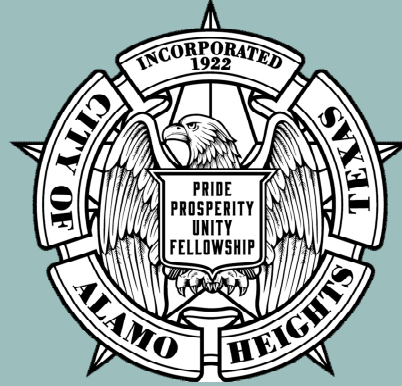


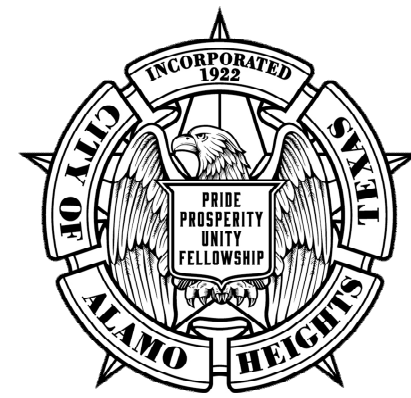
BOARD OF ADJUSTMENT CASE NO. 2319



AUGUST 5, 2020

VARIANCE — 604 CASTANO

Nina Shealey — Director
Community Development
Services

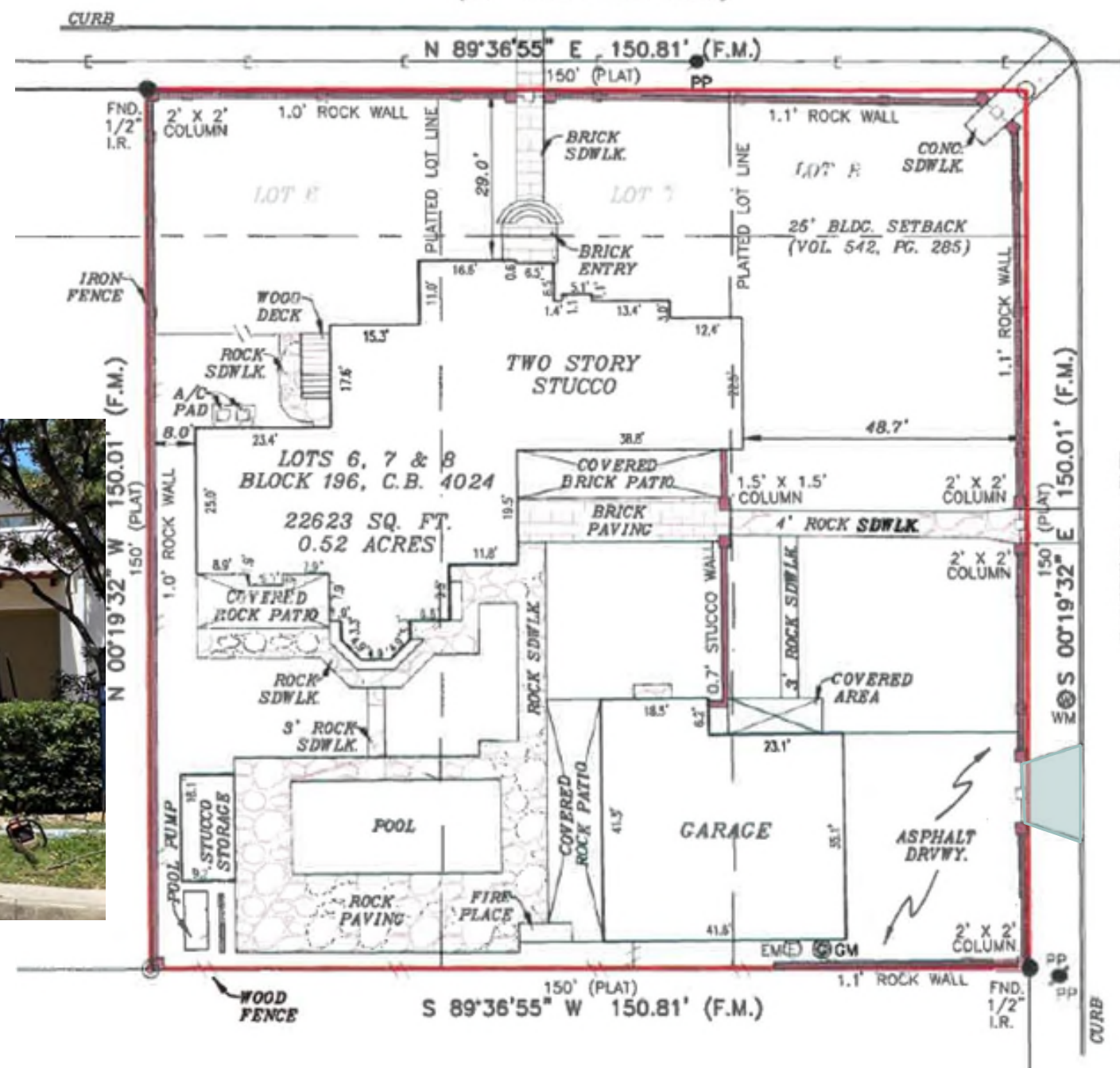


PROPERTY



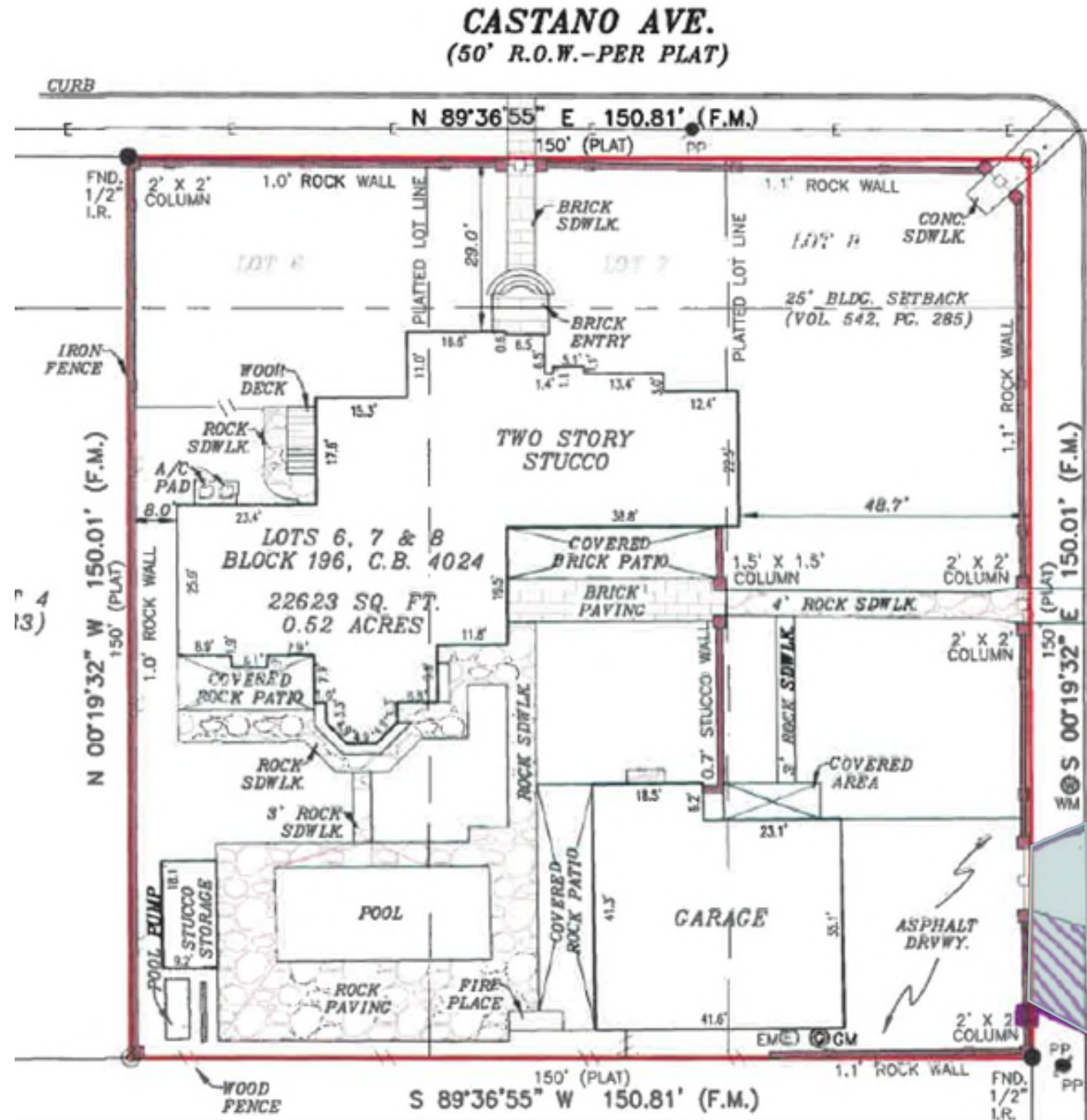
- SF-A
- Castano
 - @ Loveta
- Extending curb cut

CASTANO AVE.
(50' R.O.W.-PER PLAT)



PROPOSED SITE PLAN

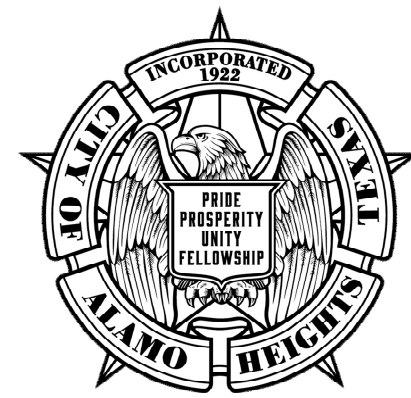
Variance	Location
Curb Cut	Driveway
Proposed	Allowed
36ft	Max 24ft



POLICY ANALYSIS

- Hardships:
 - None identified
- Neighboring property has similar condition

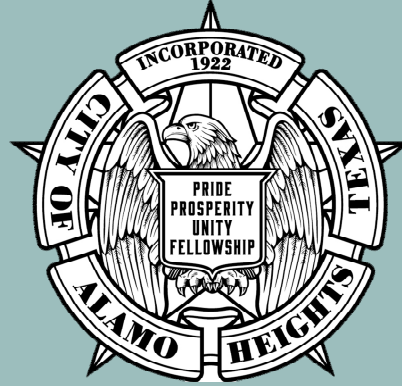




PUBLIC NOTIFICATION

- 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)

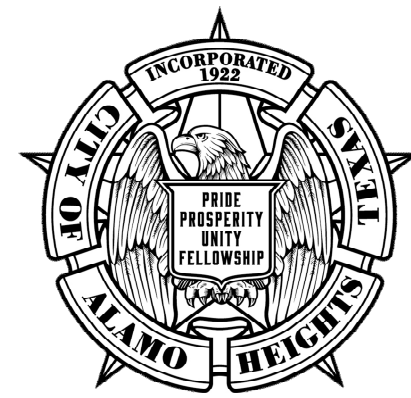
BOARD OF ADJUSTMENT CASE NO. 2320



AUGUST 5, 2020

VARIANCE — 119 GRANT

Nina Shealey — Director
Community Development
Services

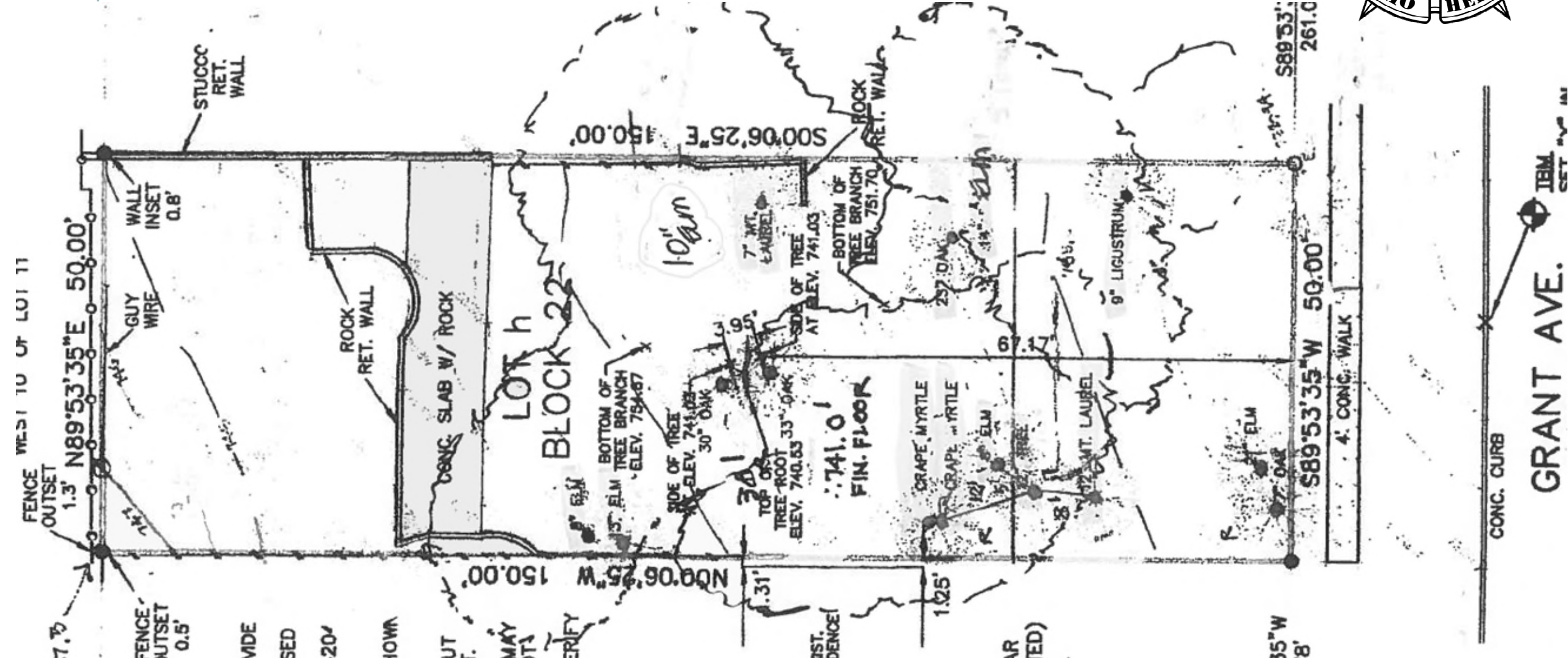


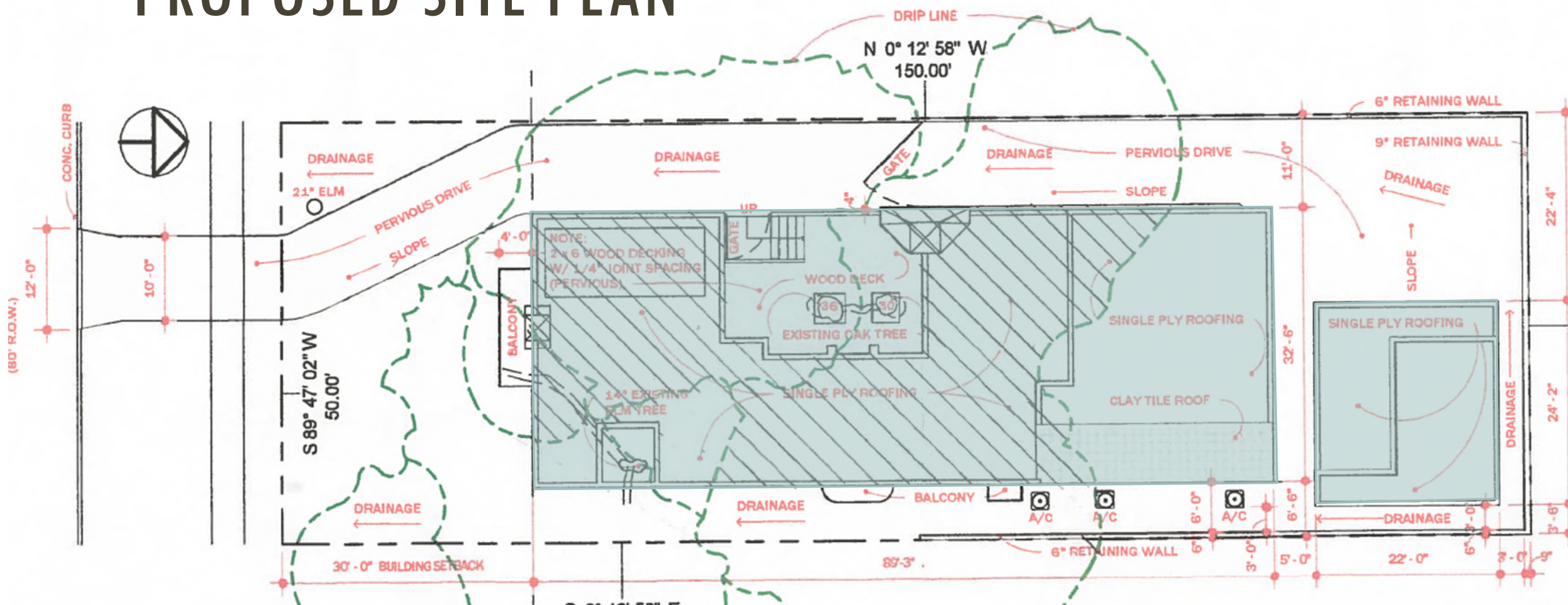
PROPERTY

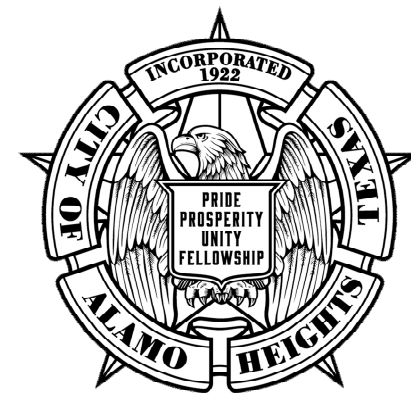


- SF-A
- Grant
 - Morton
 - Patterson
- New Single-Family residence

EXISTING SITE PLAN



[illegible]



VARIANCES

Variance	Location	Proposed	Code	Allowed
Floor to Area Ratio		54%	3-18	Max 45%
Looming	Garage - North	15ft	3-19(2a)	Max 10ft
Looming	Garage - East	15ft	3-19(2a)	Max 10ft

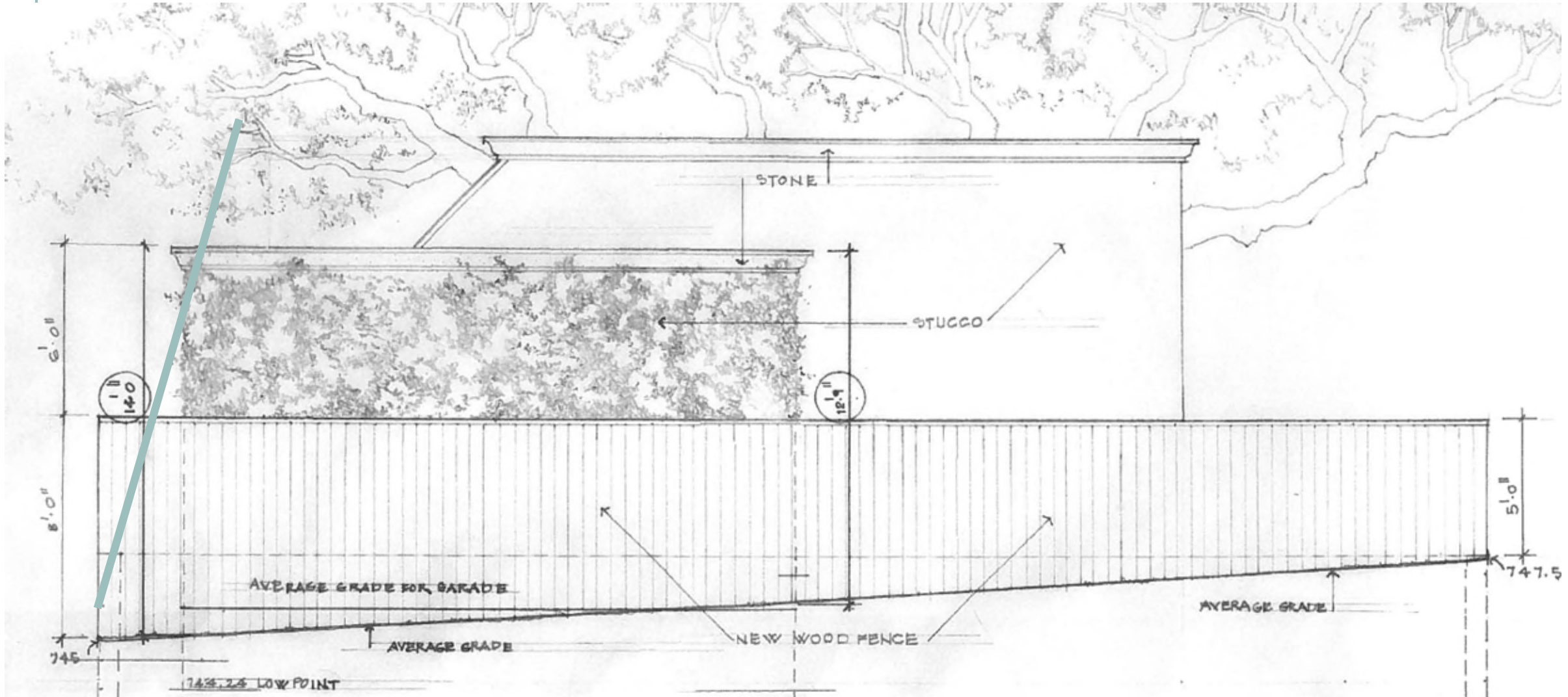
VARIANCE — FLOOR TO AREA RATIO

FAR	PROPOSED
Lot Area	7,500
Main 1 st Flr	2,420
Main 2 nd Flr	803
Garage 1 st Flr	532
Garage 2 nd Flr	258
Lot Coverage / Lot Area	4,013/7,500
Total Lot Coverage	53.5%

(Max 45% with bonuses)

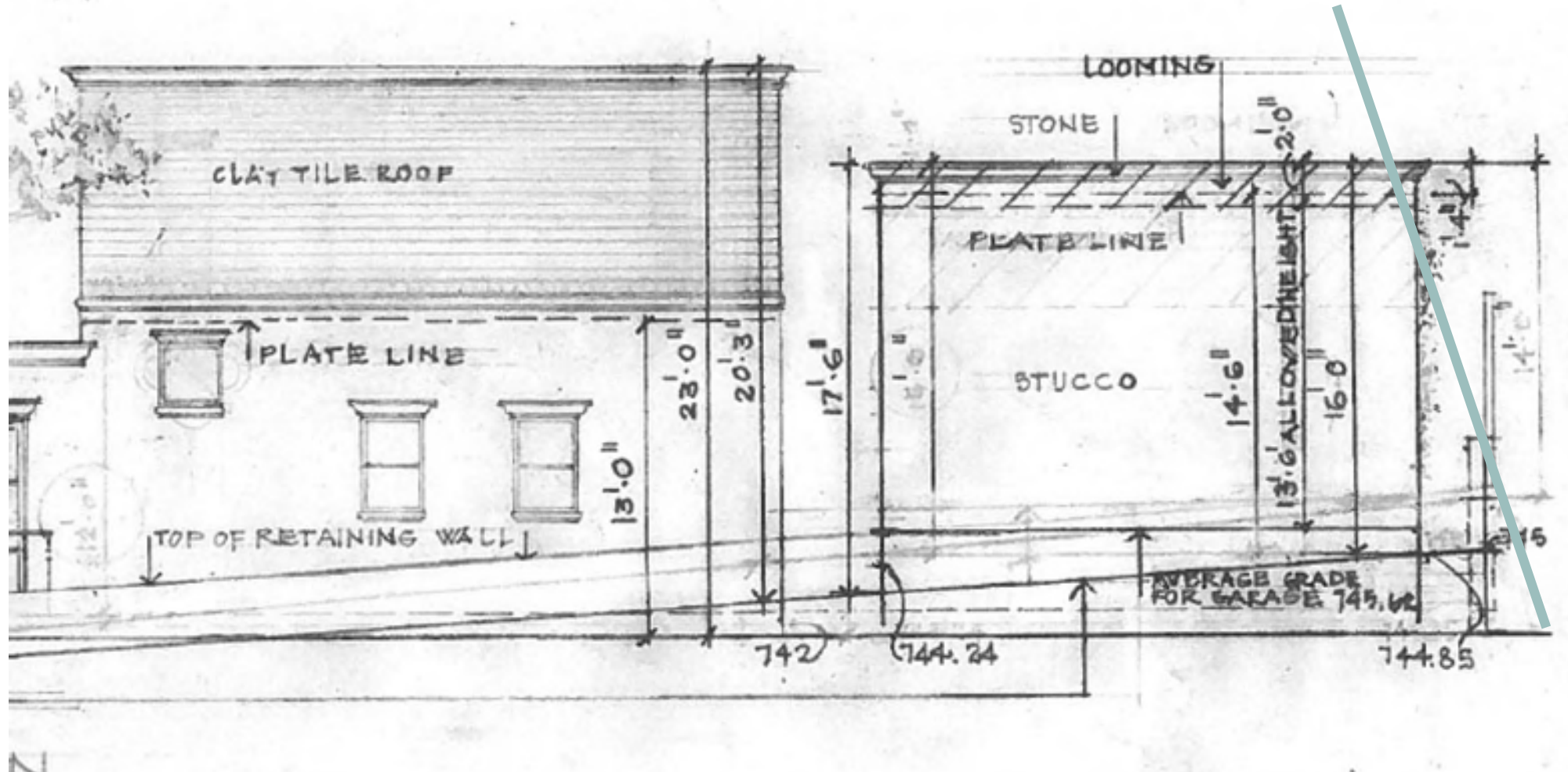
VARIANCE

Variance	Location	Proposed	Allowed
Looming	Garage - East	15ft	Max 10ft



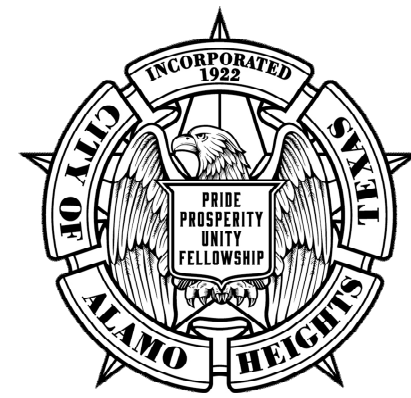
VARIANCES

Variance	Location	Proposed	Allowed
Looming	Garage - North	15ft	Max 10ft



POLICY ANALYSIS

- Hardships:
 - None identified



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)