

BOARD OF ADJUSTMENT

CASE NO. 2369

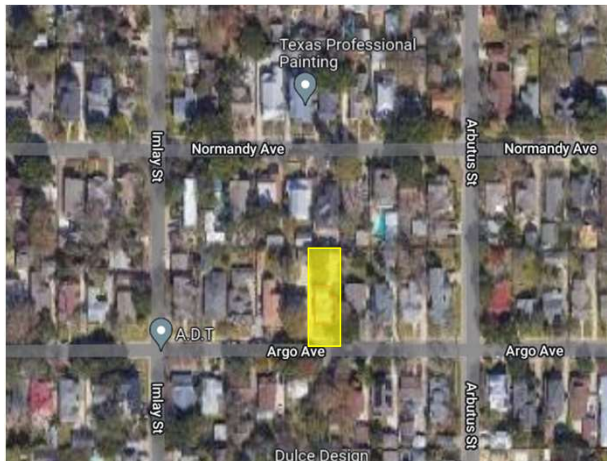
321 ARGO AVE



COMMUNITY DEVELOPMENT

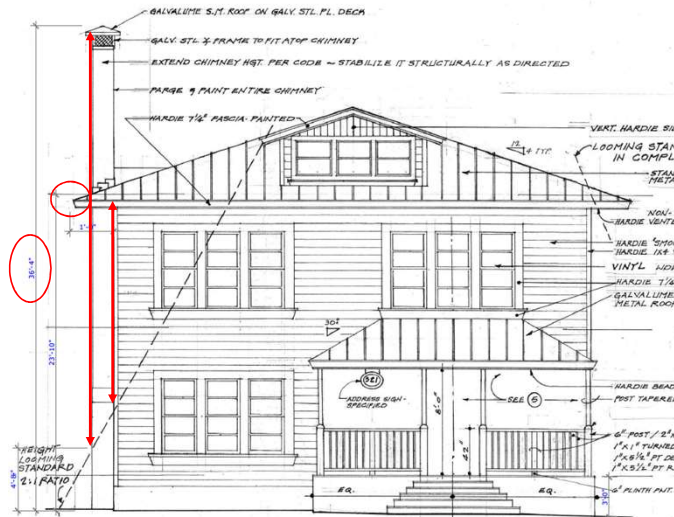
Presented by:
Lety Hernandez
Director

PROPERTY



- SF-B
- North side
between Imlay St
and Arbutus St
- 2nd Story Addition

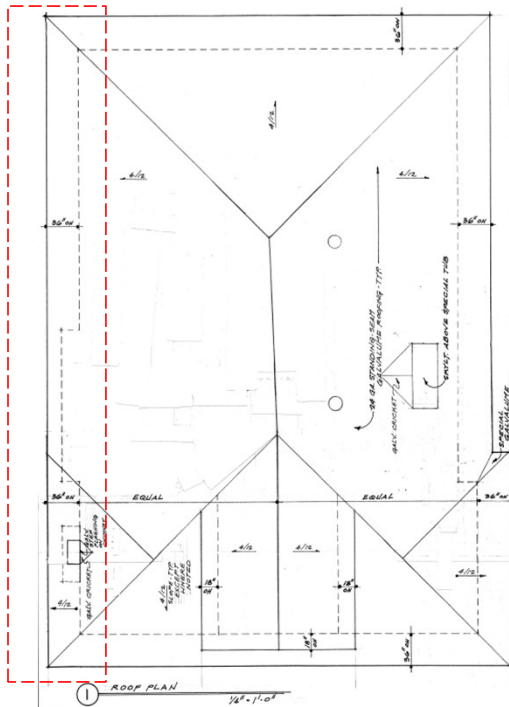
PROPOSED FRONT ELEVATION



PROPOSED WEST ELEVATION



PROPOSED ROOF PLAN



POLICY ANALYSIS

- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - The existing main structure is non-conforming.
 - Preservation of the existing main structure limits placement of improvements.



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)



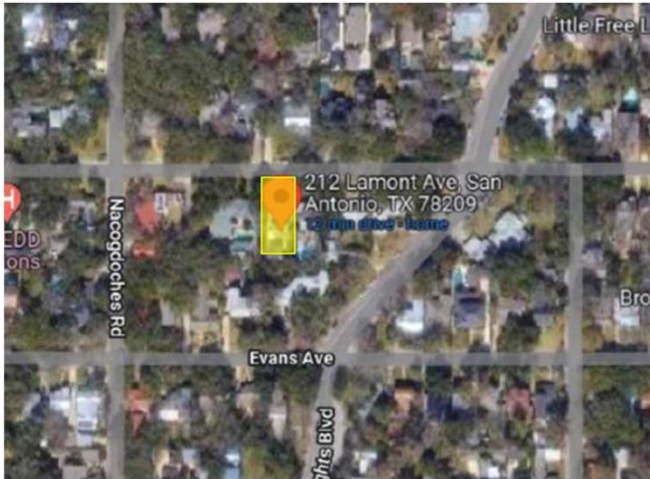
BOARD OF ADJUSTMENT CASE NO. 2368 212 LAMONT AVE



COMMUNITY DEVELOPMENT

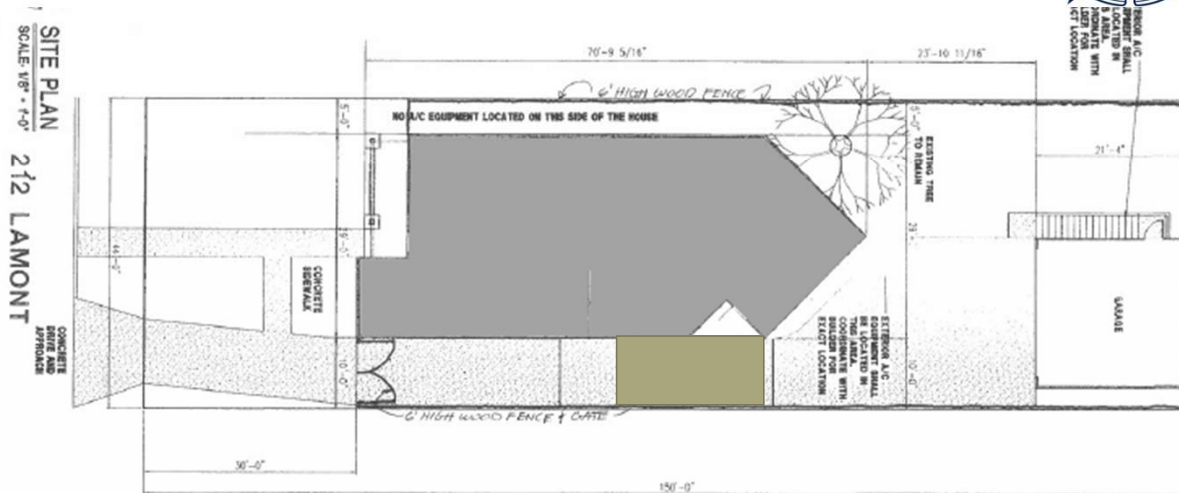
Presented by:
Lety Hernandez
Director

PROPERTY



- SF-A
- South side of street between Nacogdoches Rd and Columbine St
- Carport addition

EXISTING/PROPOSED SITE PLAN



POLICY ANALYSIS



- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - Preservation of the existing non-conforming main structure limits placement of improvements.
 - Currently compliant with required two-car covered parking spaces.
 - Exposure concerns from Fire Department.

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: (2)



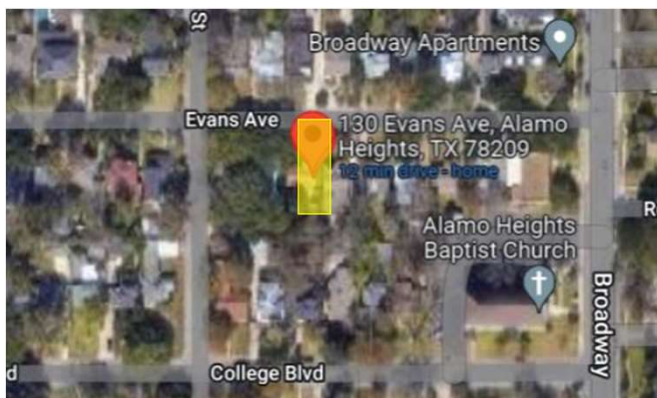
BOARD OF ADJUSTMENT CASE NO. 2376 130 EVANS AVE



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY

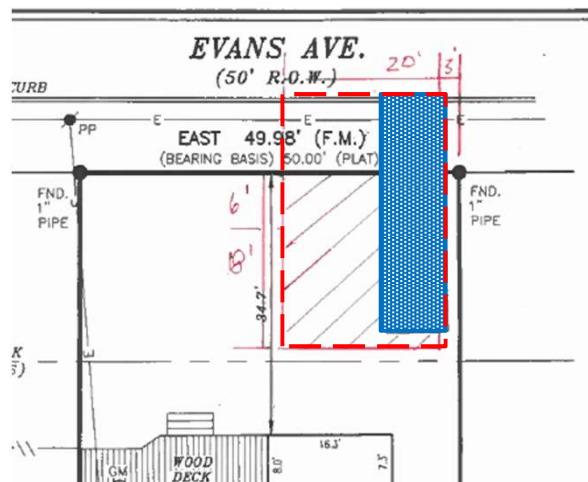


- SF-A
- South side of street between Columbine St and Broadway St.
- Replace off-street parking

EXISTING CONDITIONS



EXISTING/PROPOSED SITE PLAN



POLICY ANALYSIS



- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - Preservation of the existing non-conforming main structure limits placement of improvements.
 - Tandem parking is possible due to the current front yard setback to the main structure of 34.7ft.

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)



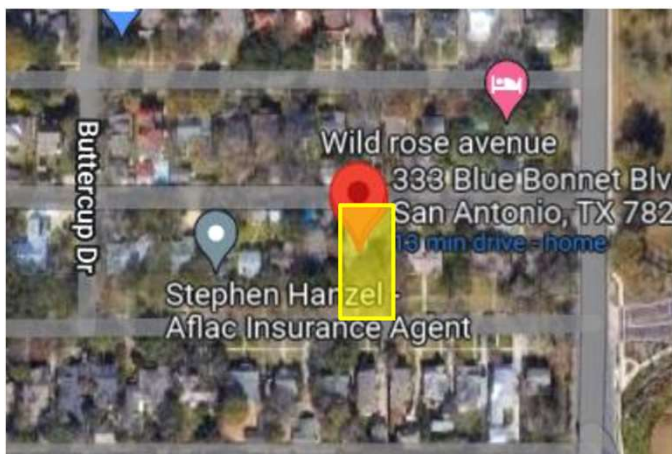
BOARD OF ADJUSTMENT CASE NO. 2377 333 BLUE BONNET BLVD



COMMUNITY DEVELOPMENT

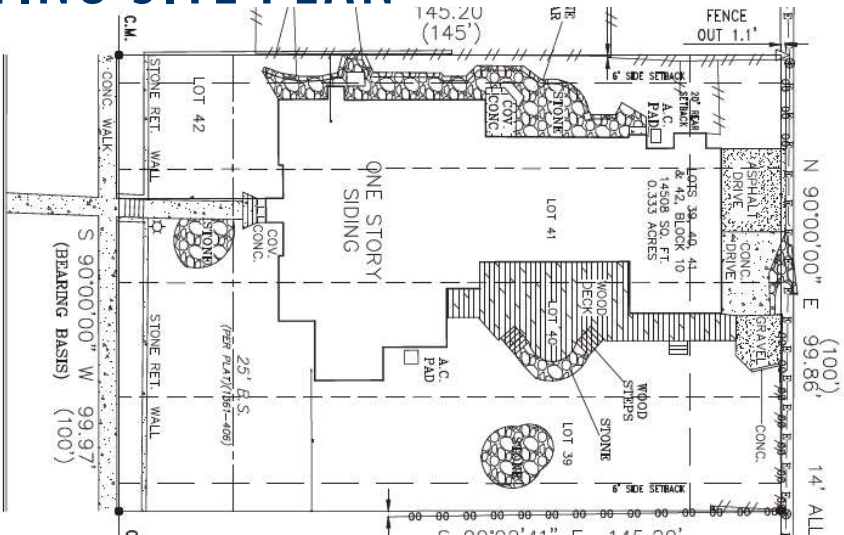
Presented by:
Lety Hernandez
Director

PROPERTY

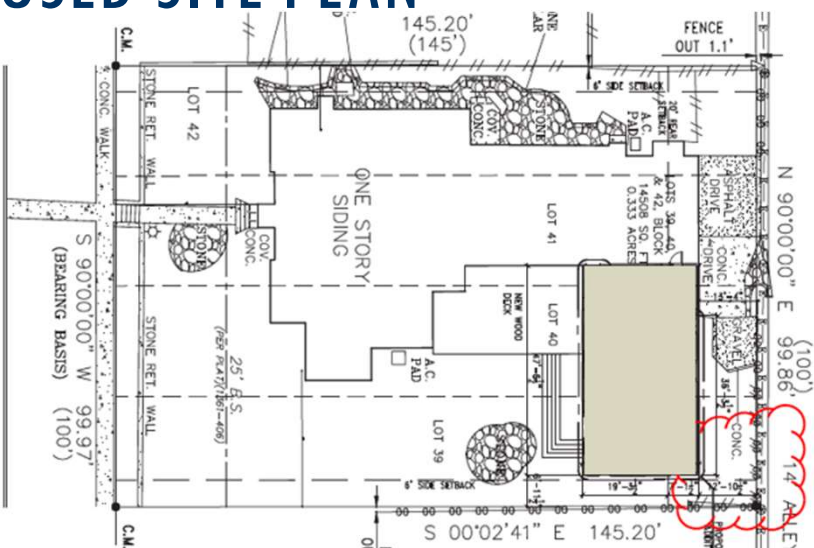


- SF-A
- North side of street between Buttercup and N New Braunfels
- Rear Addition

BLUE BONNET BOULEVARD
(80' R.O.W.)



BLUE BONNET BOULEVARD



POLICY ANALYSIS



- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - 14.8ft rear yard setback approved by BOA in 1999.
 - Addition follows current footprint but increase in non-conformity is caused due to slight angle of main structure.
 - Requested variance approved previously by BOA in April 2021 but applicant was unable to complete plan review process during the required timeframe.

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)

of San Antonio							
340827	340828	340829	340831	340833	340835	340836	340837
340840	340841	340842	340843	340844	340845		
340801	340802	340803	340804	340805			

BLUE BONNET BLVD

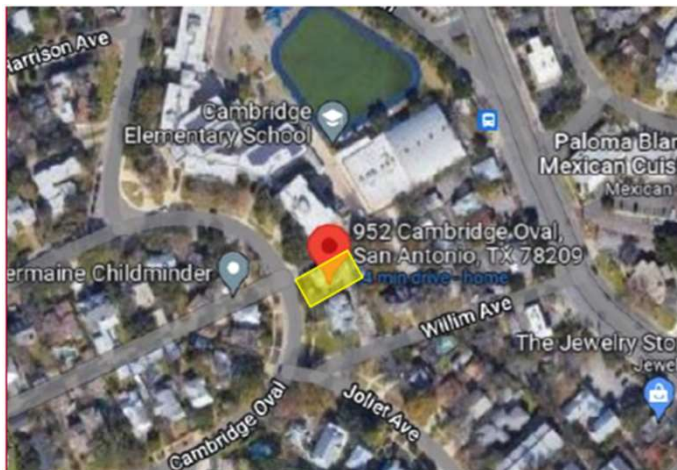
BOARD OF ADJUSTMENT CASE NO. 2378 952 CAMBRIDGE OVAL



COMMUNITY DEVELOPMENT

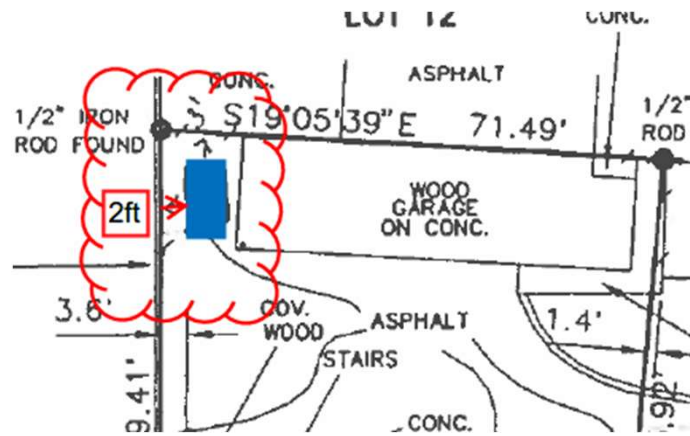
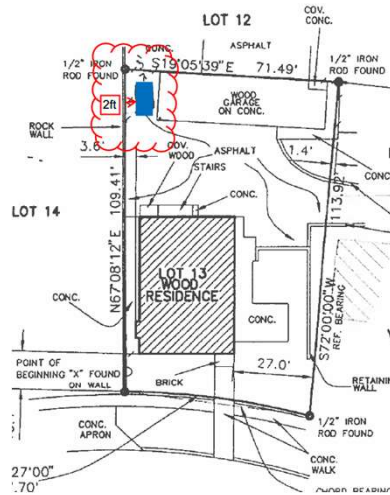
Presented by:
Lety Hernandez
Director

PROPERTY

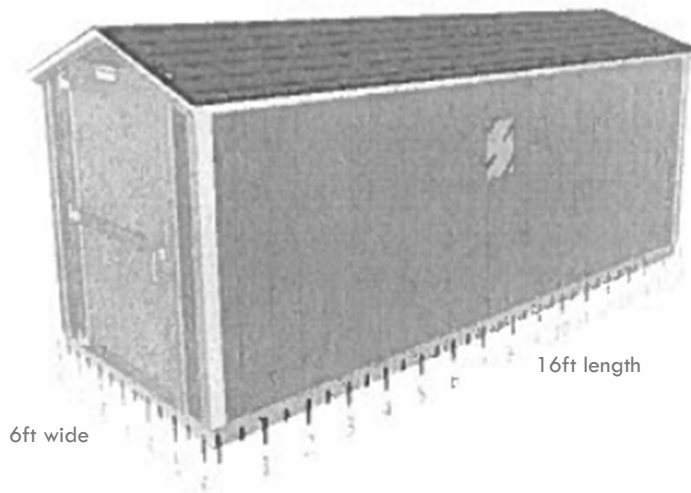


- MF-D
- East side of street,
south of Cambridge
Elementary
- Detached Shed

EXISTING/PROPOSED SITE PLAN



PROPOSED ELEVATIONS



Max 10ft
overall height
allowed

16ft length

6ft wide

POLICY ANALYSIS



- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - Preservation of the existing detached garage limits placement of improvements.

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)

BOARD OF ADJUSTMENT

CASE NO. 2379

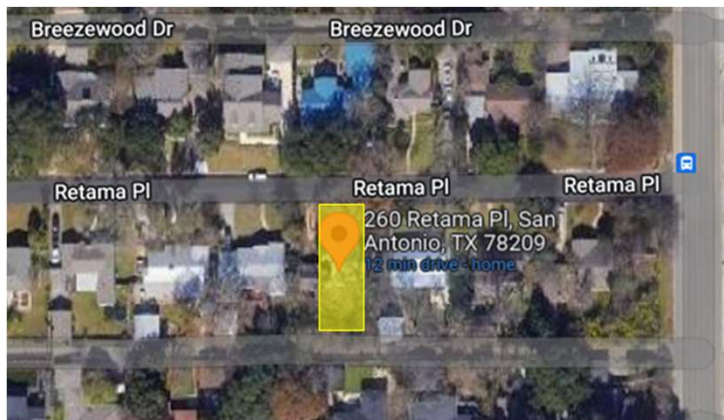
260 RETAMA PL



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- SF-A
- South side of street between Vanderhoeven and N New Braunfels
- Retaining wall in front yard



POLICY ANALYSIS

- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - Code requires height to be measured from lower grade. Per plan, the view of the proposed retaining wall to the adjoining property would be 4ft high.



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: (0)

347199	347200	347201	347202	347203	347204	347205	347206
347212	347213	347214	347215	347216	347217	347218	347219
347225	347226	1163769	347228	347229	347230	347231	347232
347238	347239	347240	347241	347242	347243	347244	

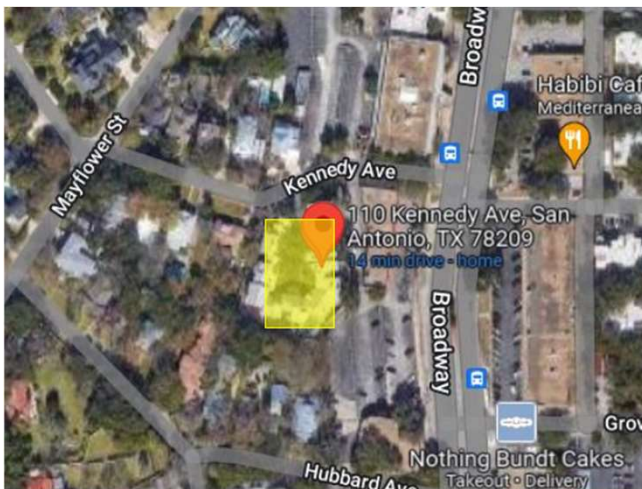
BOARD OF ADJUSTMENT CASE NO. 2380 110 KENNEDY AVE, UNIT 2



COMMUNITY DEVELOPMENT

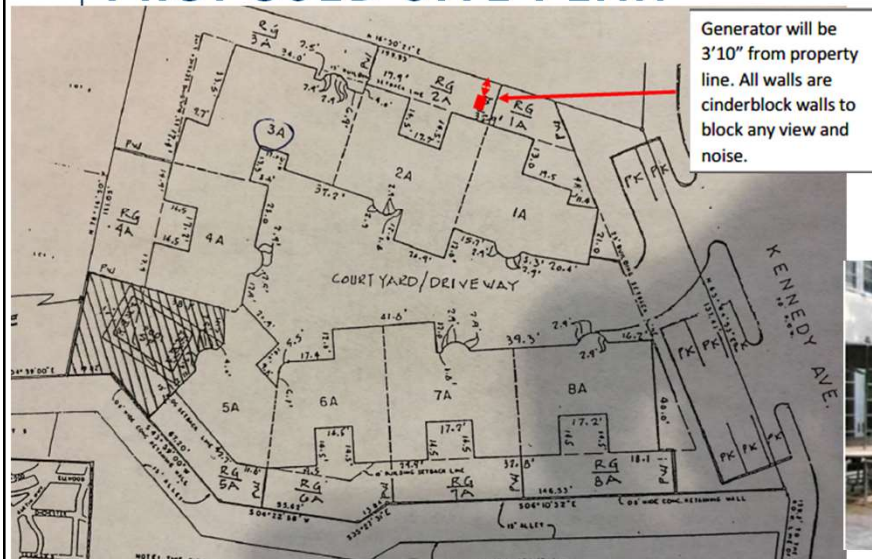
Presented by:
Lety Hernandez
Director

PROPERTY

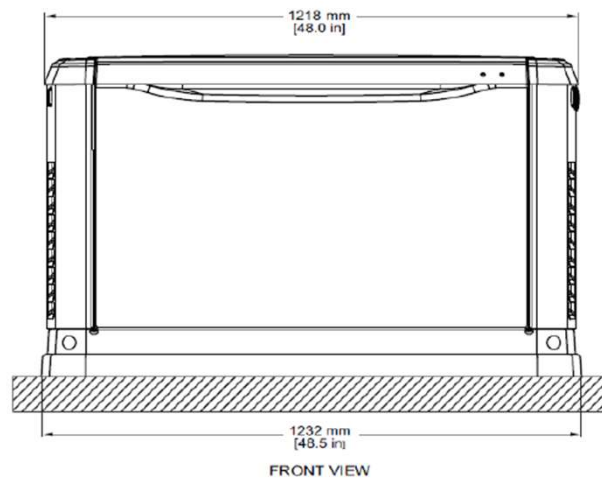
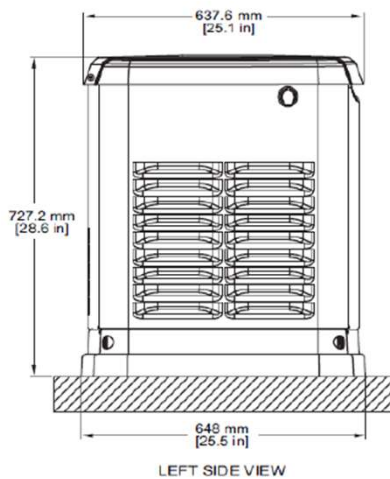


- MF-D
- South side of street between Mayflower St and Broadway St.
- New Generator

PROPOSED SITE PLAN



PROPOSED GENERATOR DIMENSIONS



POLICY ANALYSIS



- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - Preservation of the existing structure limits placement of improvements.
 - The structure was built with entry to each unit from the courtyard area. The proposed area is utilized as a rear yard.
 - Recent code revisions were to eliminate view of equipment from street. The area is surrounded by walls that meet the intent.

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)

