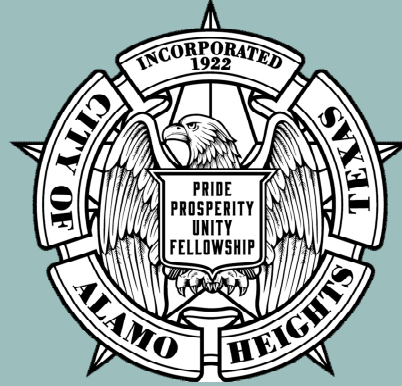


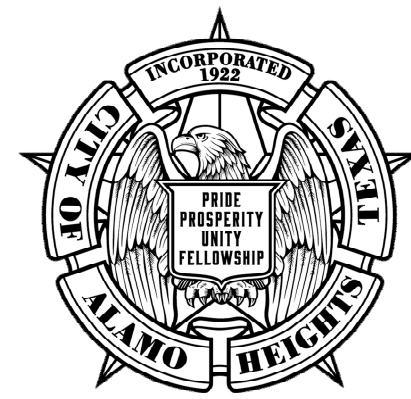
# BOARD OF ADJUSTMENT CASE NO. 2321



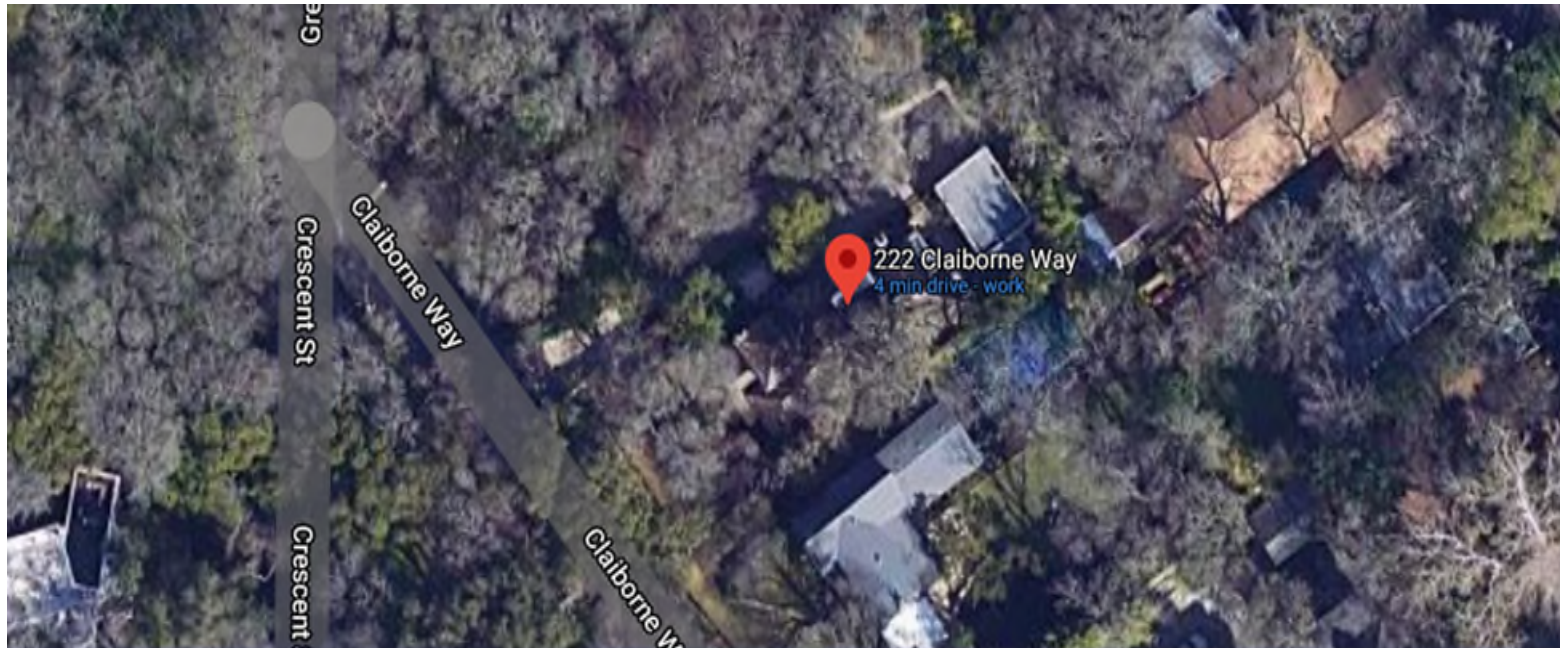
SEPTEMBER 2, 2020

## VARIANCE — 222 CLAIBORNE

Nina Shealey — Director  
Community Development  
Services



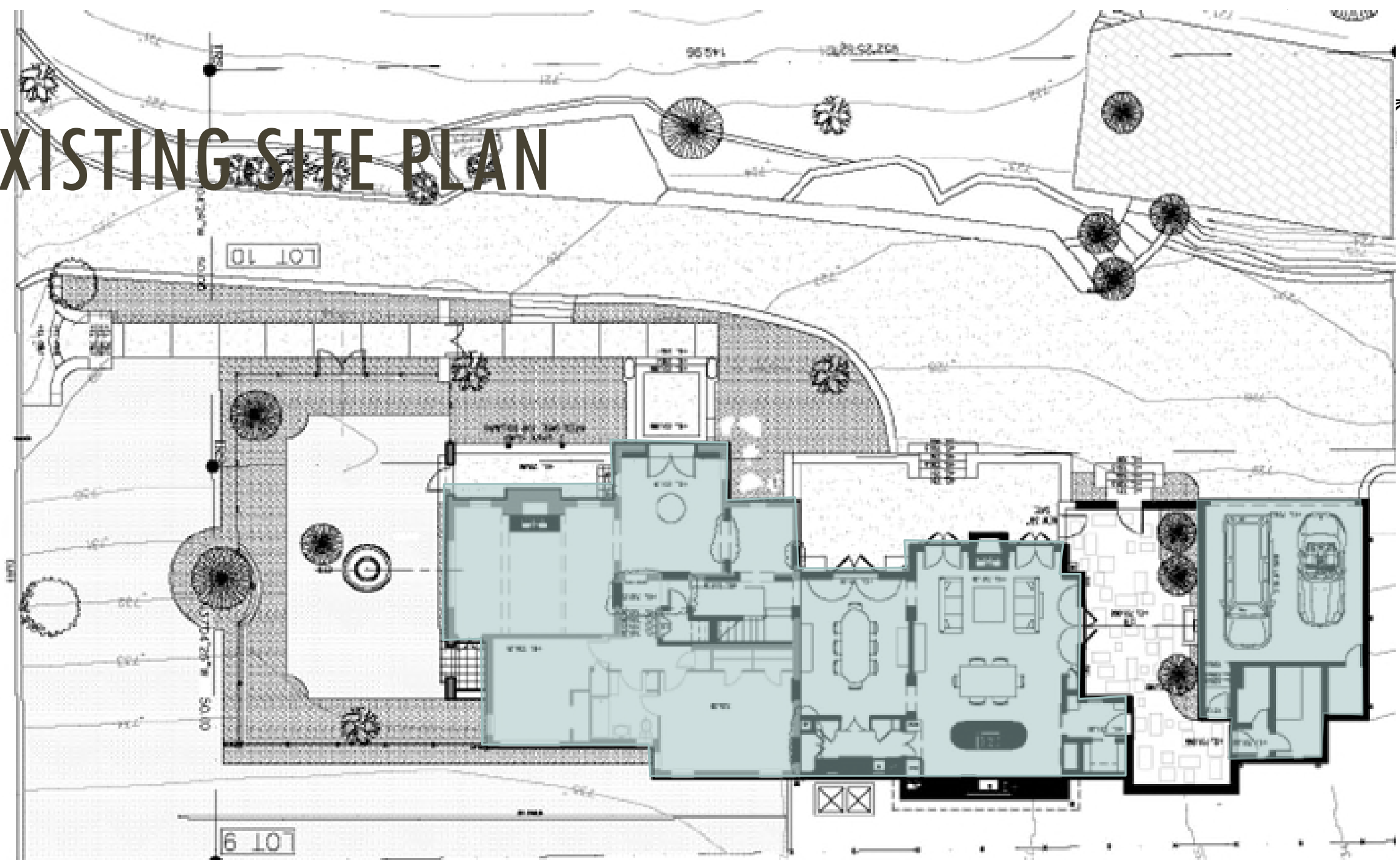
# PROPERTY



- SF-A
- Claiborne Way
  - @ Crescent
- 2<sup>nd</sup> story garage and 2-story breezeway connection

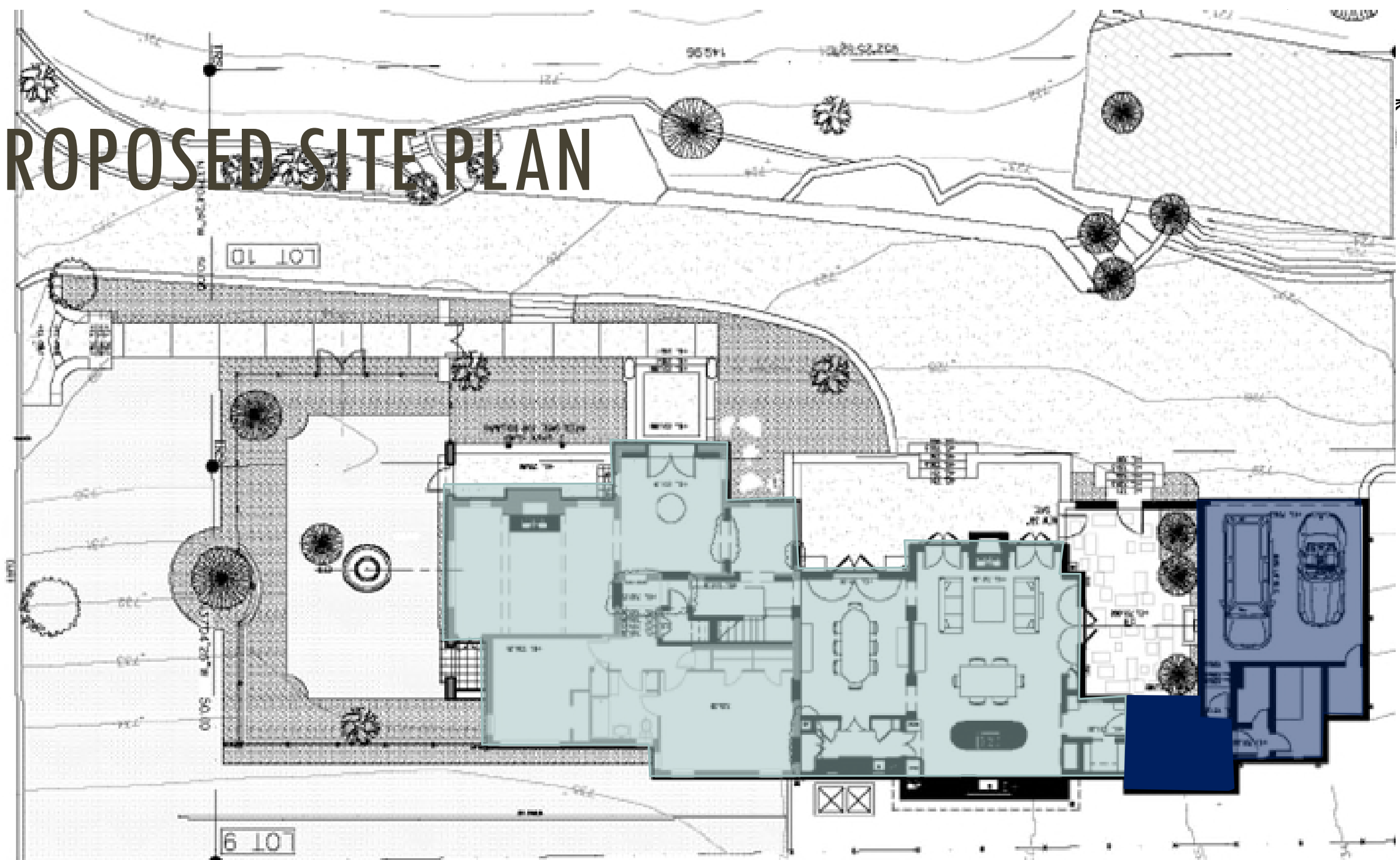
# EXISTING SITE PLAN

CLAIBORNE WAY

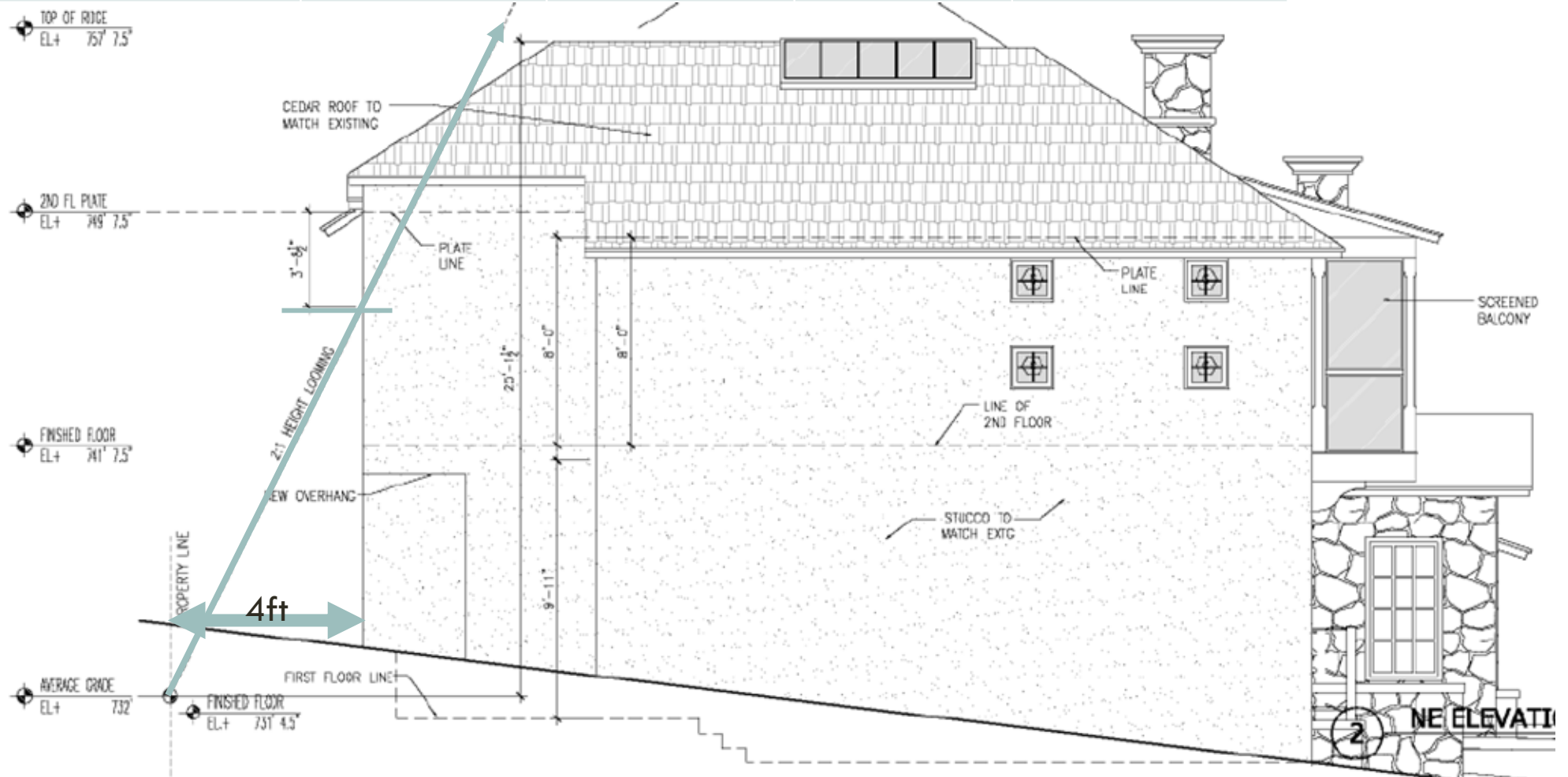


# PROPOSED SITE PLAN

CLAIBORNE WAY



Variance	Location	Proposed	Code	Allowed
Setback to 1 <sup>st</sup> floor	Rear Yard	4ft	3-16(1)	Min. 20ft
Setback to 2 <sup>nd</sup> floor	Rear Yard	4ft	3-16(1)	Min 30ft
Looming	Rear Yard	17ft 6in	3-19(2a)	Max 8ft



# POLICY ANALYSIS

- Hardships:
  - None identified
- Variances required because accessory structure (within code) becomes part of main structure

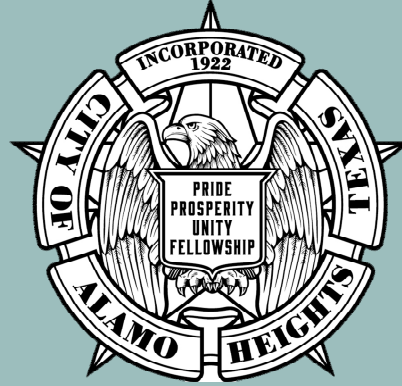




# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (4)                      Neutral: (0)
  - Oppose: (0)

# BOARD OF ADJUSTMENT CASE NO. 2322

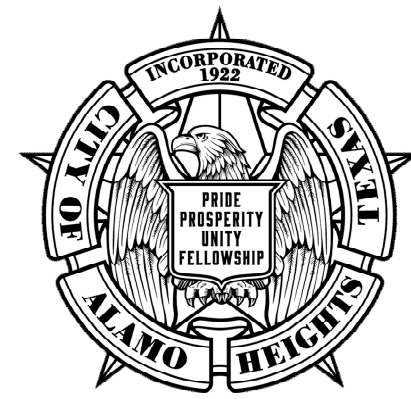


SEPTEMBER 2, 2020

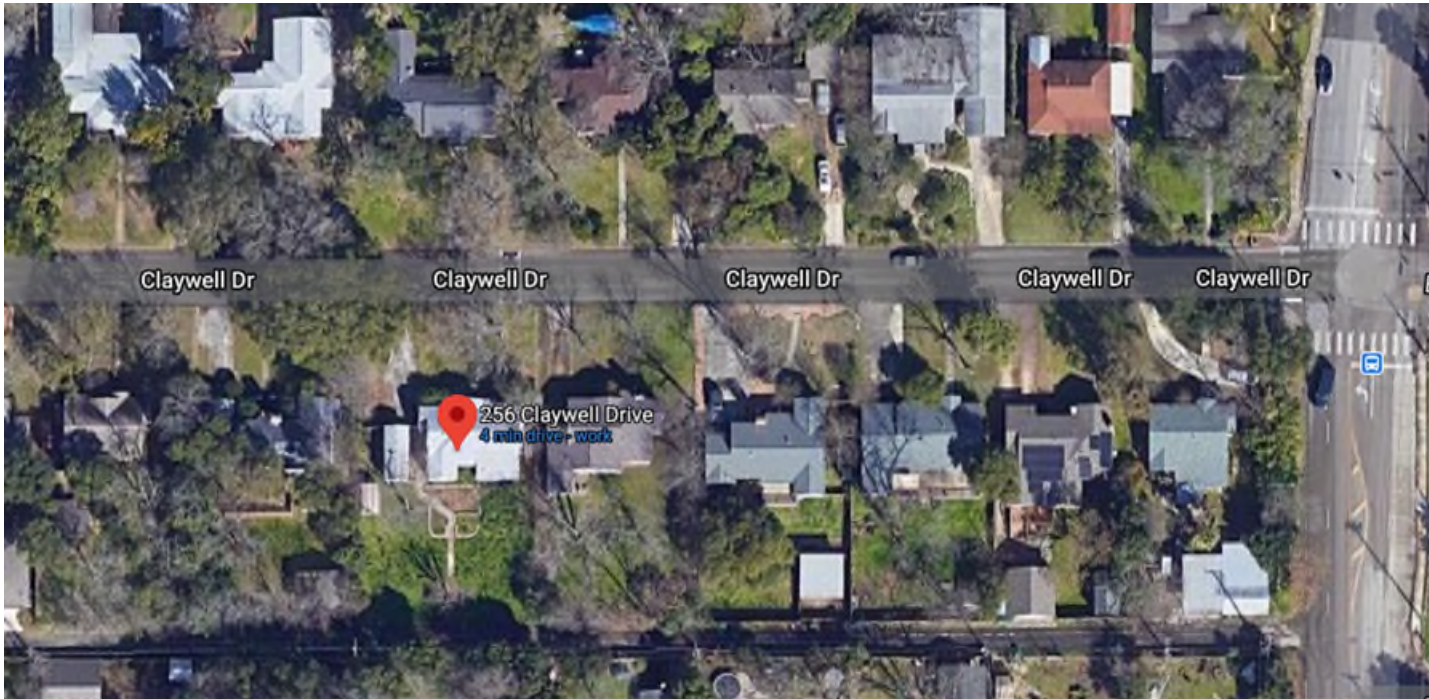
## VARIANCE — 256 CLAYWELL

Nina Shealey — Director  
Community Development  
Services





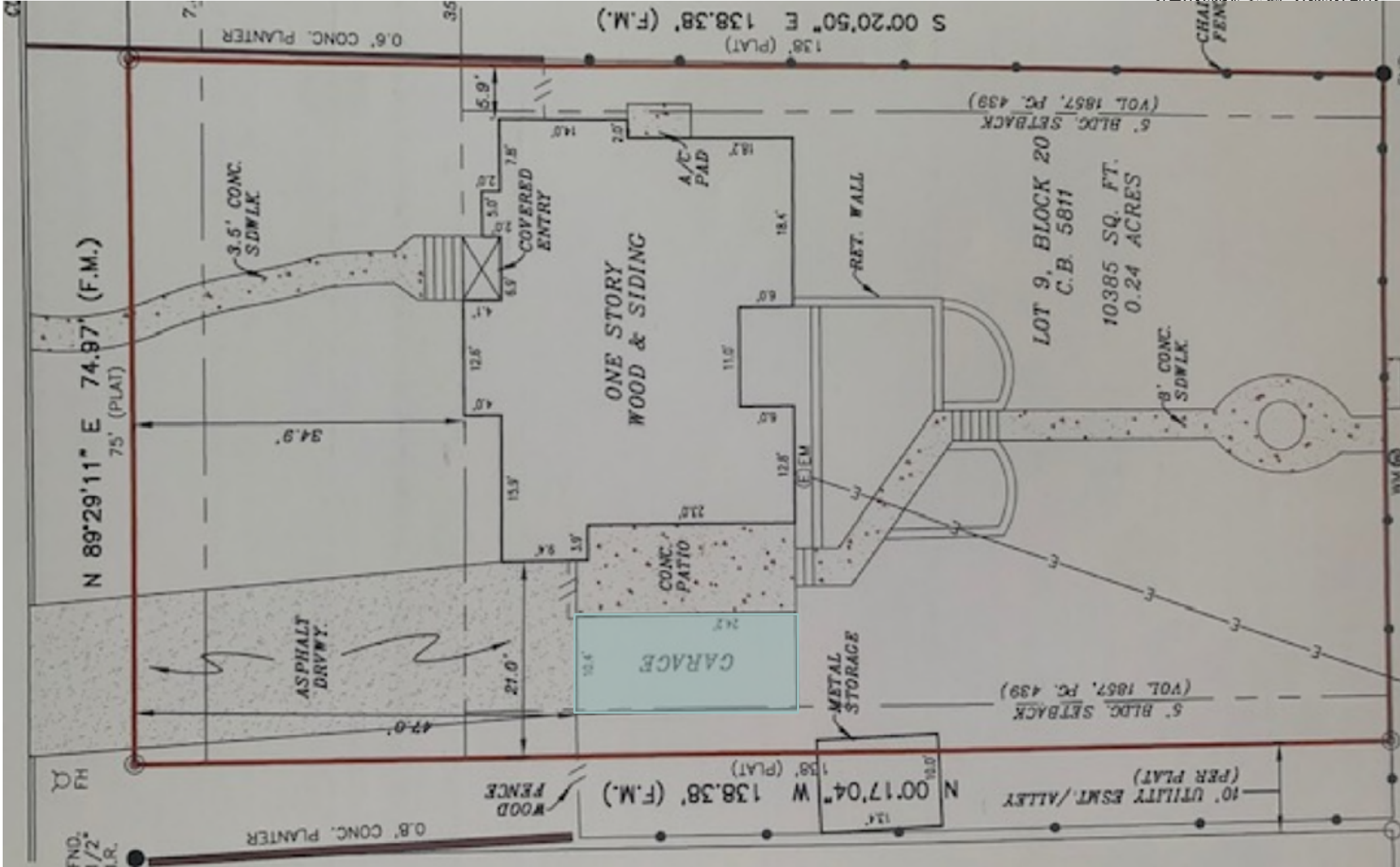
# PROPERTY



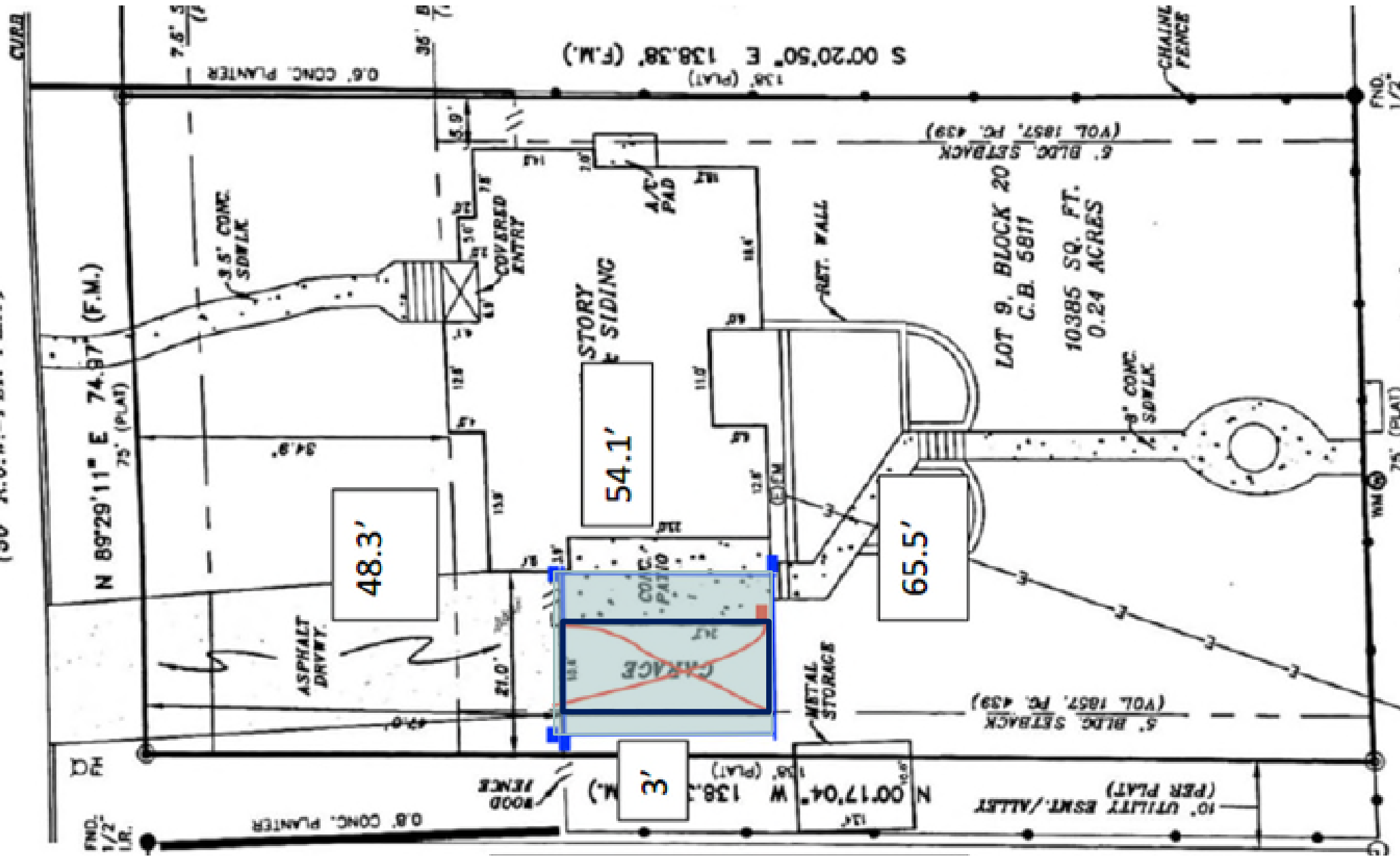
- SF-A
- Claywell
  - Vanderhoven
  - N. New Braunfels
- Demolish & replace existing detached garage w/ Carport

# EXISTING SITE PLAN

CLAYWELL DR.



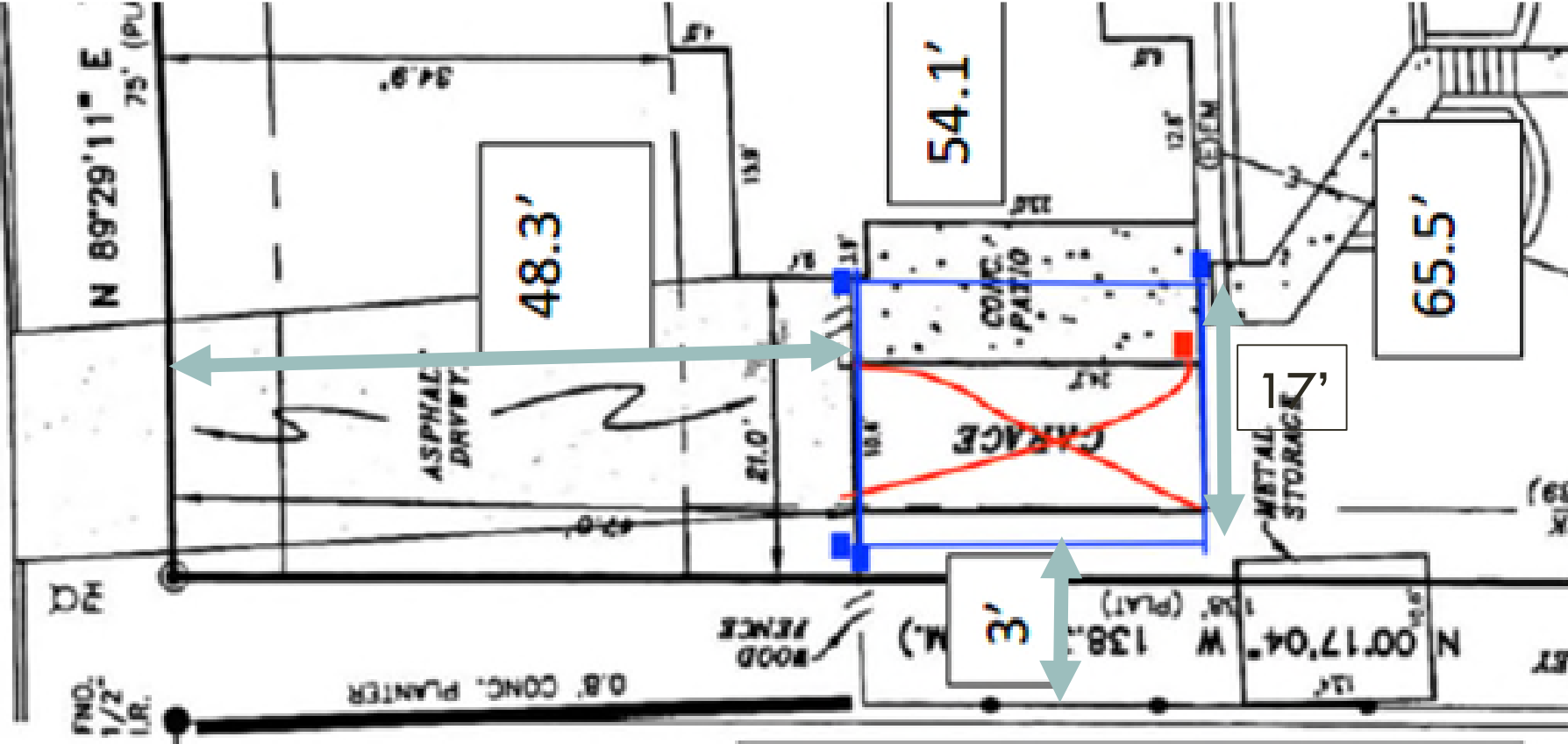
**CLAYWELL DRIVE**  
(50' R.O.W.-PER PLAT)



DE

CLAYWELL  
(50' R.O.W.-P

Variance	Location	Proposed	Code	Allowed
Carport Setback	Side yard	3ft	3-21(3)	Min 6ft
Parking	Carport	1 covered space 17ft wide carport	3-21	Min 2 covered spaces Min 18ft wide carport
Carport	Beyond mid-point	48.3ft	3-21(1)	Min 50ft



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