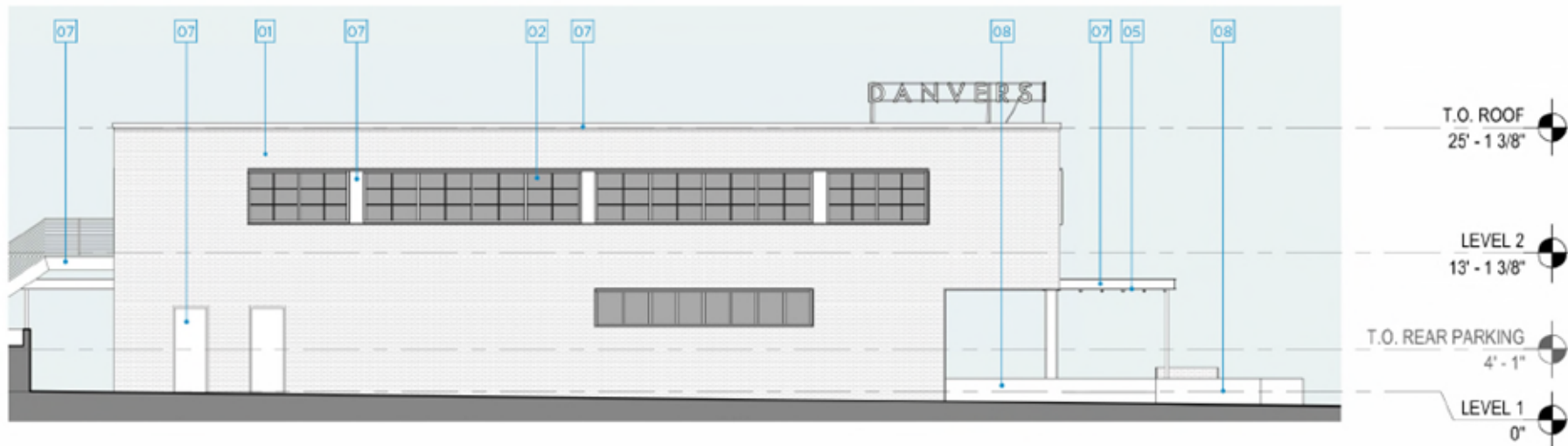
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ELEVATIONS — SOUTH (ORIGINAL)

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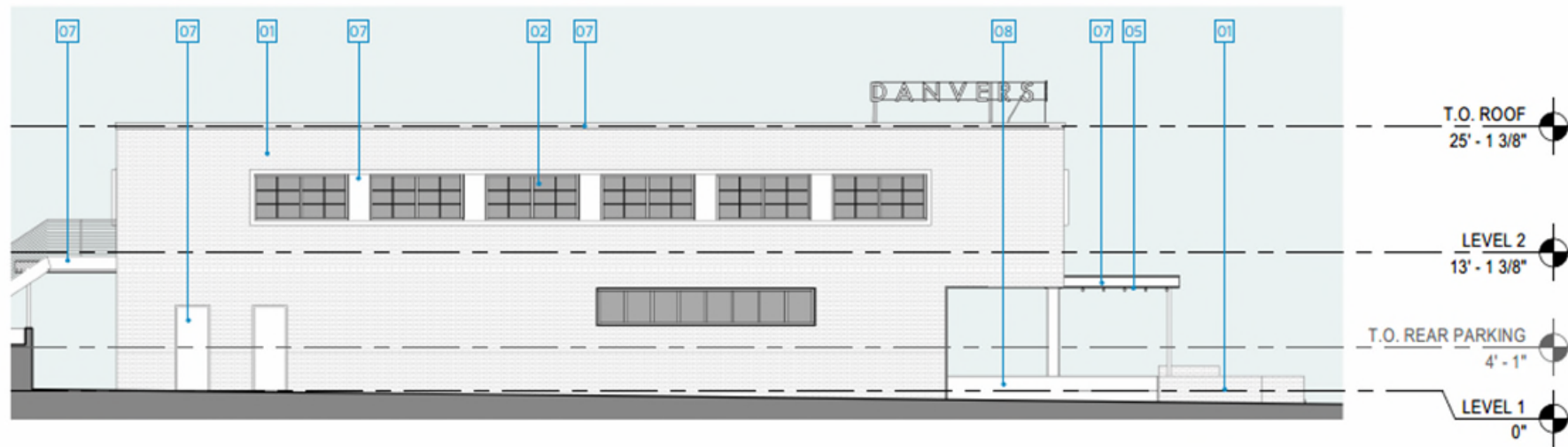
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ELEVATIONS — SOUTH (UPDATED)

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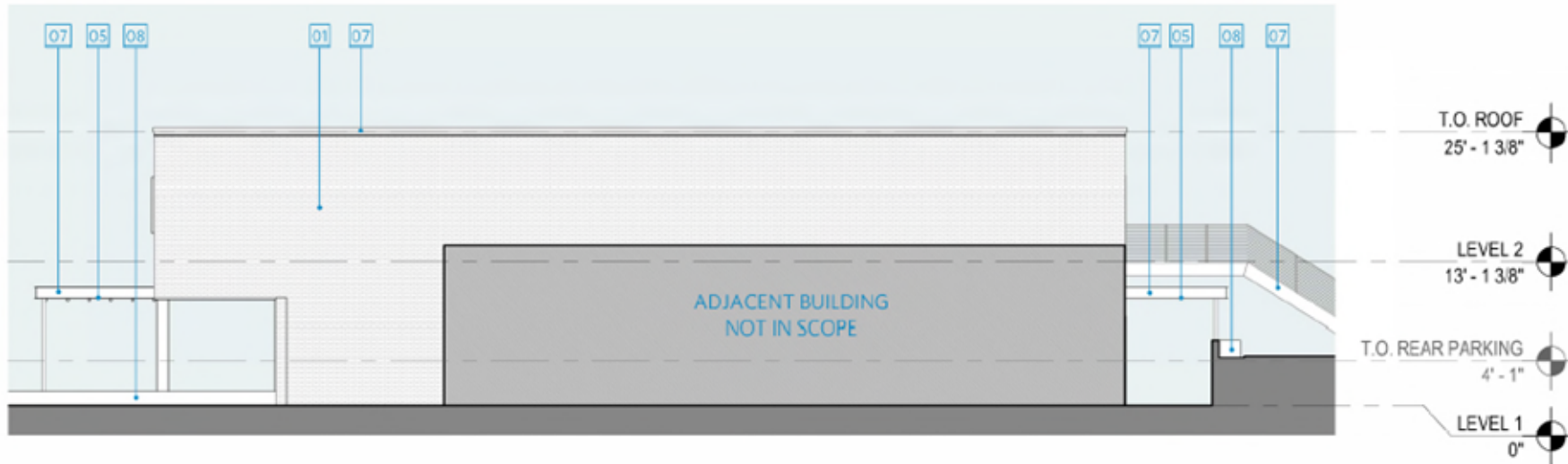
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ELEVATIONS — NORTH (ORIGINAL)

Exterior Material Key

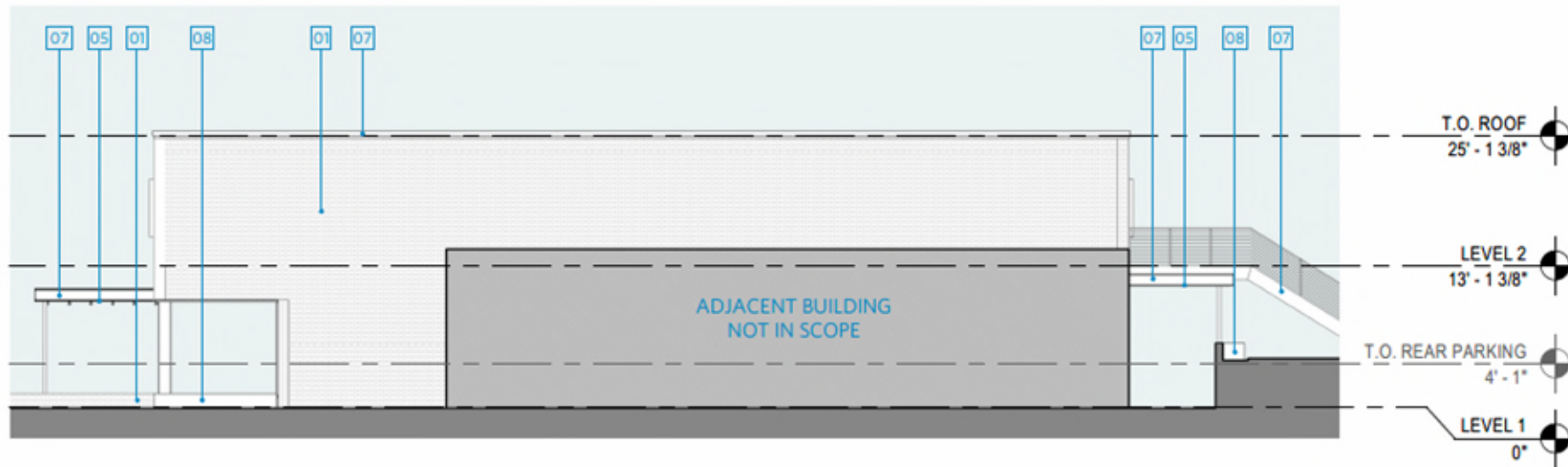
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ELEVATIONS — NORTH (UPDATED)

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POLICY ANALYSIS

- Board of Adjustment – Parking Variance Approved on 07.02.2025
- Property is located partially in the floodplain and will be required to obtain a floodplain development permit prior to construction.
- Technical and administrative reviews of proposed elevations and landscaping plans will be required to ensure compliance with current building and zoning code regulations.
- The case is tentatively scheduled to be heard at the August 12, 2025 City Council Special Meeting, pending recommendation from the board.



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 - Oppose: (2)
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 - Oppose: (0)

