

BOARD OF ADJUSTMENT CASE NO. 2370 109 ROSEMARY

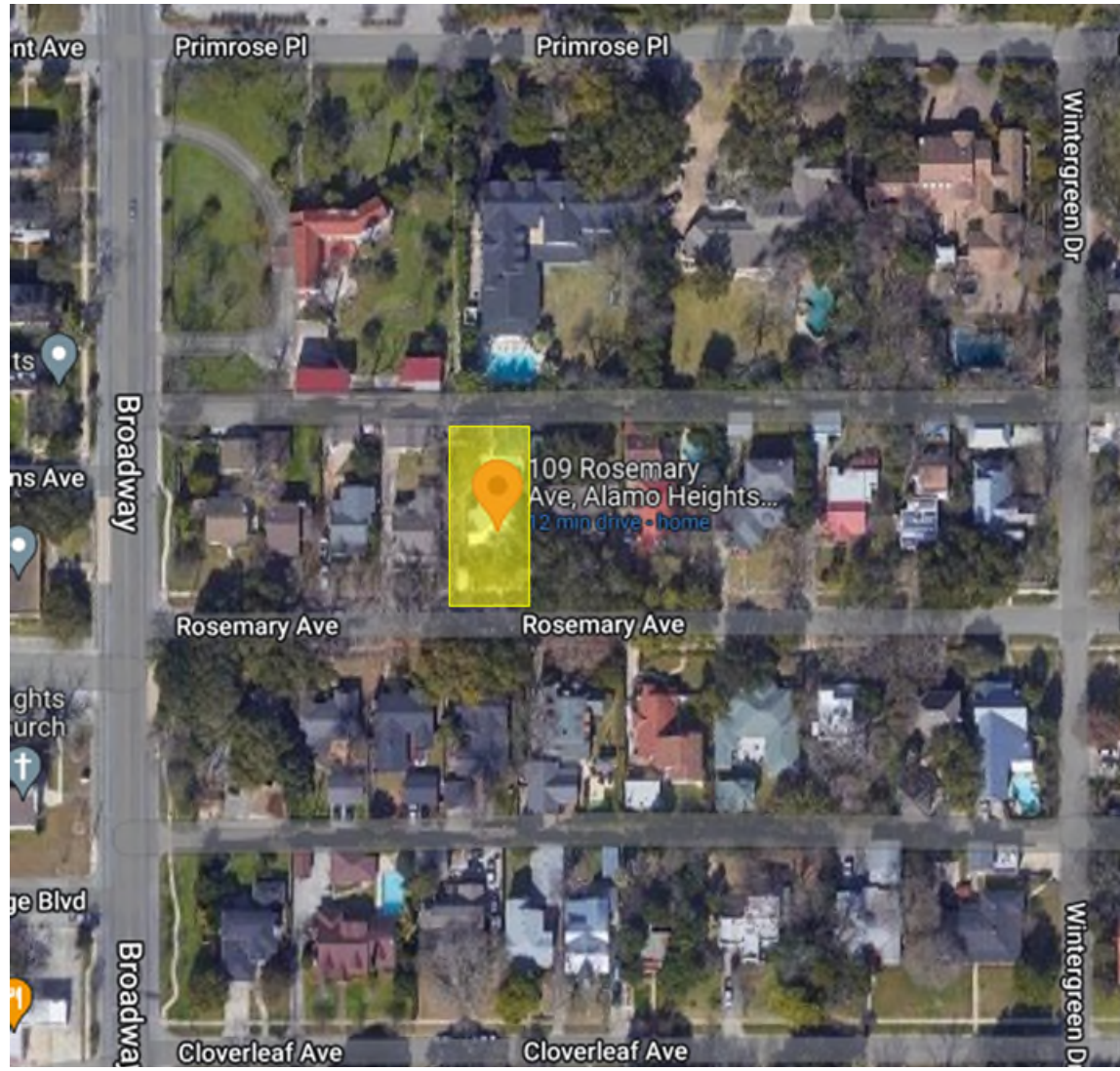


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

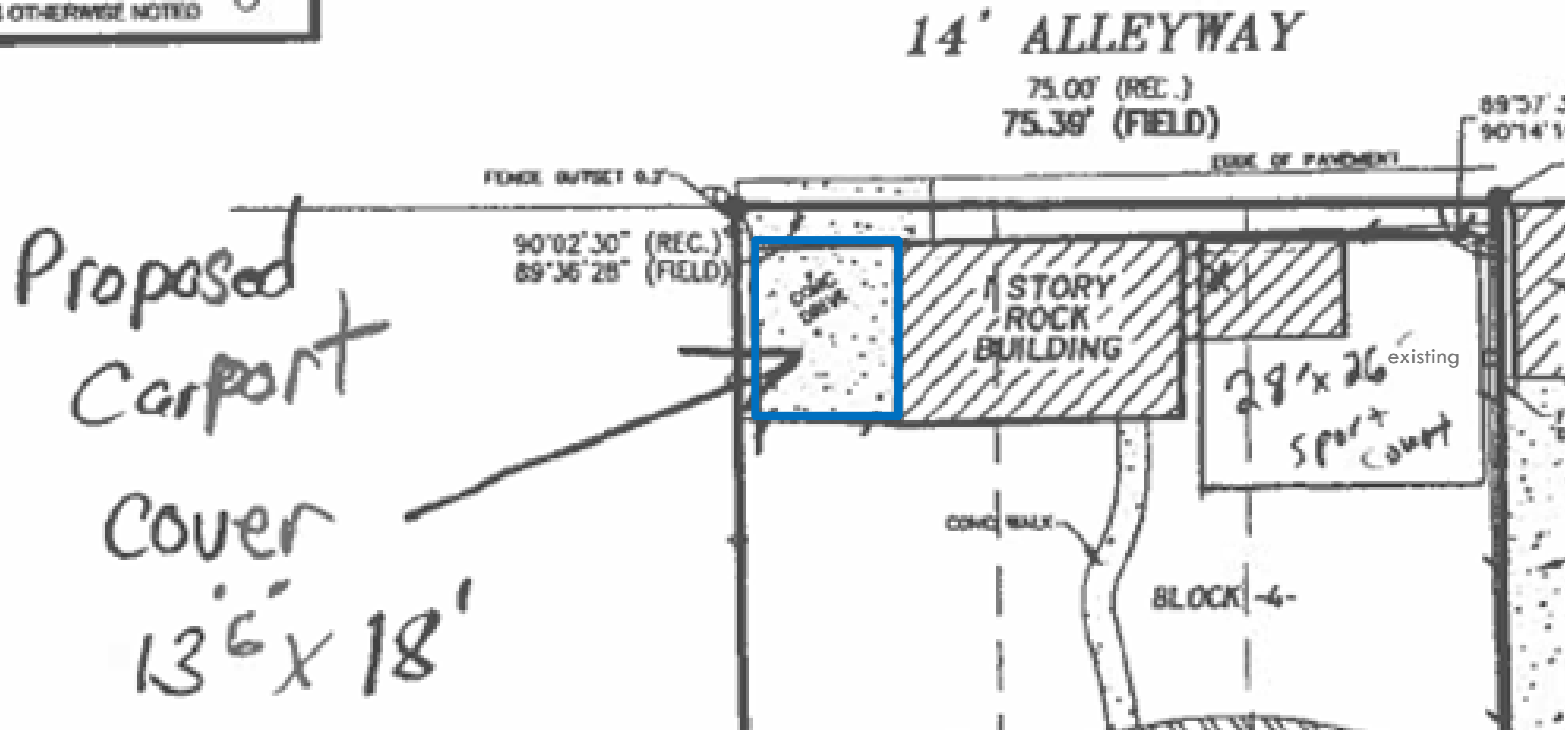


PROPERTY

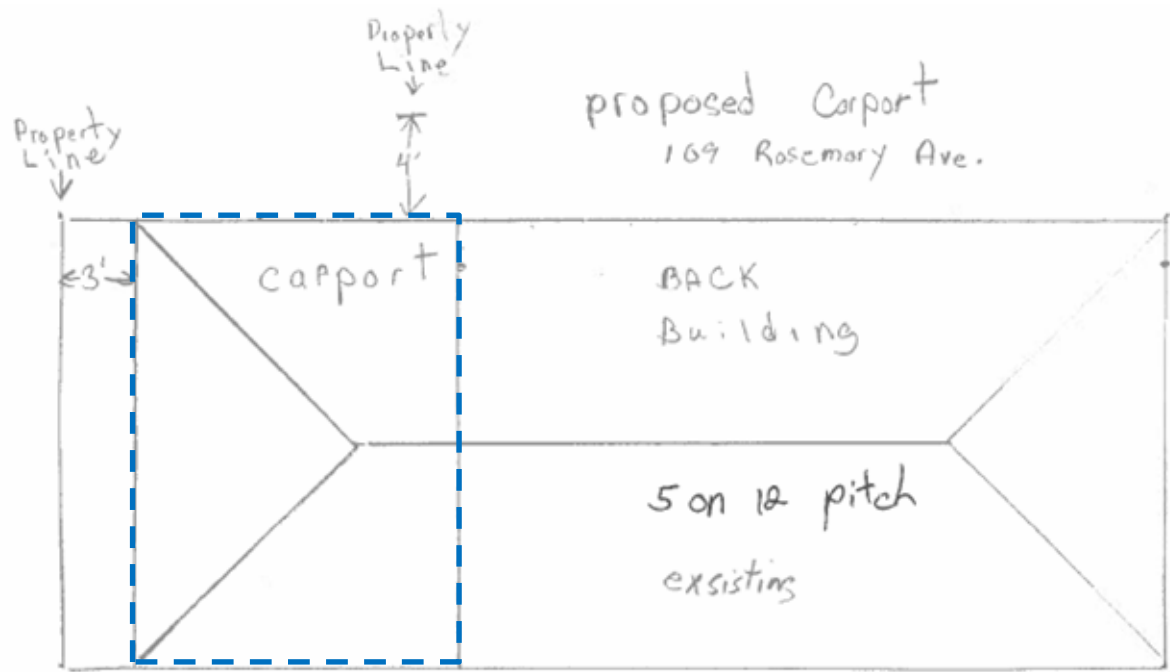


- SF-A
- North side of Rosemary, east of Broadway
- Carport Addition

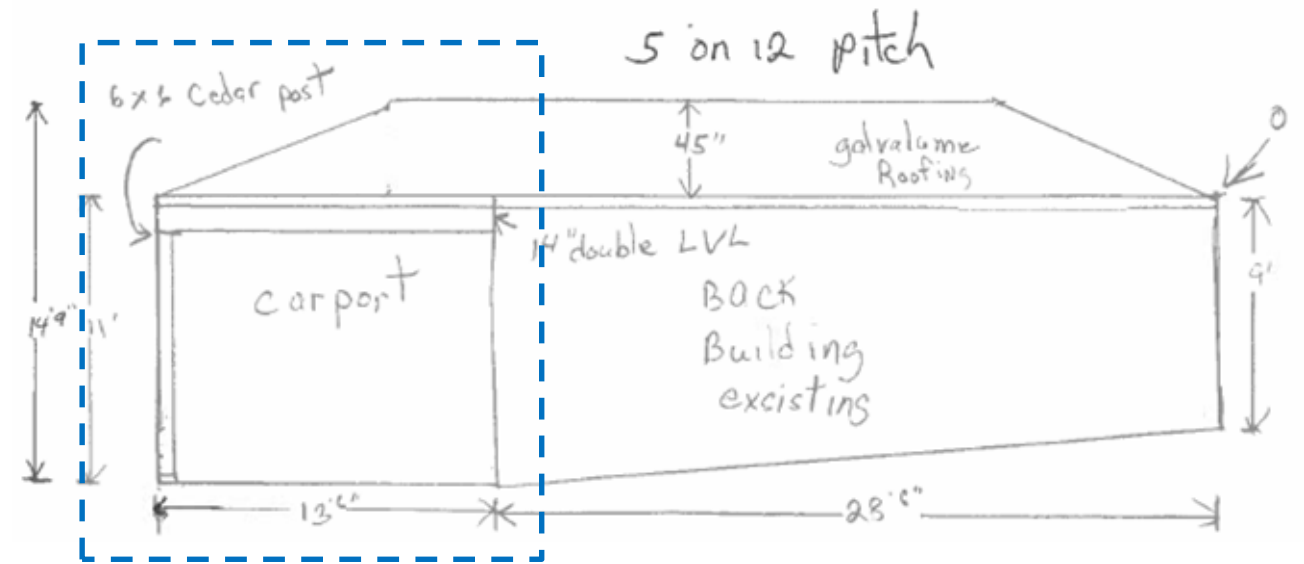
PROPOSED SITE PLAN



PROPOSED CONDITIONS



ROOF PLAN



SOUTH ELEVATION

LOT COVERAGE & FAR



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	10, 893.85	10,893.85
Main house: 1st floor*	1,660	1,660
Main house: 2nd floor		
Front porch*	131.25	131.25
Side porch*		
Rear porch*		
Garage/Carport: 1st floor*		243
Garage: 2nd floor		
Shed*		
Breezeway*		
Covered patio structure*		
Other accessory structures*	513	513
Total Square Footage:	2,304.25	2,547.25
Total Lot Coverage*:	2304.25 = 21.15%	2,547.25 = 23.38%
Total FAR:	2,173 = .20%	2,416 = .22
Max. 40% Lot Coverage for SF-A and SF-B Districts Max. .45 FAR allowed without bonuses		

Max FAR = .50 with Bonuses

+ .04 – Preservation of Main Structure

+ .02 – One-story Accessory

POLICY ANALYSIS



- **Hardships**

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

- **Considerations**

- The property is currently noncompliant regarding parking requirements. One (1) covered parking space would decrease the existing nonconformity.
- Lot Coverage and FAR allow for construction of additional square footage.



PUBLIC NOTIFICATION

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



BOARD OF ADJUSTMENT

CASE NO. 2371

321 ABISO

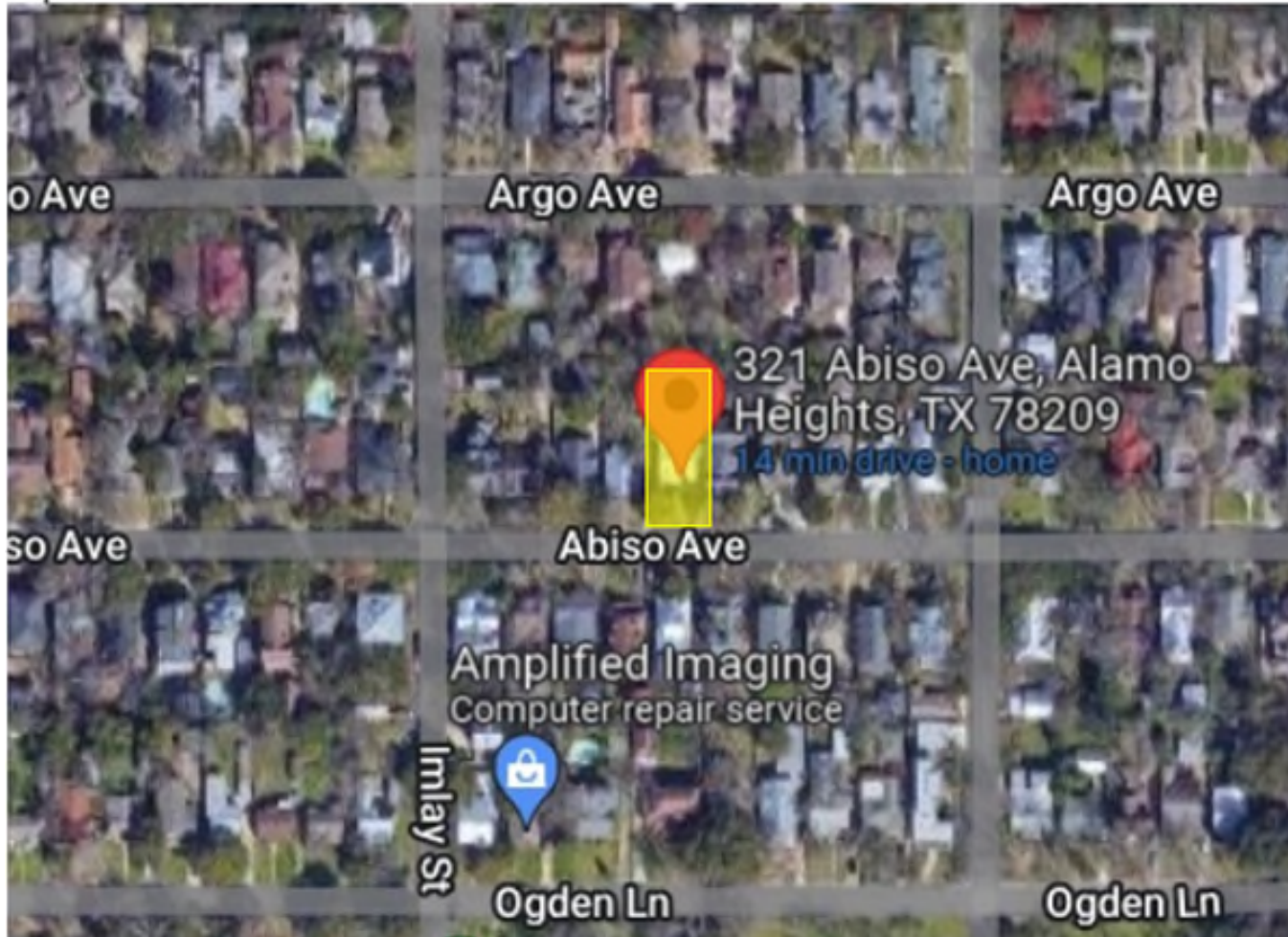


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

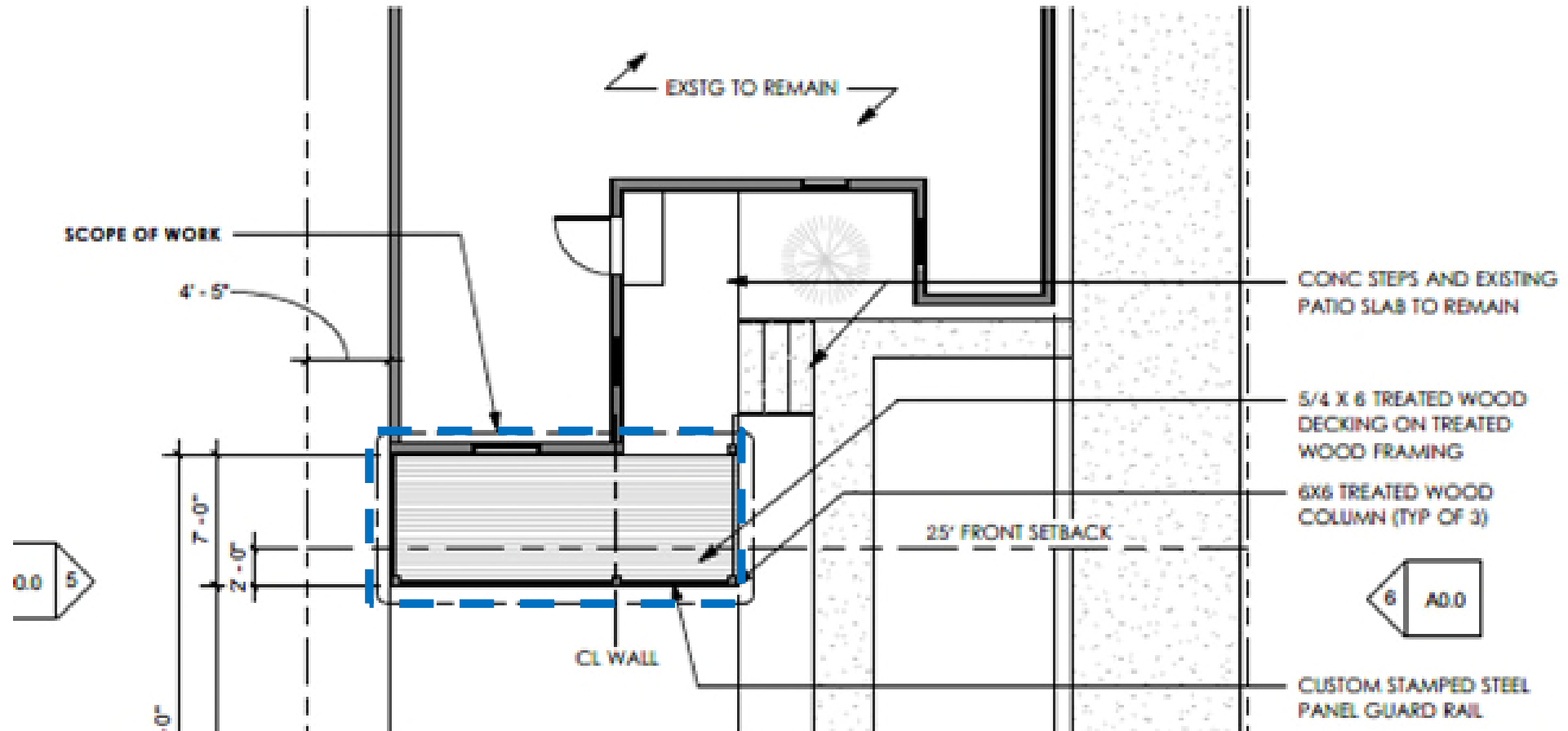


PROPERTY

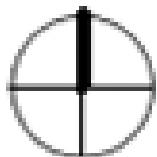
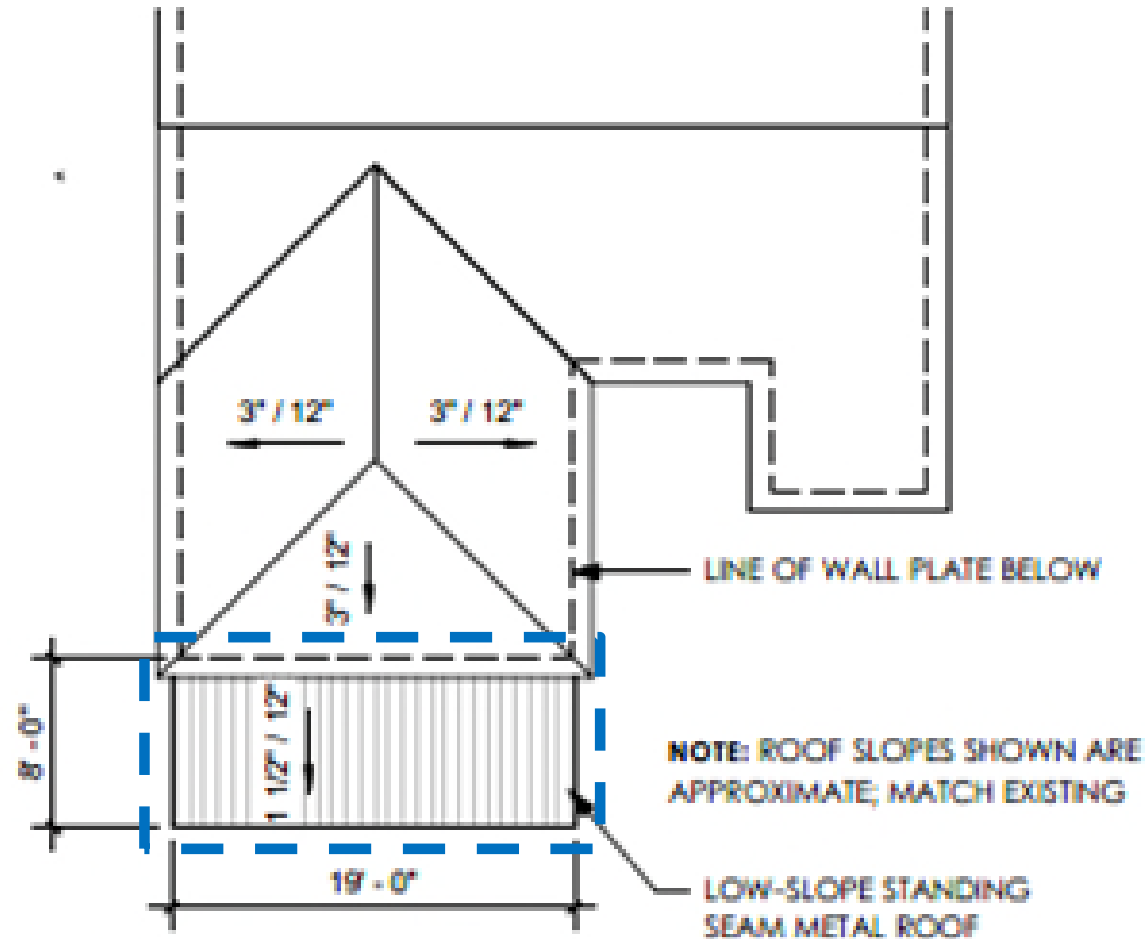


- SF-B
- North side of Abiso between Imlay and Arbutus
- Front Porch Addition

PROPOSED SITE PLAN

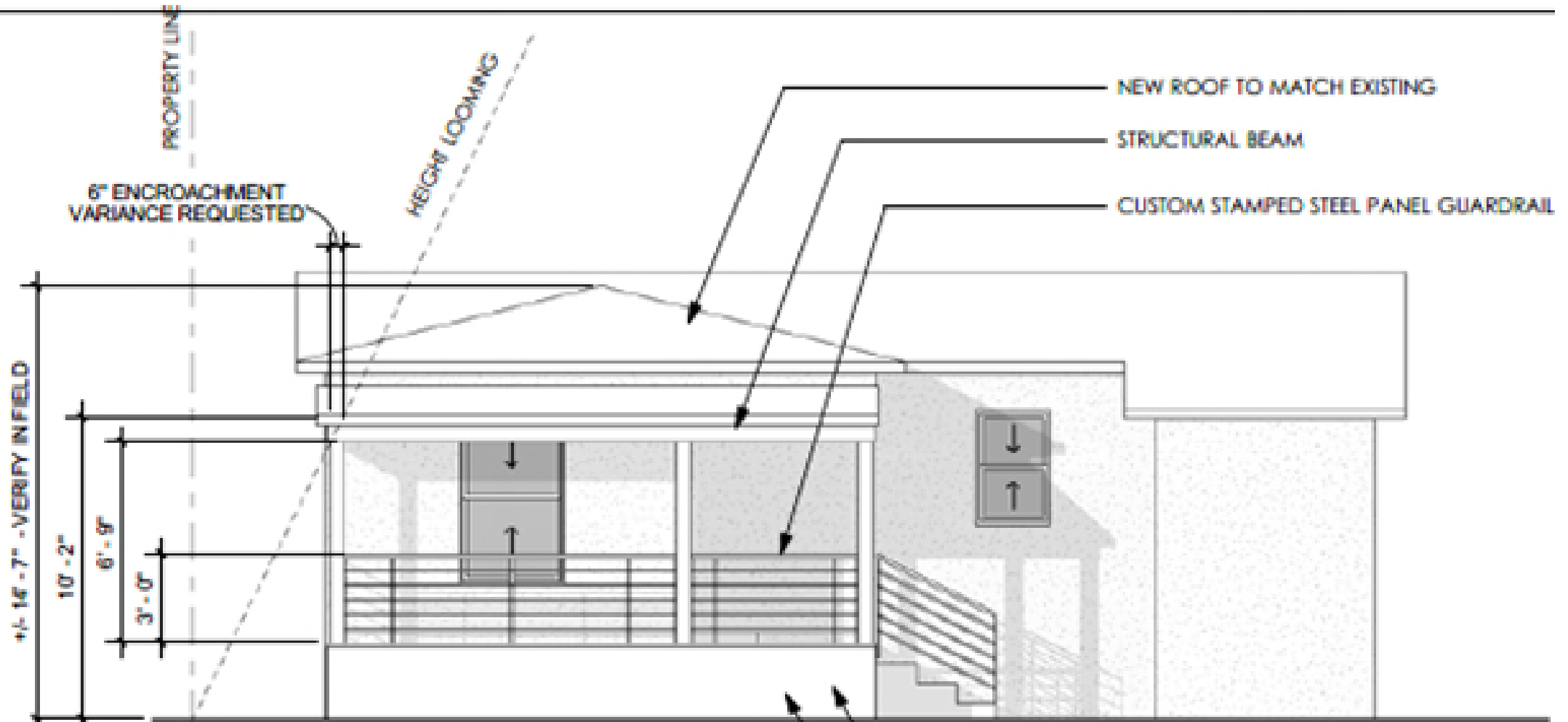


PROPOSED ROOF PLAN

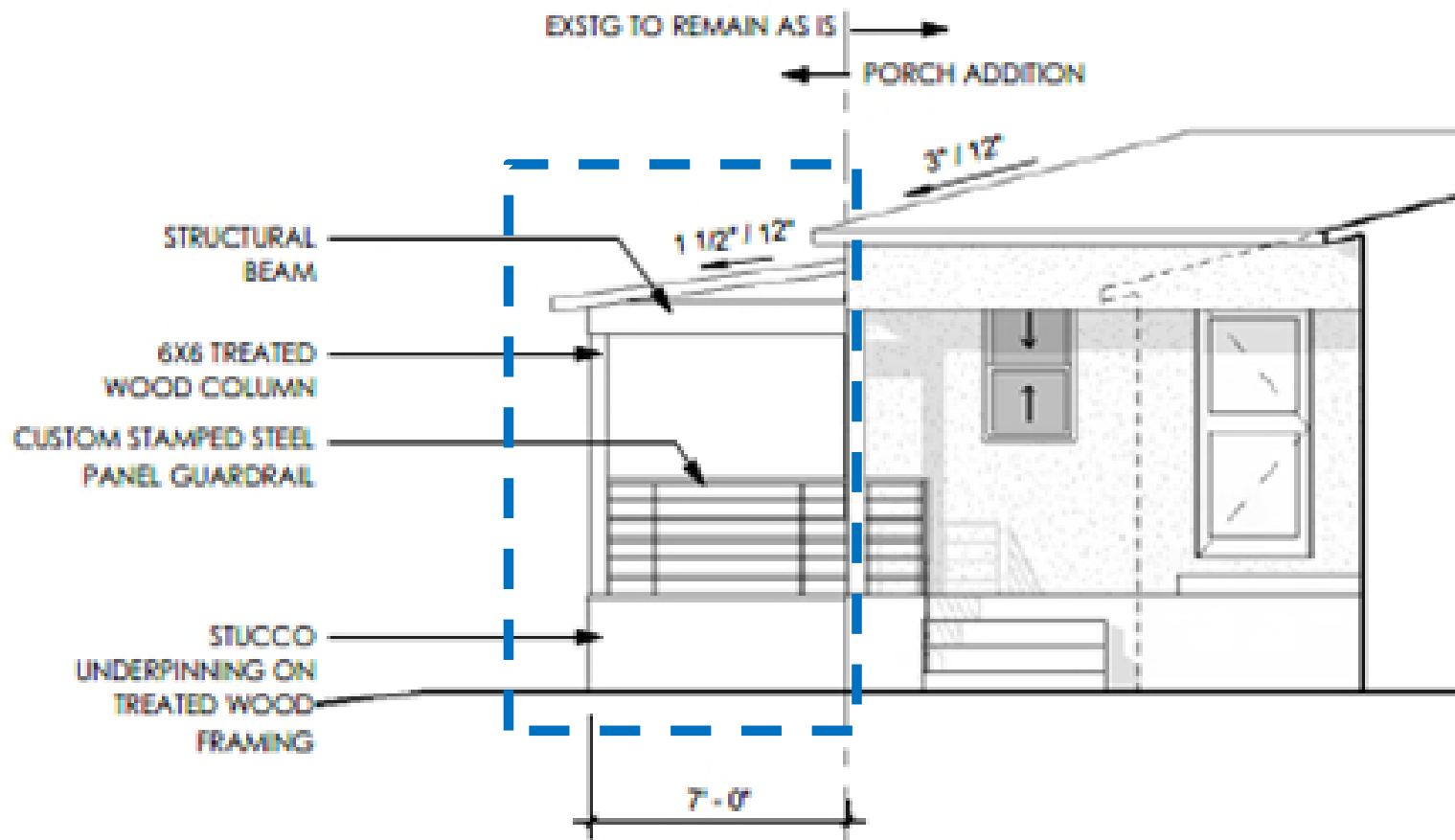


7 ROOF PLAN
3/32" = 1'-0"

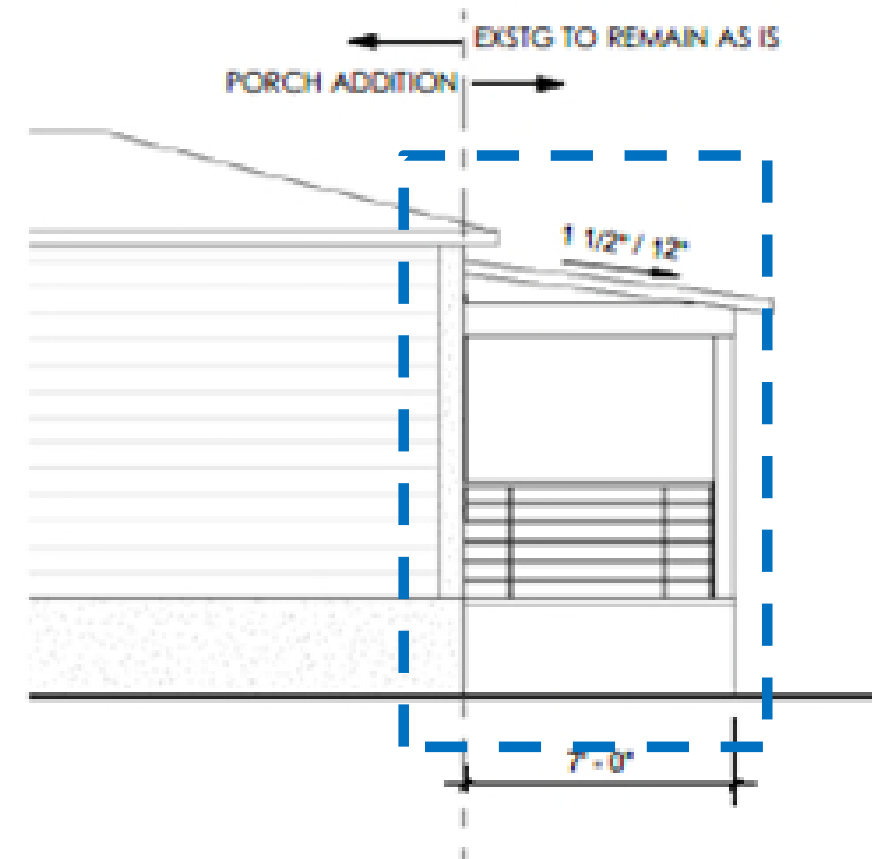
PROPOSED FRONT (SOUTH) ELEVATION



PROPOSED SIDE ELEVATIONS



6 EAST ELEVATION
3/16" = 1'-0"



5 WEST ELEVATION
3/16" = 1'-0"

PROPOSED RENDERING



POLICY ANALYSIS



- **Hardships**

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

- **Considerations**

- Preservation of the existing main structures limits placement of improvements.
- The existing main structure is currently noncompliant with the minimum side yard setback requirements and the improvements would continue the existing setback.



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)



BOARD OF ADJUSTMENT

CASE NO. 2372

501 EVANS

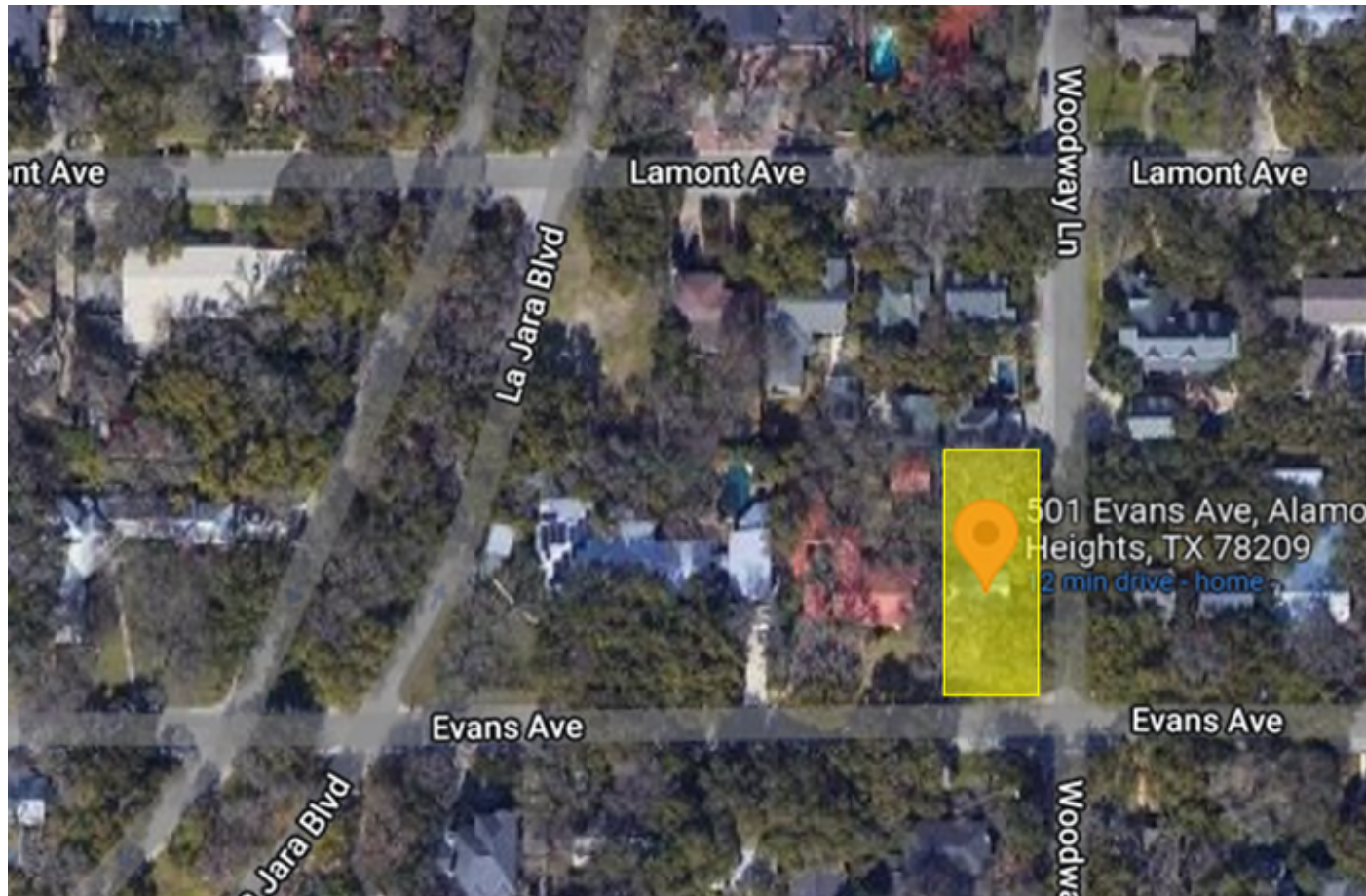


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

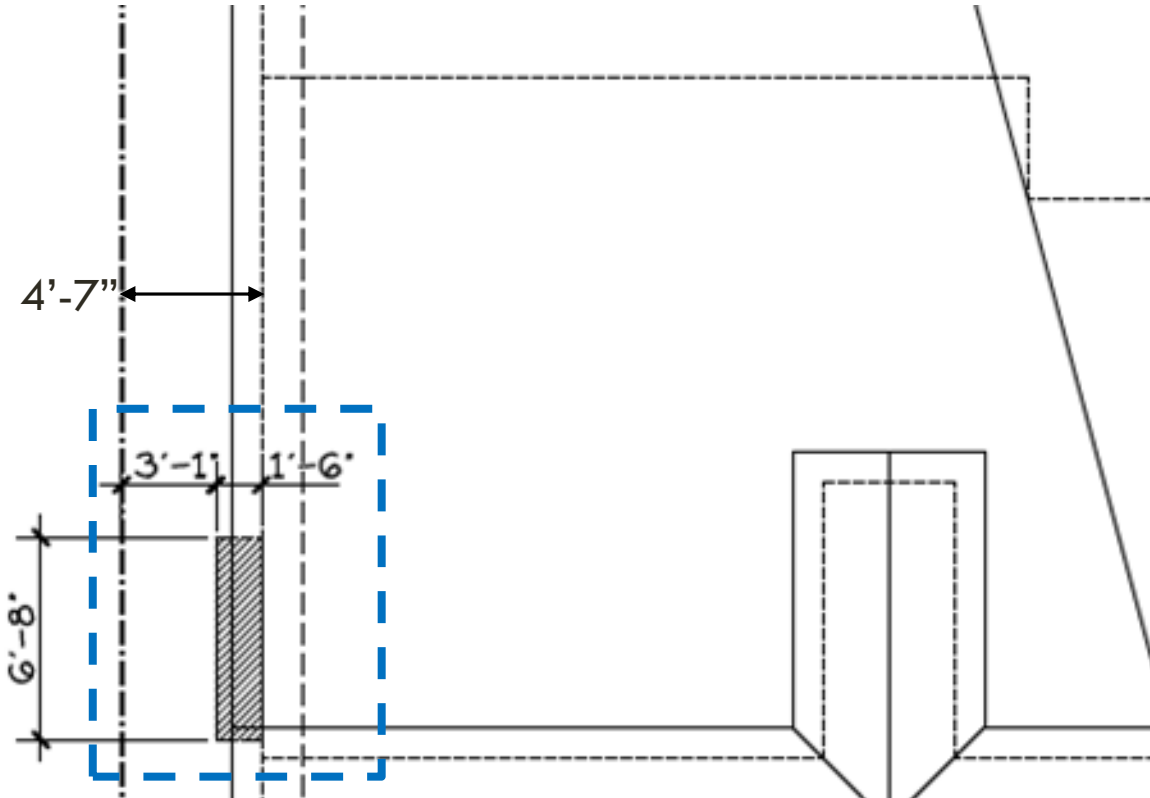


PROPERTY

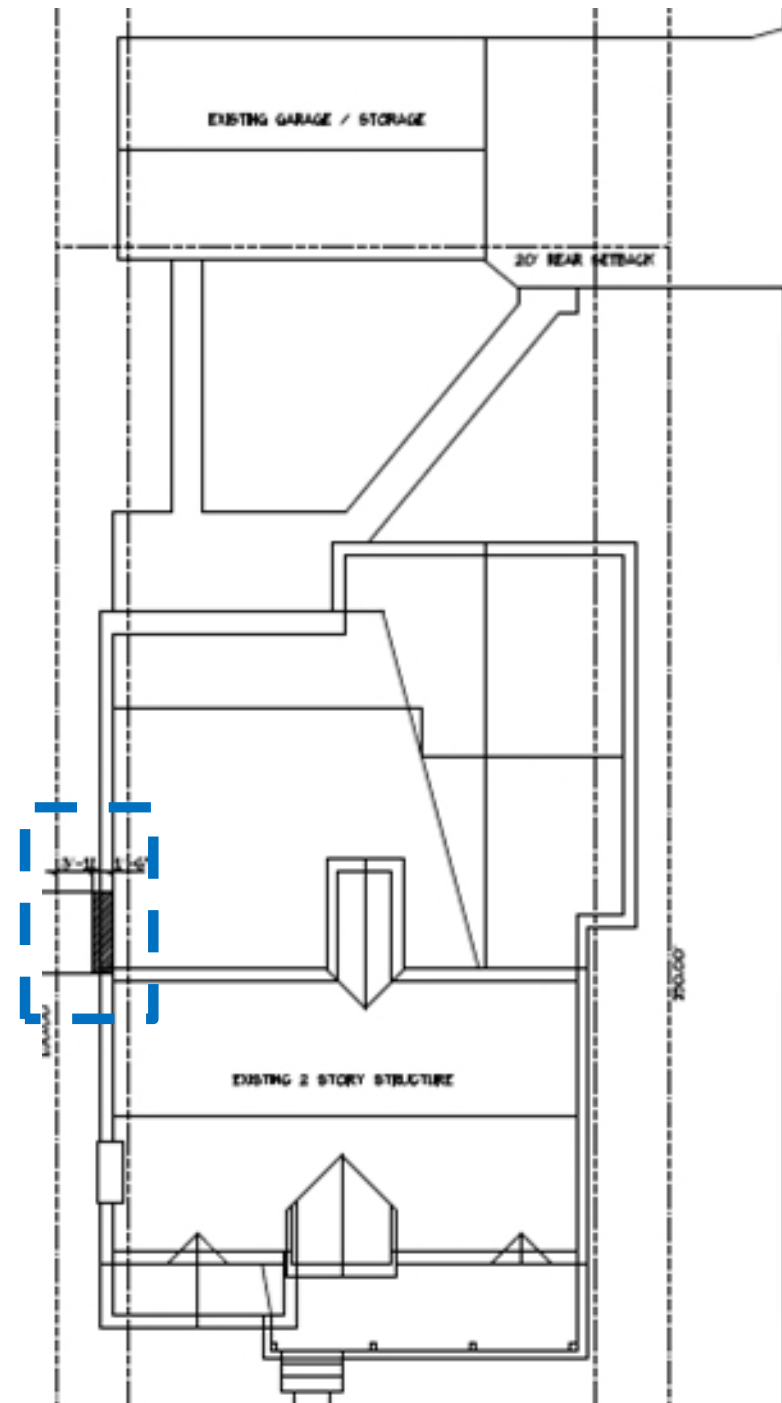


- SF-A
- North side of Evans, west of Woodway
- Bay window addition

SITE PLAN

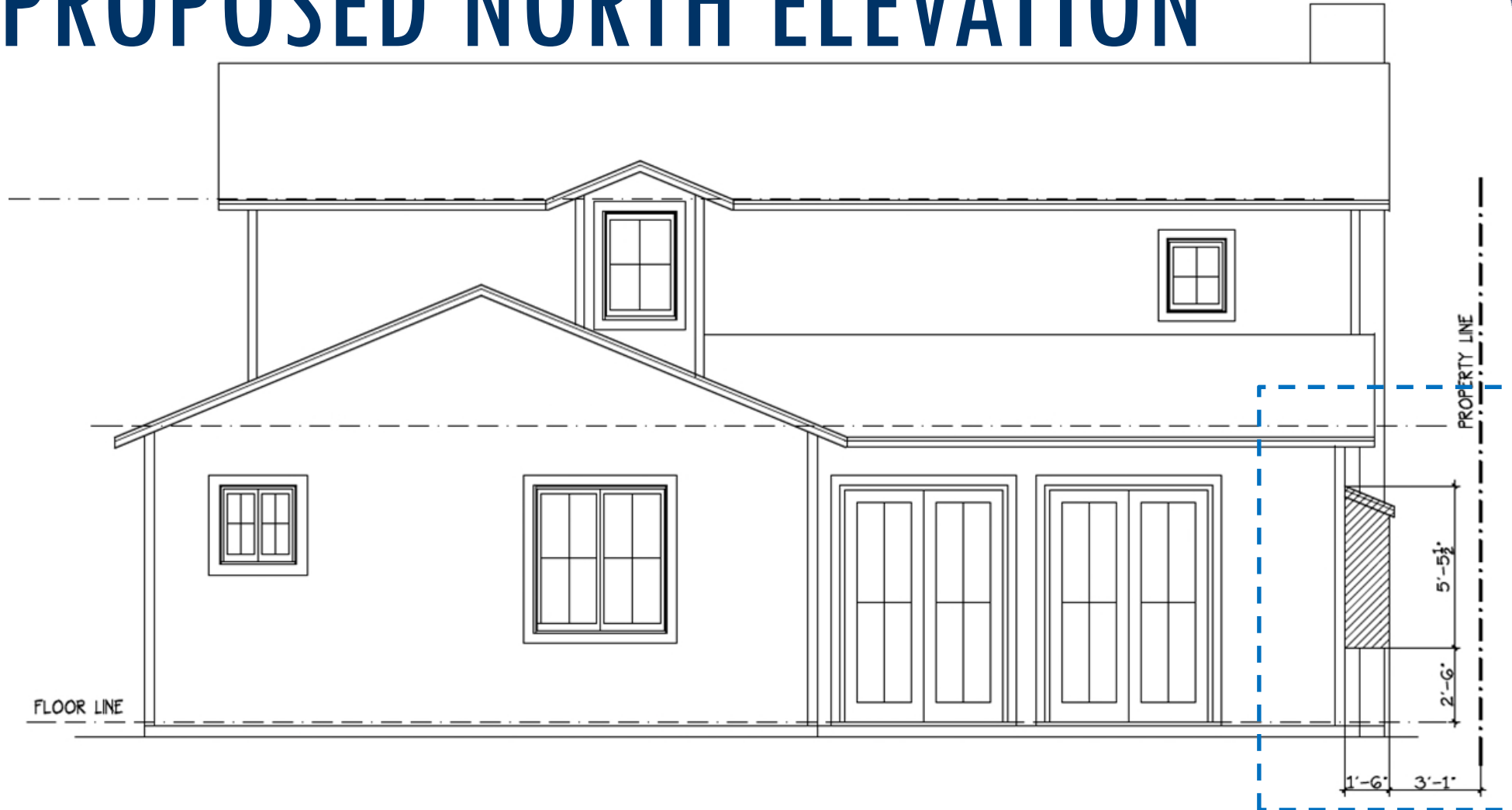


Public Notice – 3ft 1-inch projection (results in 1ft 6-inch setback)
Correction – 1ft 6-inch encroachment (results in 3ft 1-inch setback)



Woodway Lane

PROPOSED NORTH ELEVATION



101 REAR ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED WEST ELEVATION



100 LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

POLICY ANALYSIS

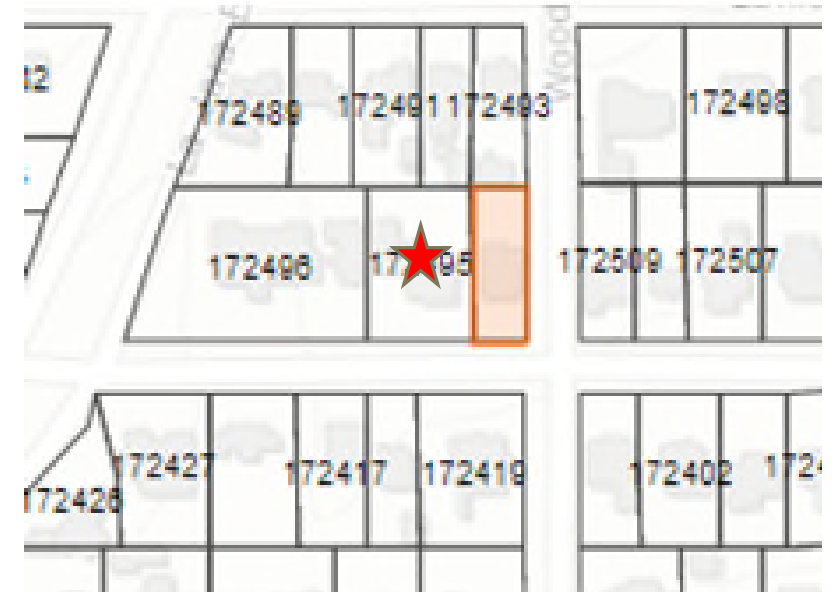


- Hardships
 - None identified concerning lot size, lot shape, or topography.
- Considerations
 - Preservation of the existing main structure limits placement of improvements.
 - The existing main structure does not currently comply with the minimum side yard setback requirements



PUBLIC NOTIFICATION

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



**BOARD OF ADJUSTMENT
CASE NO. 2354
111, 119, 131, 133, & 135 KATHERINE CT
EXTENSION**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- New 3-story MF construction with covered parking
- **BOA Approval (3 Variances):**
02/02/2022
- **Expire: 08/01/2022**
(requested 07/19/2022)
- **180-day Extension:**
01/03/2023