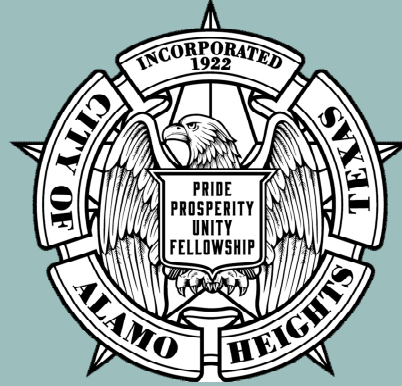


BOARD OF ADJUSTMENT CASE NO. 2326



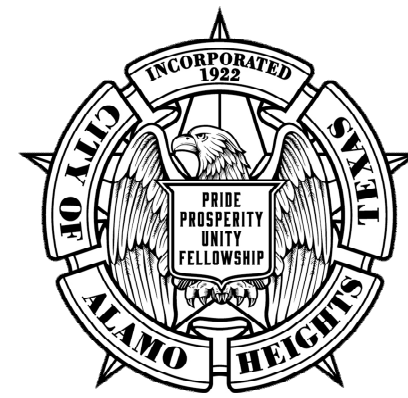
NOVEMBER 4, 2020

VARIANCE — 5427 N. NEW BRAUNFELS

Nina Shealey — Director
Community Development
Services

PROPERTY

- MF-D
- N. New Braunfels
 - Kampmann
 - Chichester
- Rear addition



ALLEY

N00°00'00"W 50.00'

338.70'



CONC.
WALL

FND IRD

LOT 39 & 40
BLCK 69
7,200 SQ. FT.
0.165 ACRES

LOT 40
LOT 39

TWO
STORY
STONE &
STUCCO

JT 41

S90°00'00"W 144.00'

N90°00'00"E 144.00'

STUCCO

CONCRETE

CONC.

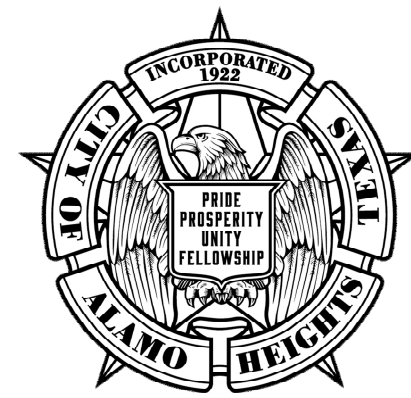
CONC.
CURB

CURB
1.5' IN

This Su

A

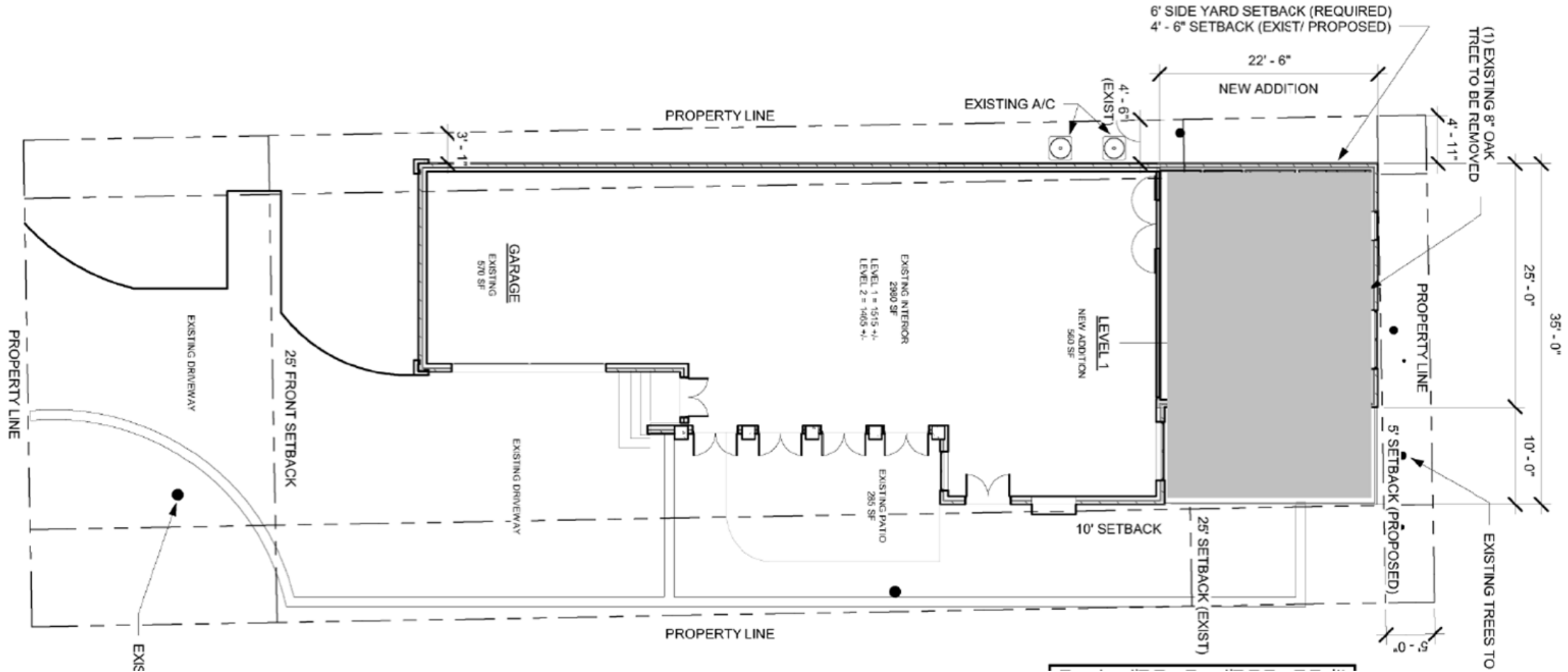
EXISTING SITE PLAN



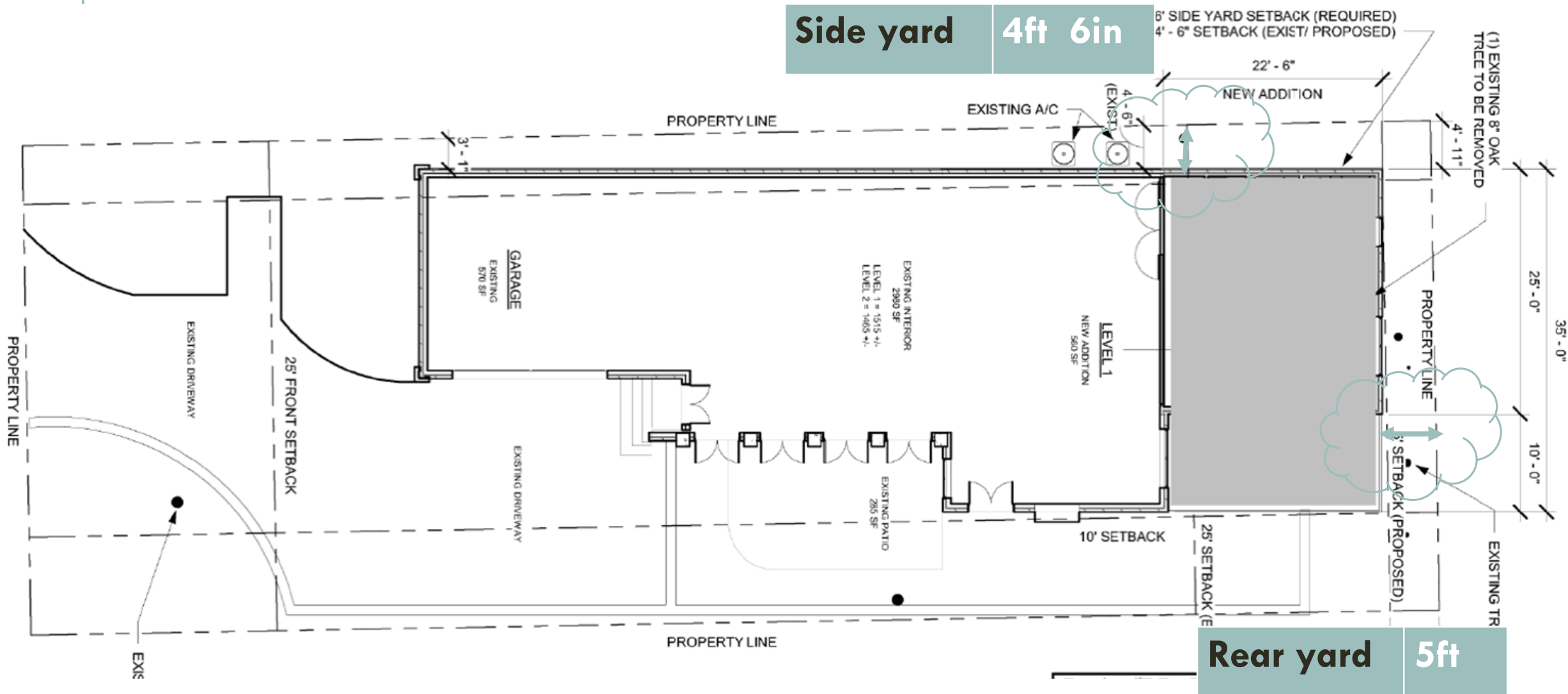
VARIANCES

| Variance | Location | Proposed | Code | Allowed |
|-------------|--------------|----------|--------------|----------------|
| Setback | Side yard | 4ft 6in | 3-45(1) | Min 6ft |
| Setback | Rear yard | 5ft | 3-46 | Min 25ft |
| Landscaping | Front & Rear | None | 3-50 3-88 | Min 8ft buffer |

PROPOSED SITE PLAN



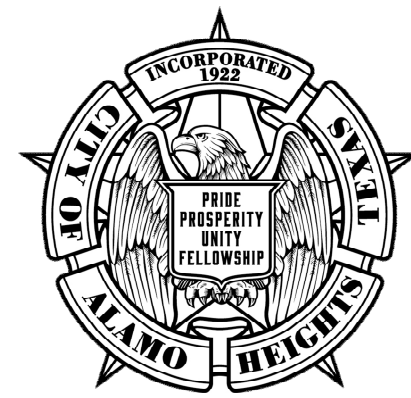
VARIANCES



POLICY ANALYSIS

- Hardships:
 - None identified
 - 14ft easement behind property

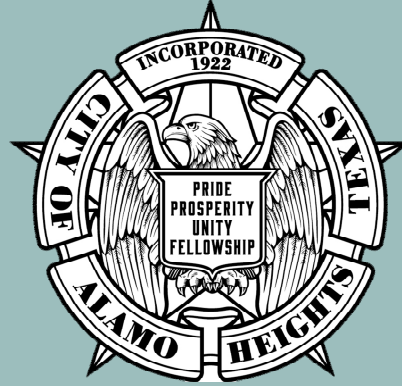




PUBLIC NOTIFICATION

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

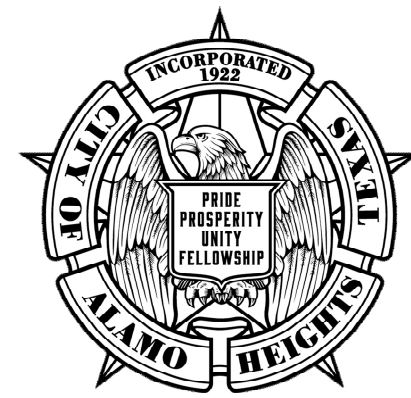
BOARD OF ADJUSTMENT CASE NO. 2327



NOVEMBER 4, 2020

VARIANCE — 604 TUXEDO

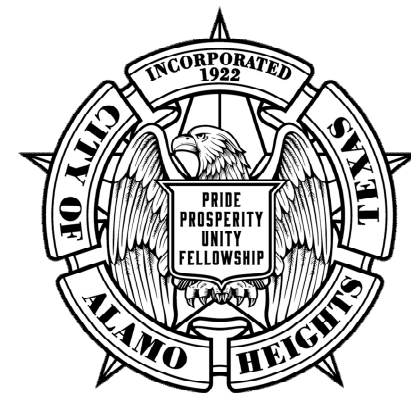
Nina Shealey — Director
Community Development
Services



PROPERTY



- SF-A
- Tuxedo
 - @ Loveta
- Installation of circular driveway

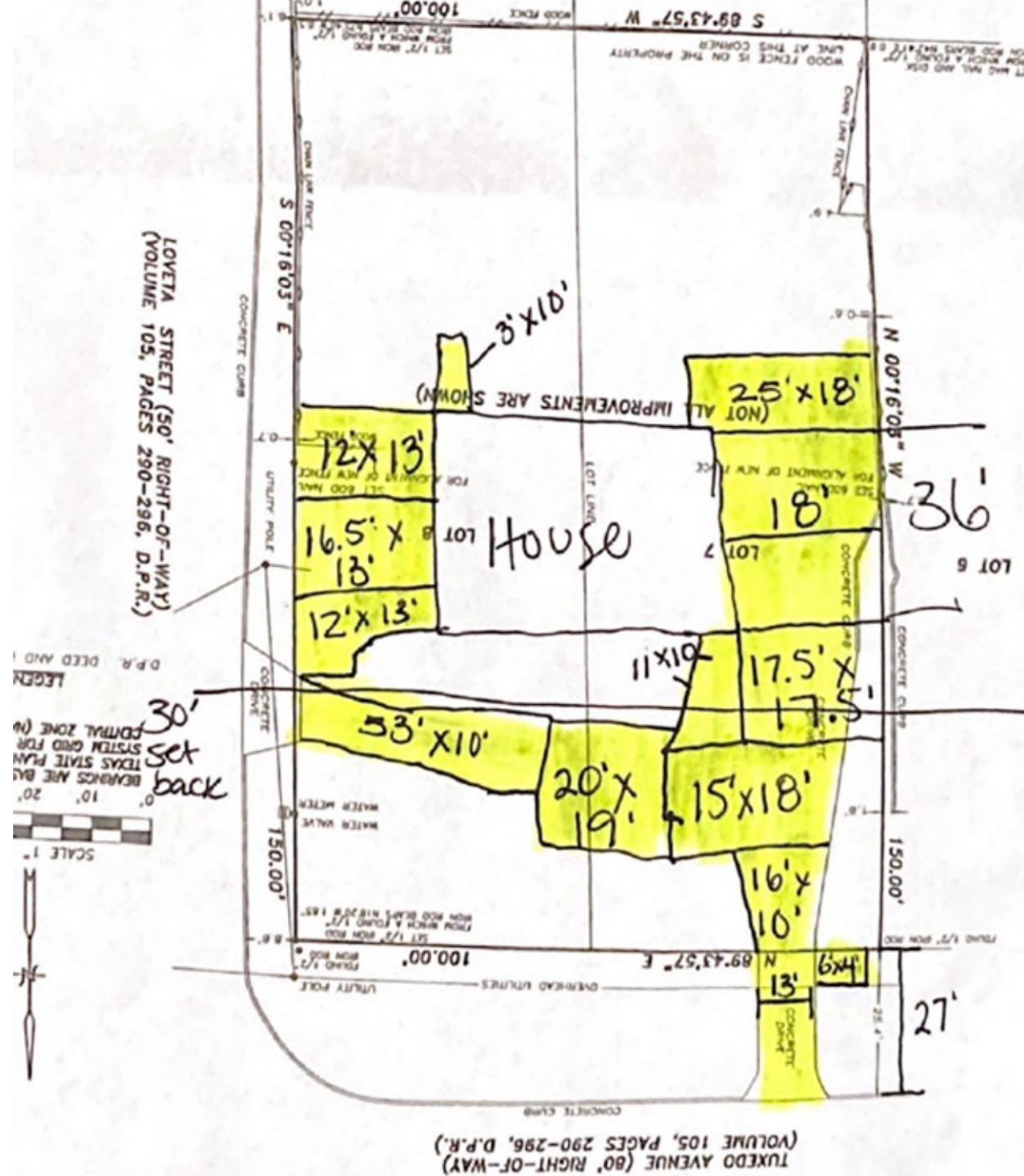
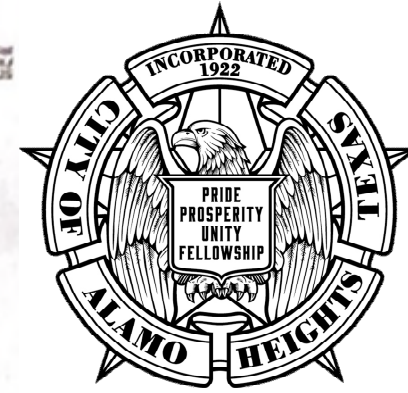


VARIANCES

| Variance | Location | Proposed | Code | Allowed |
|------------------|--------------------|----------|------|----------|
| Width | Driveway | Unknown | 3-21 | Max 14ft |
| Width | Curb cut and apron | Unknown | 3-21 | Max 14ft |
| Impervious cover | Front yard setback | Unknown | 3-18 | Max 30% |

SITE PLAN

- Drawings not to scale
 - Measurements unverifiable

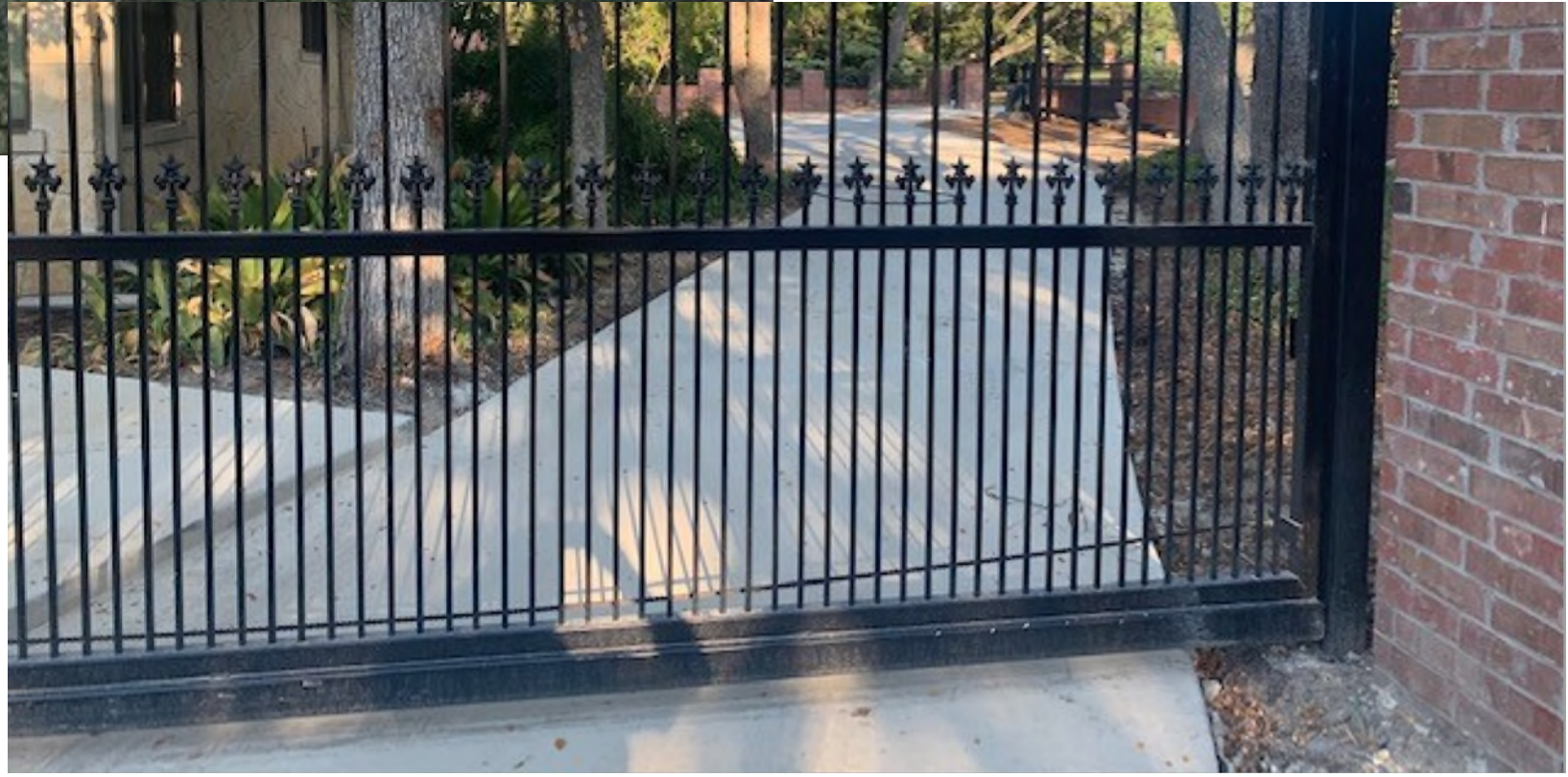






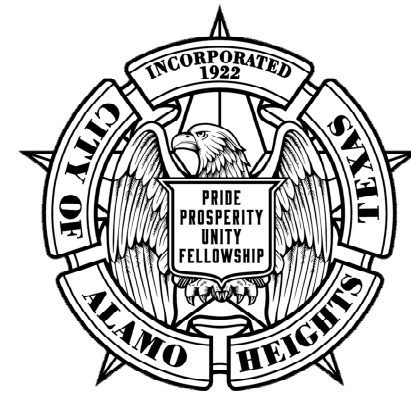






POLICY ANALYSIS

- Hardships:
 - None identified
 - Work complete before review and permit



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: (2)