

# BOARD OF ADJUSTMENT

## CASE NO. 2348

### 224 ELMVIEW W

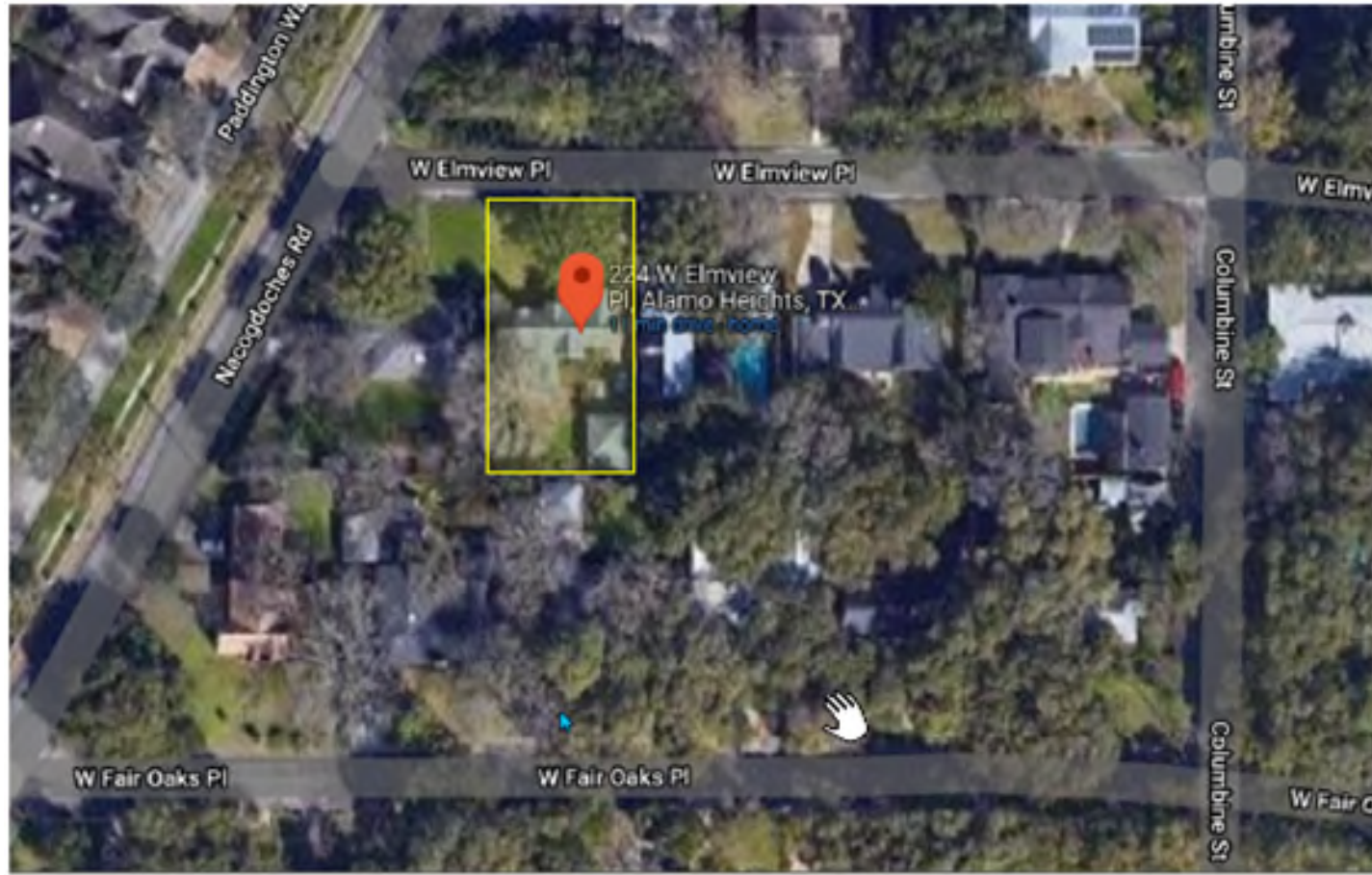


## COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

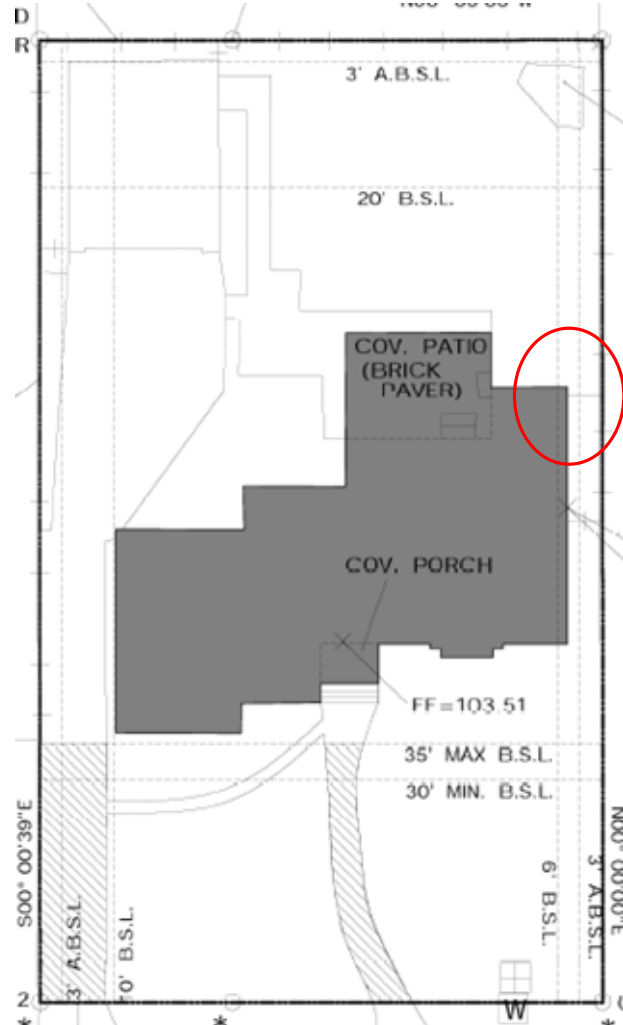


# PROPERTY



- SF-A
- Between Nacogdoches and Columbine
- Addition and remodel

# EXISTING SITE PLAN

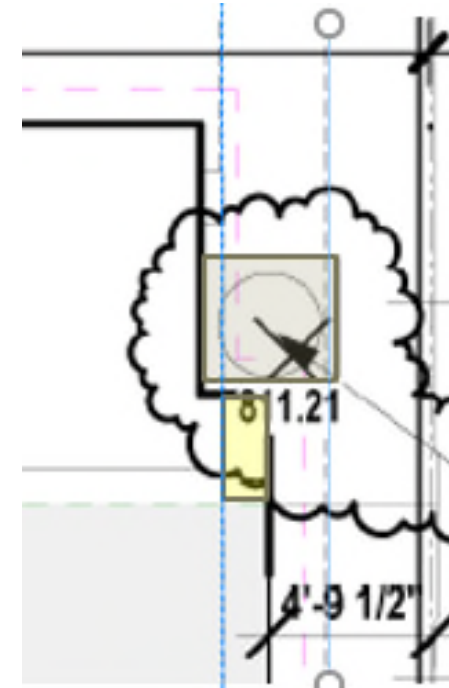
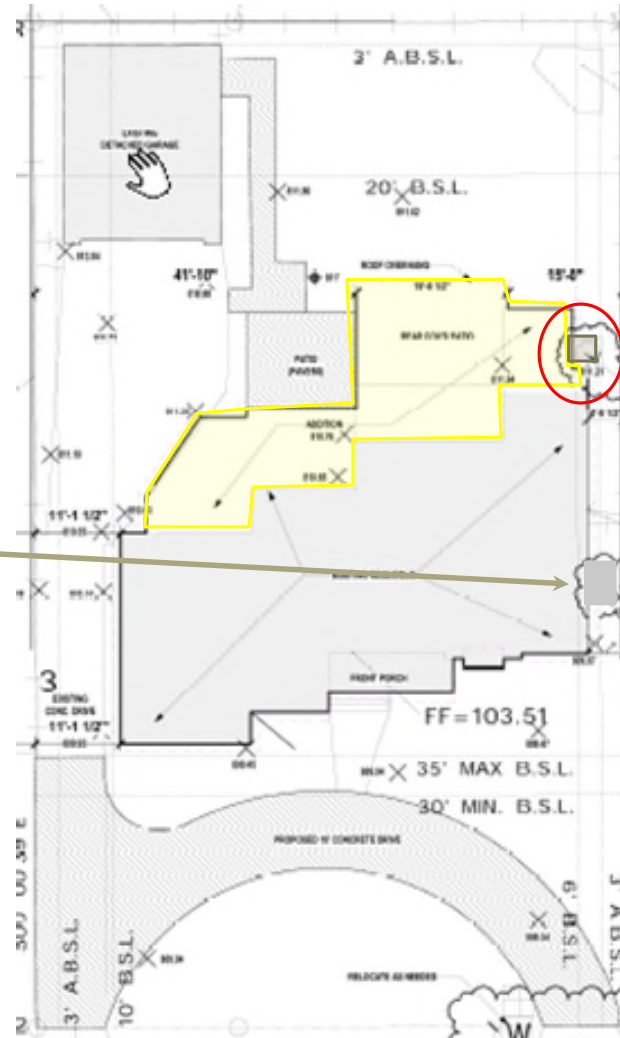




# PROPOSED SITE PLAN



Front view with existing unit





# POLICY ANALYSIS



- Consideration
  - Preservation of existing main structure limits placement of improvements
  - The existing main structure is nonconforming
- Hardships
  - None



# 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. 2349

### 218 NORMANDY



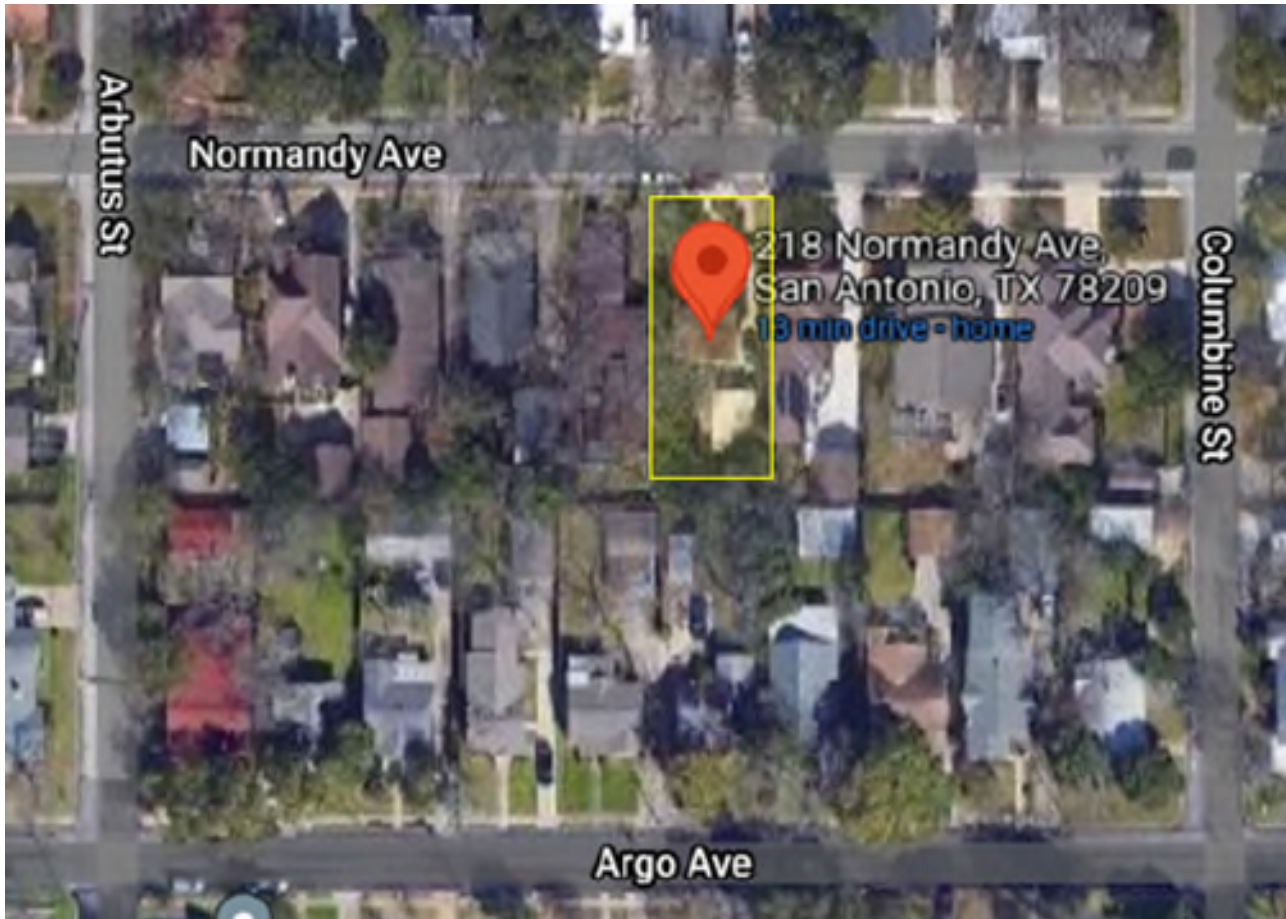
## COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director



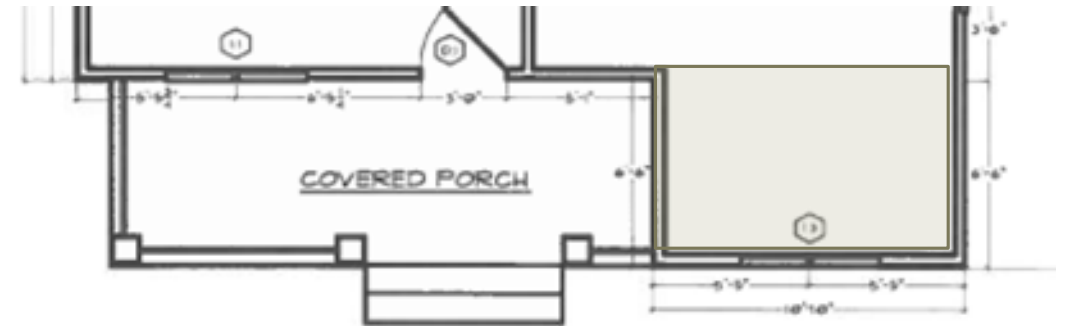
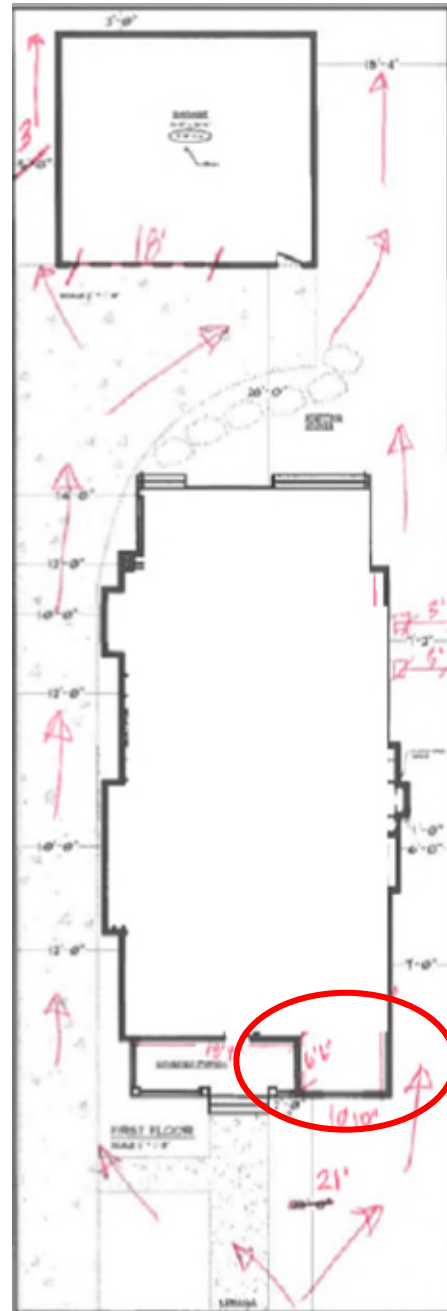


# PROPERTY



- SF-B
- Between Arbutus and Columbine
- New Construction

# PROPOSED SITE PLAN



**FIRST FLOOR**  
SCALE 1/8" = 1'-0"



# PROPOSED FRONT ELEVATION



NORTH ELEVATION

SCALE 1/4" = 1'-0"

# POLICY ANALYSIS



## ■ Considerations

- Replacement of existing storm drain line caused revisions in original floorplan to help accommodate new location
- City did not want to risk damage to neighboring property with the removal of tree due to size of root ball

## ■ Hardships

- Relocation of storm drain line dictates placement of proposed structures
- Design based on medically required/desired requests





# 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)