

BOARD OF ADJUSTMENT CASE NO. 2415 340 ABISO AVE



COMMUNITY DEVELOPMENT

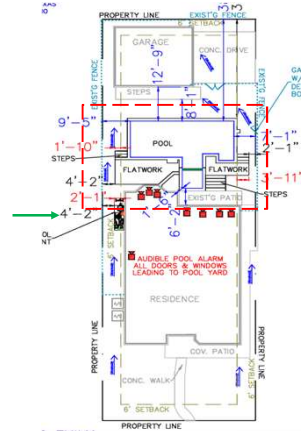
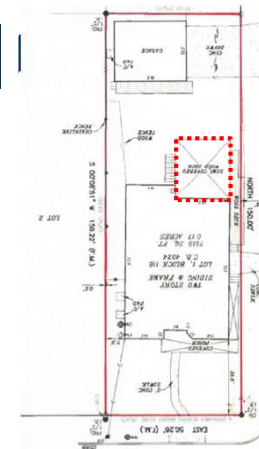
Presented by:
Lety Hernandez
Director

PROPERTY



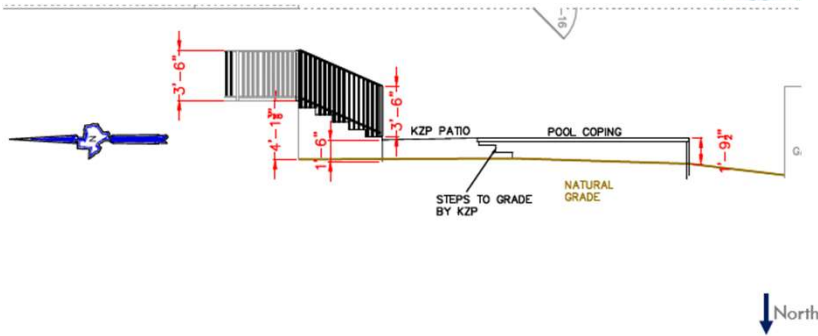
- SF-B
- South side at intersection of Imlay St.
- New Pool & Deck
- Self-Identified (Tabled on January 07, 2025)

EXISTING CONDITIONS





PROPOSED



POLICY ANALYSIS

- **Hardships**
 - None.



PUBLIC NOTIFICATION

- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (0)

GRID 10



**BOARD OF ADJUSTMENT
CASE NO. 2422
302 LAMONT AVE**

COMMUNITY DEVELOPMENT

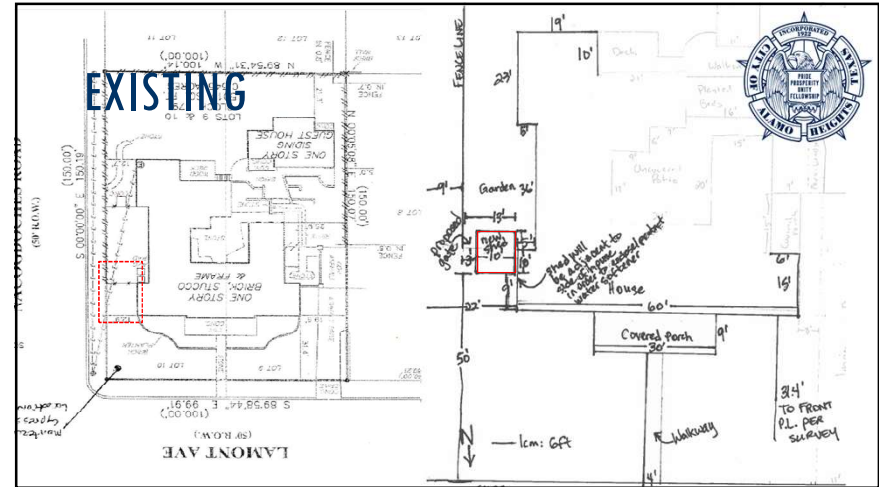
Presented by:
Lety Hernandez
Director

PROPERTY

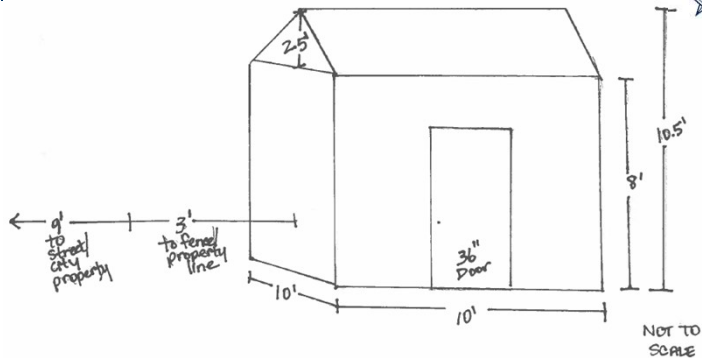


- SF-A
- South side of street, west of Nacogdoches Rd.
- Accessory Structure
- Staff Error

EXISTING



EXISTING



EXISTING CONDITIONS



POLICY ANALYSIS

- **Hardships**
 - None.
- **Considerations**
 - Staff reviewed and failed to identify nonconformity prior to issuance of building permit.
 - Wall not attached but insulated water pipes from main structure span gap and penetrate west wall.



PUBLIC NOTIFICATION

- **Public Notice**
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- **Responses received:**
 - Support: (0) Neutral: (0)
 - Oppose: (0)



BOARD OF ADJUSTMENT CASE NO. 2423 301 CLOVERLEAF AVE



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

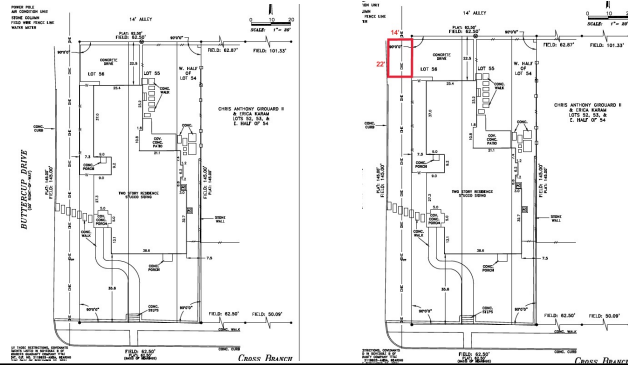
PROPERTY



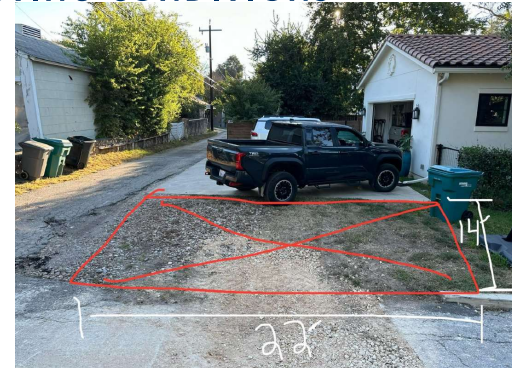
- SF-A
- North side of street, east of Buttercup Dr.
- New parking pad



EXISTING & PROPOSED SITE PLAN



EXISTING CONDITIONS



POLICY ANALYSIS

- **Hardships**
 - None.
- **Considerations**
 - Proposed improvement requires review and approval by City Council for a License Agreement.



PUBLIC NOTIFICATION

- **Public Notice**
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



BOARD OF ADJUSTMENT CASE NO. 2424 305 CASTANO AVE



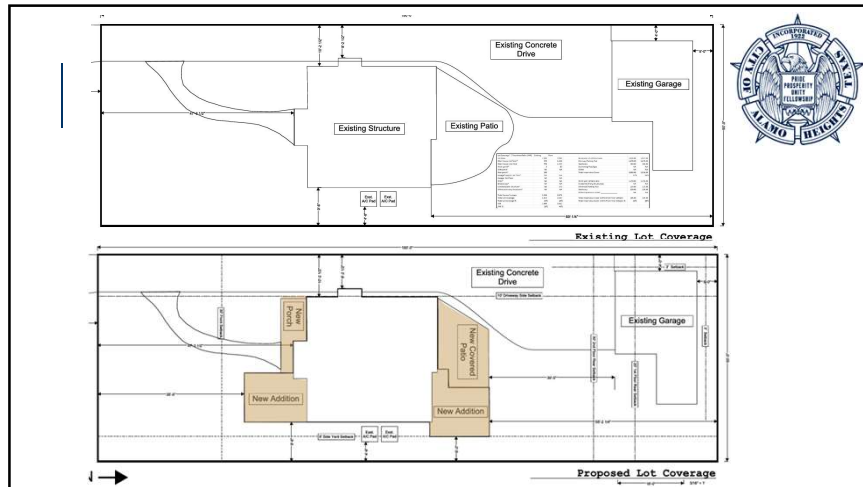
COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

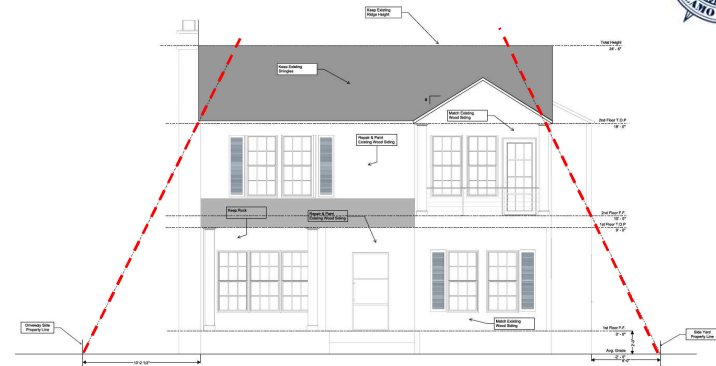
PROPERTY



- SF-A
- North side of street, east of Buttercup Dr.
- Addition to Existing Main
- Self-identified



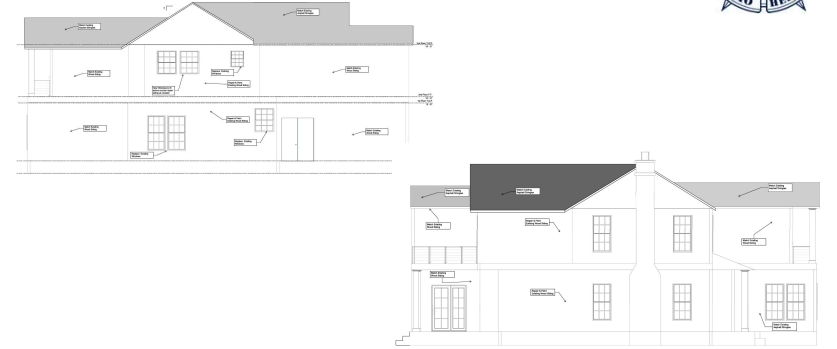
PROPOSED ELEVATION - FRONT



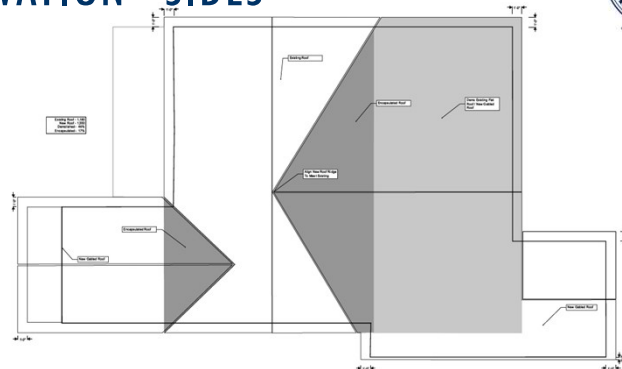
PROPOSED ELEVATION - REAR



ELEVATION - SIDES



ELEVATION - SIDES



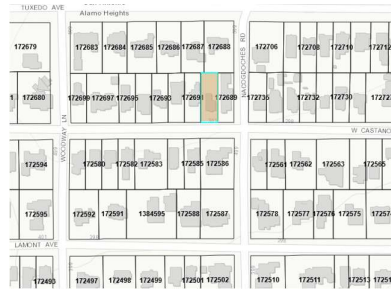
POLICY ANALYSIS

- **Hardships**
 - None.



PUBLIC NOTIFICATION

- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- Responses received:
- Support: (0) Neutral: (0)
- Oppose: (0)



BOARD OF ADJUSTMENT CASE NO. 2425 311 WILDROSE AVE



COMMUNITY DEVELOPMENT

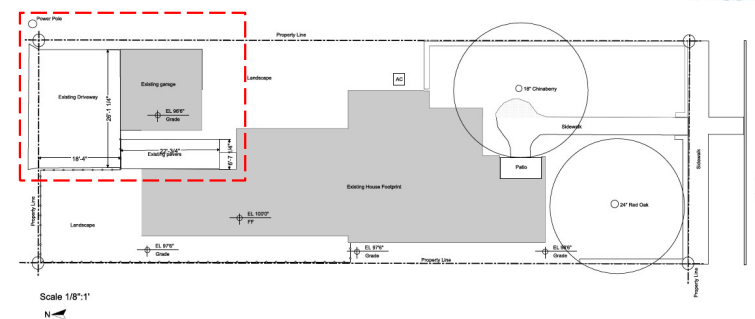
Presented by:
Lety Hernandez
Director

PROPERTY



- SF-A
- North side of Wildrose Ave., east of Buttercup Dr.
- Addition to Detached Accessory Structure (garage)
- Self-Identified

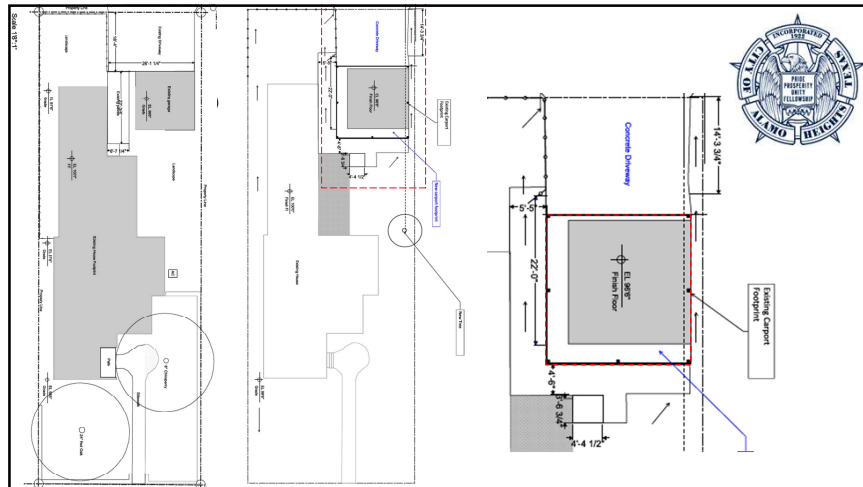
EXISTING SITE PLAN



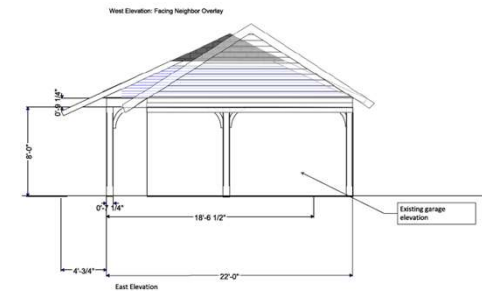
EXISTING CONDITIONS

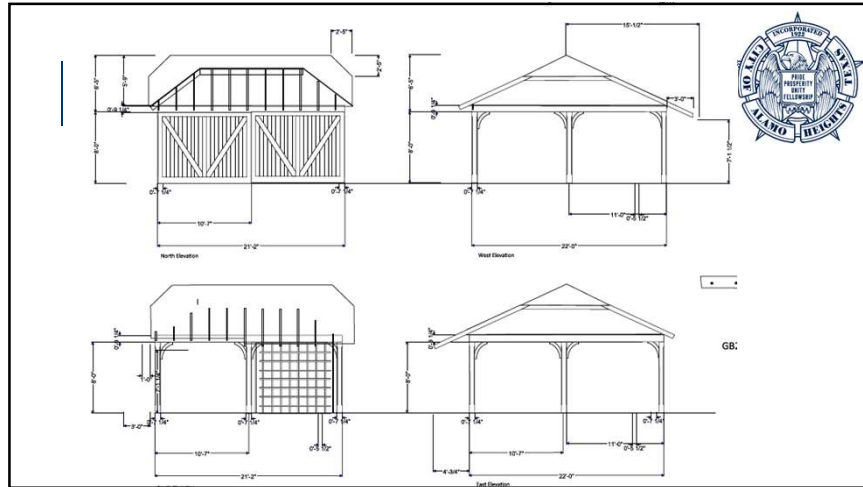


EXISTING CONDITIONS



PROPOSED ELEVATION





POLICY ANALYSIS

- **Hardships**
 - None.
- **Considerations**
 - Improvements continue the existing 2ft 1-in side yard setback of the existing garage. No additional encroachment is proposed.



PUBLIC NOTIFICATION

- **Public Notice**
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property

- Responses received:
- Support: (0) Neutral: (0)
- Oppose: (0)



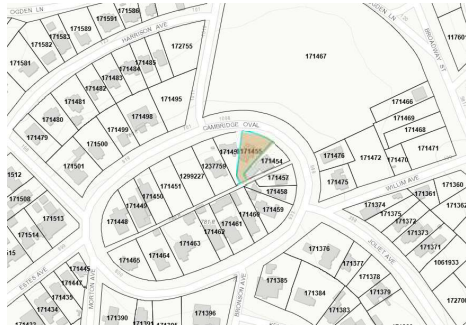
BOARD OF ADJUSTMENT CASE NO. 2426 1010 CAMBRIDGE OVAL



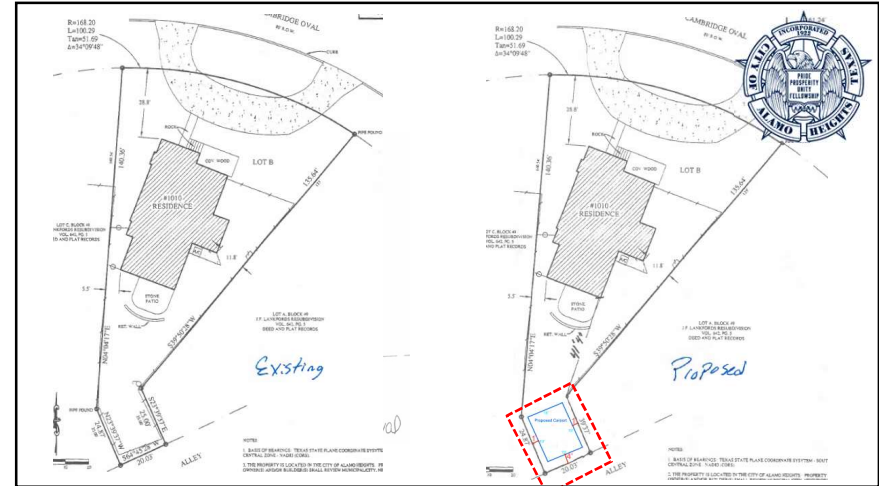
COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

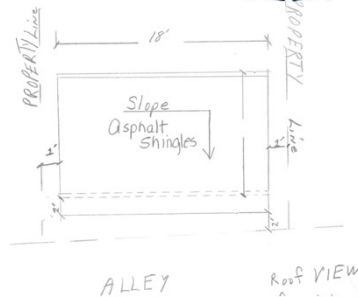
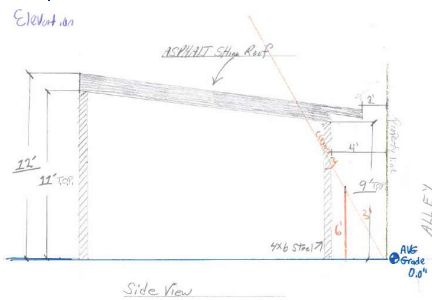
PROPERTY



- SF-A
- Southern side of street, between Townsend & Joliet
- New Accessory Structure – Carport



ELEVATION — SIDE



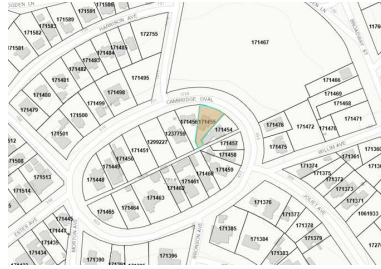
POLICY ANALYSIS

- Hardships
 - Lot shape



PUBLIC NOTIFICATION

- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- Responses received:
- Support: (0) Neutral: (0)
- Oppose: (0)



BOARD OF ADJUSTMENT CASE NO. 2427 206 COLLEGE BLVD



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- SF-A
- South side of street, west of Columbine St.
- Remove & replace existing driveway



EXISTING CONDITIONS



BOARD OF ADJUSTMENT CASE NO. 2428 4821 BROADWAY ST



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

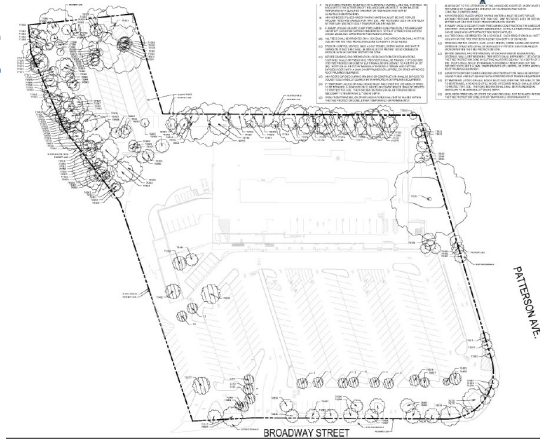
PROPERTY



- B-1
- West side of street, south of Patterson Ave
- Addition & renovation to main structure & parking lot repairs



EXISTING SITE PLAN

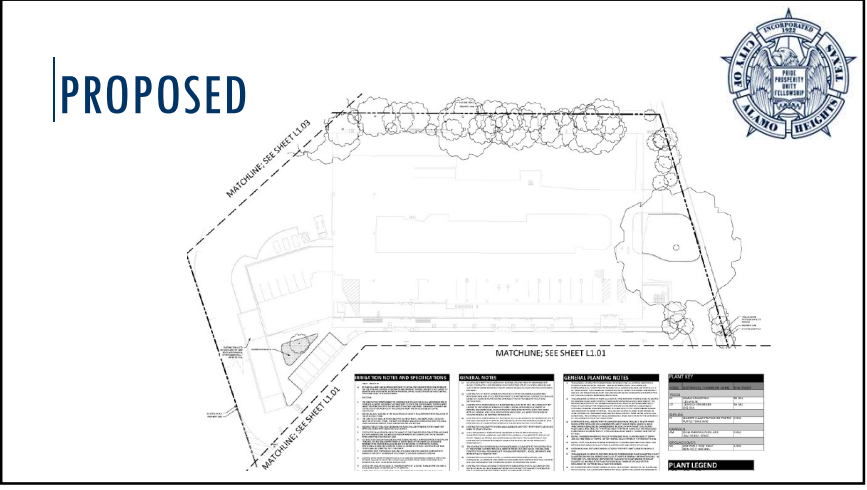
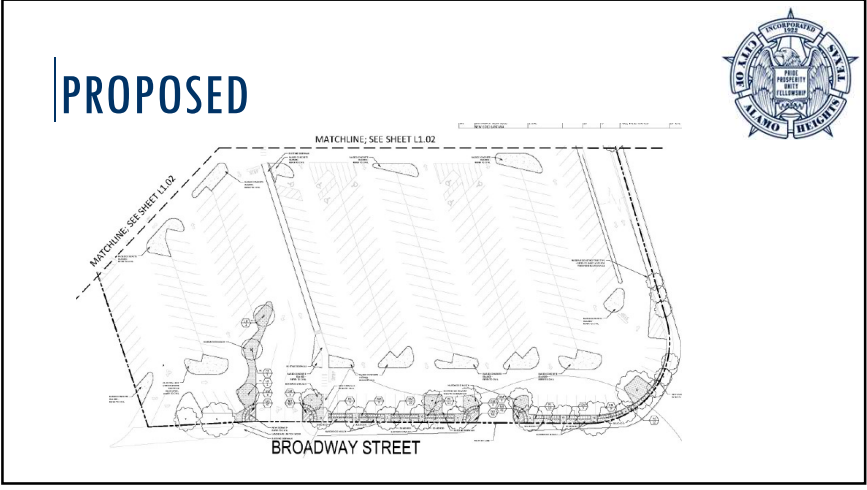
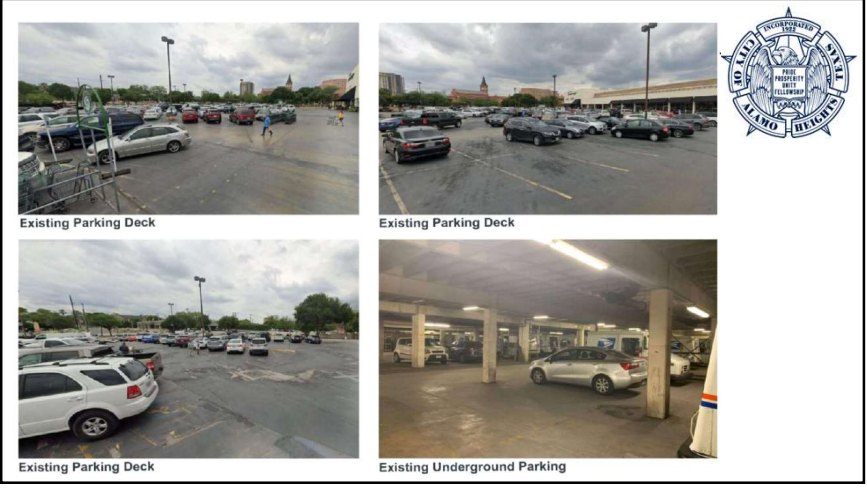


Broadway and Patterson Intersection



Broadway Parking Entry





PROPOSED



PROPOSED

TRAFFIC & PARKING SUMMARY TABLE 4821 BROADWAY STREET

BUILDING AREAS	
EXISTING BUILDING AREA (SF)	69,000
PROPOSED BUILDING AREA (SF)	20,000
TOTAL BUILDING AREA (SF)	89,000
PARKING STORAGE STANDARDS	
PARKING RATIO PER VARIANCE	1 SPACE PER 300 SF
PARKING PROVIDED:	449 SPACES
ACTUAL PARKING RATIO:	1 SPACE PER 198 SF
HANDICAP SPACE (ADA)	
REQUIRED REGULAR HC PARKING	9 SPACES
REQUIRED V.A. PARKING	2 SPACES
PROPOSED HC PARKING	12 SPACES (2 V.A.)

TREE MITIGATION

§ 5-156 HERITAGE TREE REMOVAL MITIGATION	
a. A.) HERITAGE INCHES REMOVED	342 INCHES
REMOVAL INCHES LEFT TO MITIGATE FOR WITH FEE IN LIEU	342
HERITAGE MITIGATION FEE-IN-LIEU	= \$104,175
TOTAL FEES OWED	= \$104,175

CITY OF ALAMO HEIGHTS

§ 9-70 LANDSCAPING, SIDEWALKS, SCREENING, AND LIGHTING	
3.) LOT FRONTAGE	764 LF
ONE (1) TREE PLANTED FOR EACH TWENTY-FIVE (25) FEET OF LOT FRONTAGE, OR PORTION THEREOF	
LOT FRONTAGE TREES REQUIRED	31 TREES
LOT FRONTAGE TREES PROVIDED	32 TREES
7.) PROPERTY SCREENING	
SHRUB ROW BETWEEN PARKING AND RIGHT-OF-WAY IS IN PLACE TO PROVIDE SCREENING SEPARATION AS REQUIRED ALONG BROADWAY STREET	



POLICY ANALYSIS

- **Hardships**
 - None.
- **Considerations**
 - Significant structural damage due to infiltration of water into subgrade of parking field and structure of underground parking structure.
 - Root systems of required parking lot trees pose risk to underground structure and culvert system.



PUBLIC NOTIFICATION

- **Public Notice**
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- **Responses received:**
 - Support: (0) Neutral: (0)
 - Oppose: (0)

