

# BOARD OF ADJUSTMENT

## CASE NO. 2454

### 247 E ELMVIEW PL



COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY



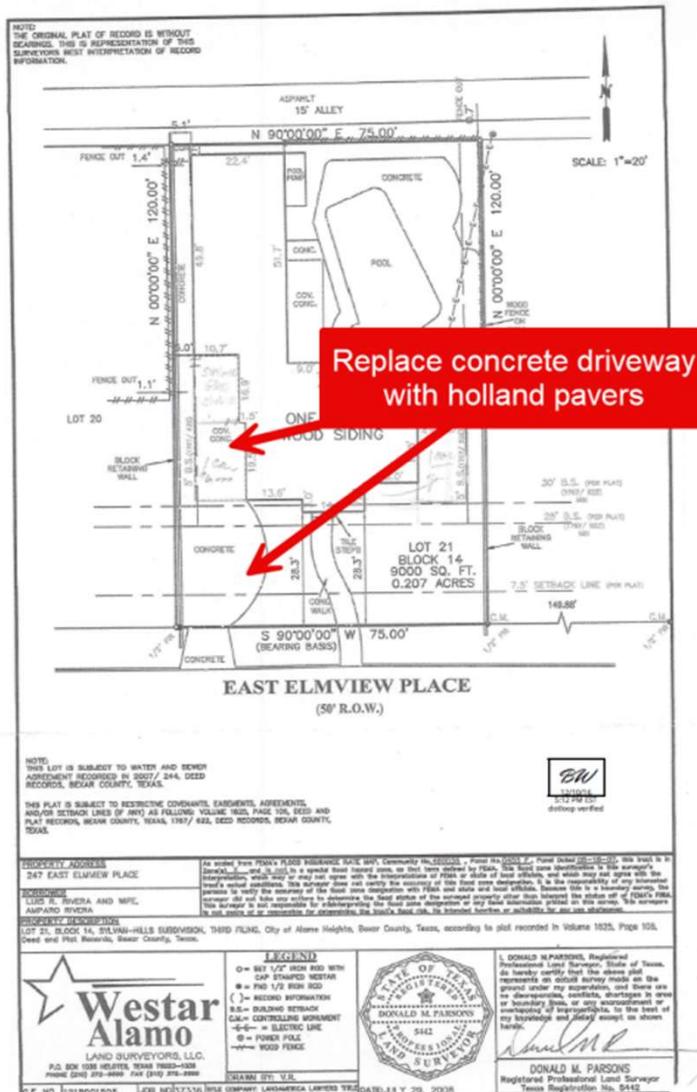
- SF-A
- North side of E Elmview Pl, west of N New Braunfels
- Allow flatwork with modifications and retaining wall to remain in place



# HISTORY

- **March 2022 Permit**
- **June 2025 Retaining Wall Permit**
- **July 2025 Driveway Permit**
- **Tabled on 10.01.2025**
- **Tabled on 12.03.2025**
- **Modified proposal – 02.04.2026**

# SITE PLAN



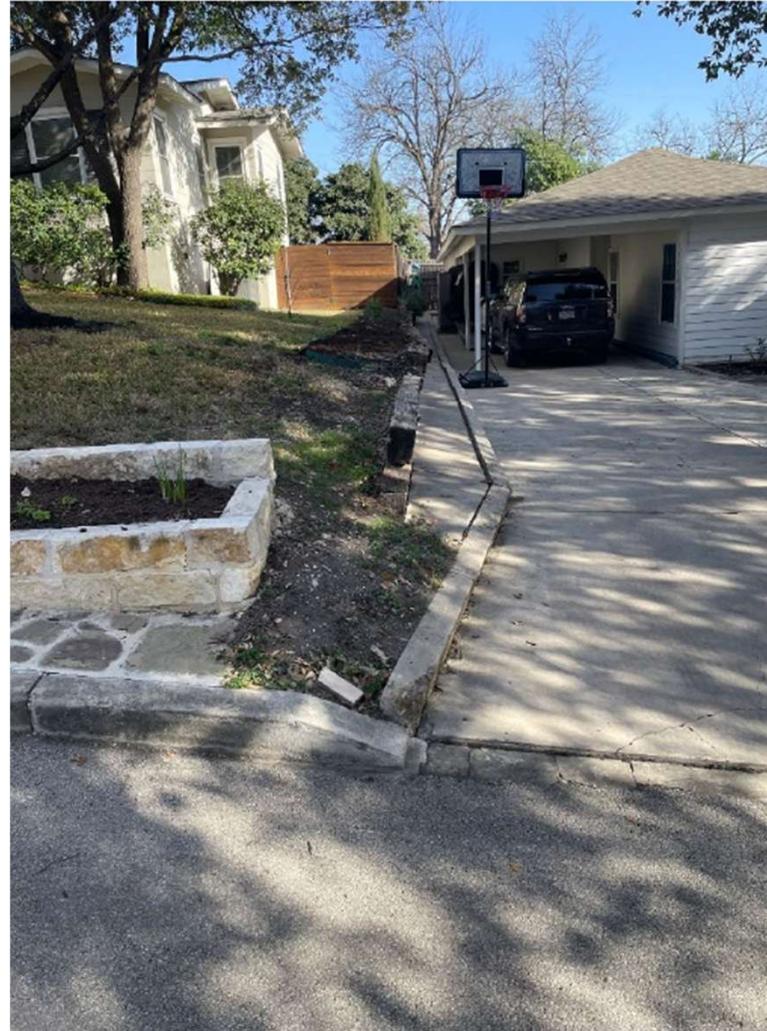
# EXISTING CONDITIONS (PRIOR TO JULY 2025)



# EXISTING CONDITIONS (PRIOR TO JULY 2025)



# EXISTING CONDITIONS (PRIOR TO JULY 2025)



# CURRENT CONDITIONS

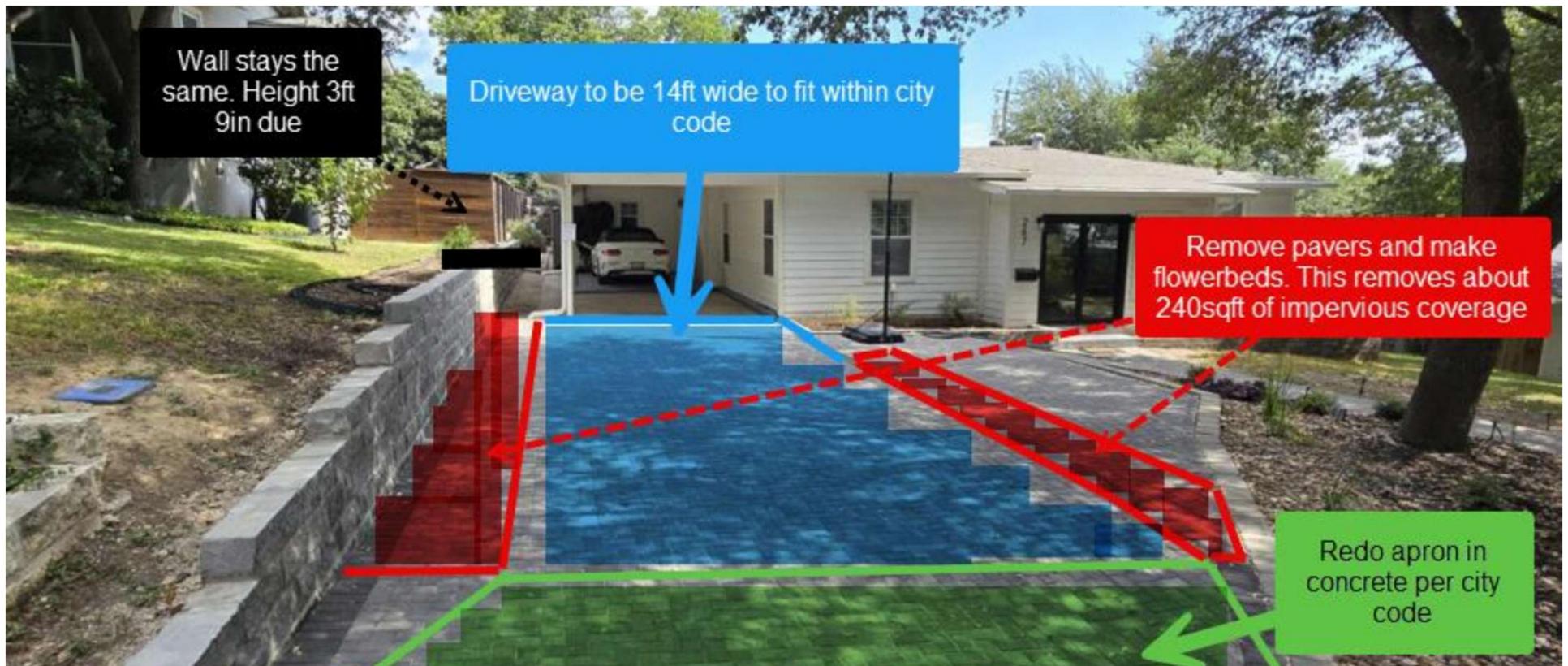


# MODIFIED PROPOSAL



- **Driveway Width**
  - Code Requirement: 14ft max
  - Current: 25ft 6in
  - Proposed: 14ft
- **Impervious Cover**
  - Code Requirement: 30% max within front yard setback
  - Current: 41.6%
  - Proposed: 30.47%
- **Retaining Wall Height**
  - Code Requirement: 3ft max within front yard setback
  - Current: 3ft 9in (matches previous wall)
  - Proposed: No change

# DEPICTION OF MODIFIED PROPOSAL



# POLICY ANALYSIS

- Hardships
  - None.

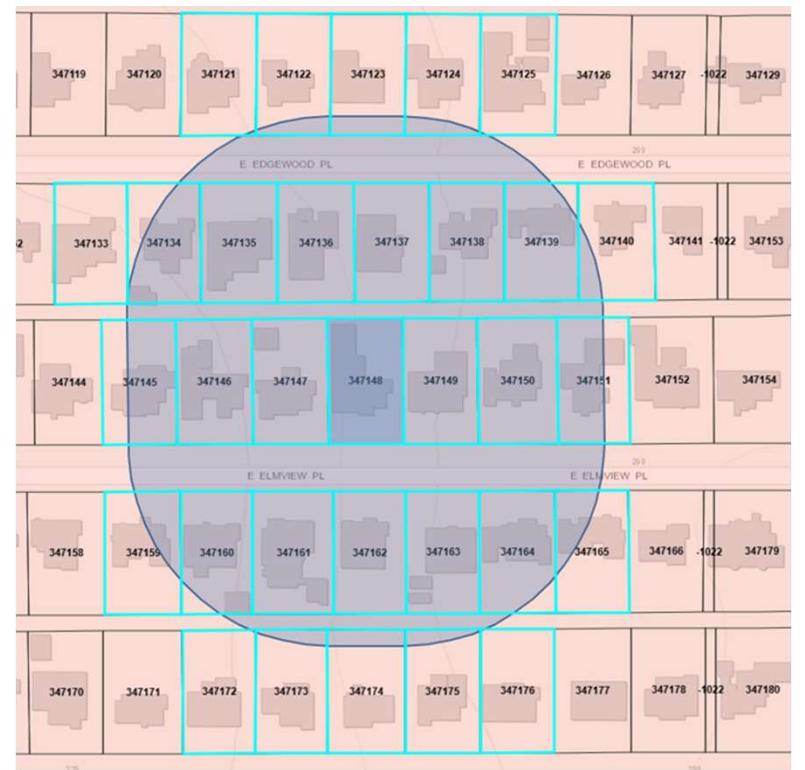




# PUBLIC NOTIFICATION

## Public Notice

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



# BOARD OF ADJUSTMENT CASE NO. 2463 213 NORMANDY AVE



COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY



- SF-B
- North side of Normandy Ave between Arbutus St and Columbine St
- Addition (Self-Identified)



# HISTORY



- Tabled from 01.07.2026 meeting
- Staff has now completed plan review
- No additional variances beyond original request

# EXISTING CONDITIONS



WEST ELEVATION

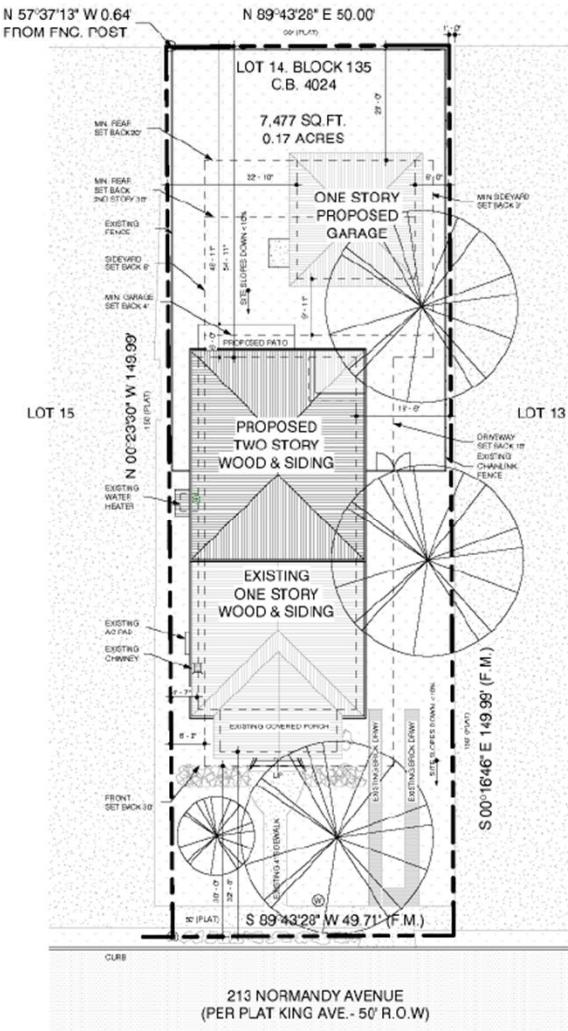
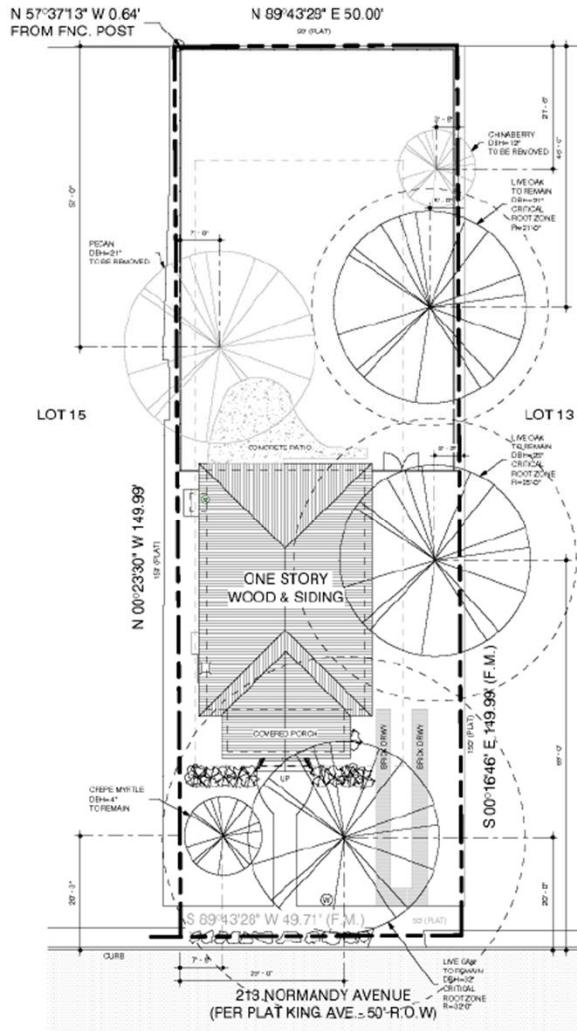


EAST ELEVATION



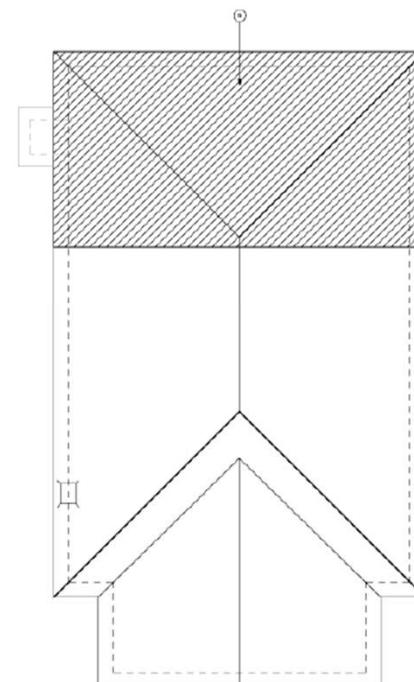
NORTH ELEVATION

# SITE PLAN – EXISTING VS. PROPOSED

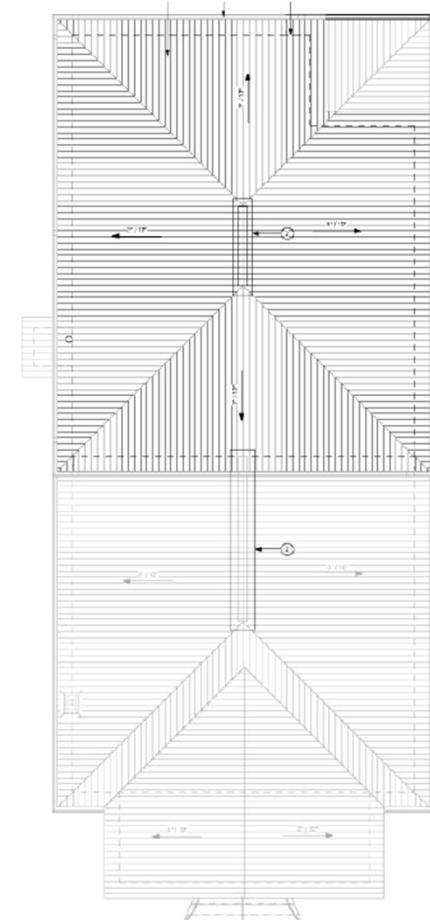


# ROOF PLAN – EXISTING VS. PROPOSED

- EXISTING ROOF: 1541.44 S.F.
- DEMO ROOF: 489.27 S.F.
- 31.7% OF ROOF DEMOLITION



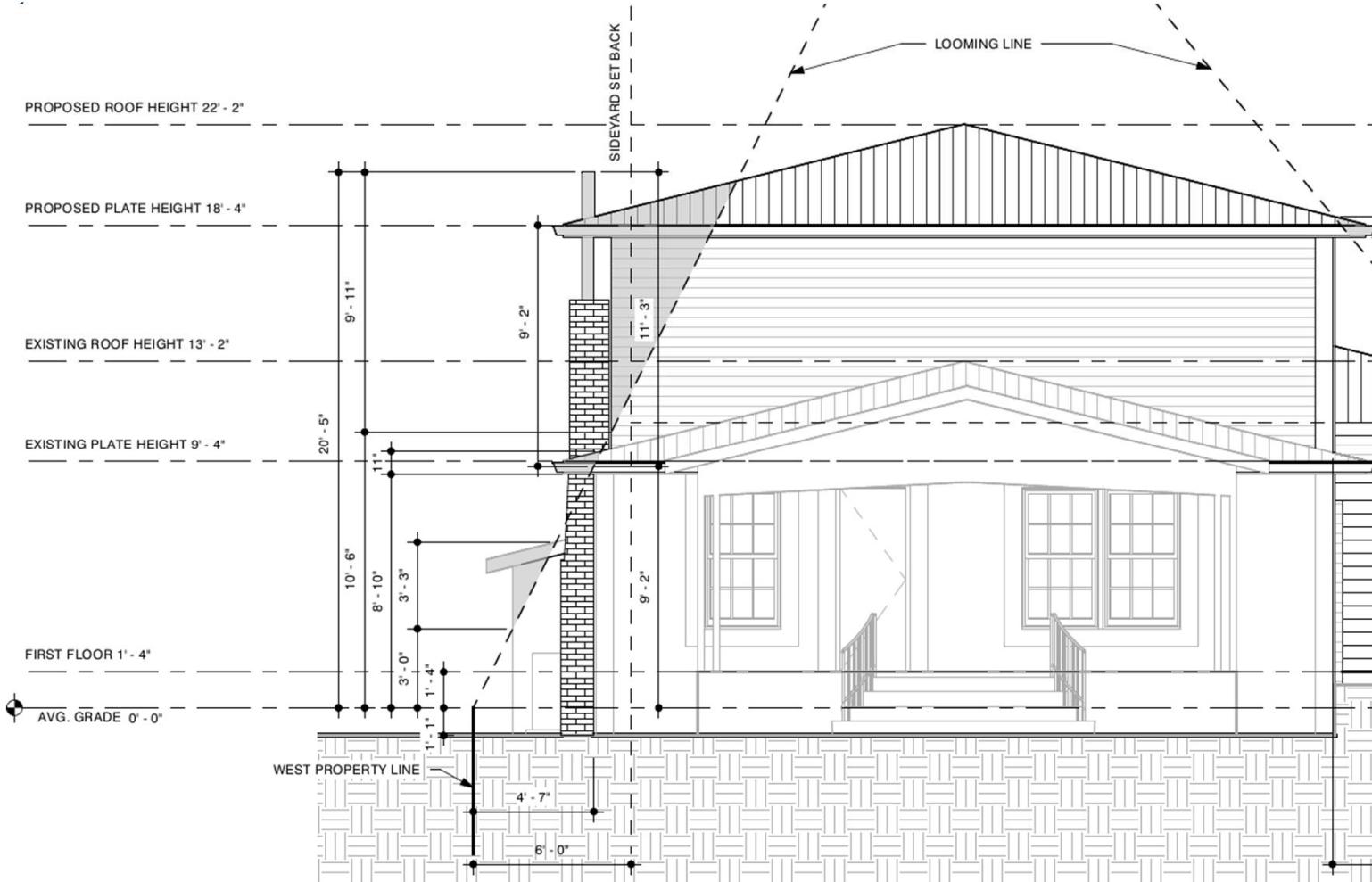
1. EXISTING ROOF  
16' x 10'



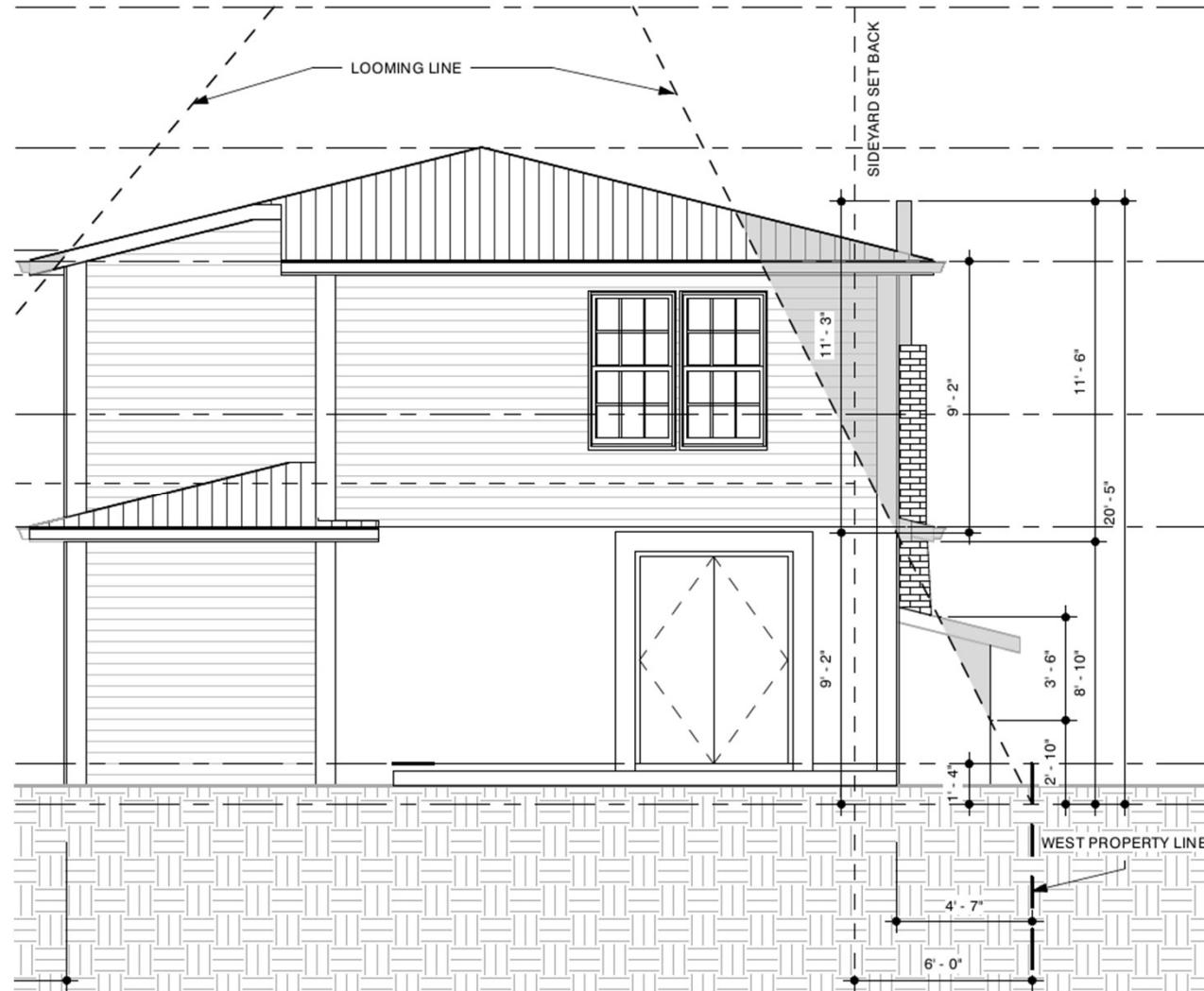
2. PROPOSED ROOF  
16' x 10'



# SOUTH ELEVATION LOOMING ENCROACHMENT



# NORTH ELEVATION LOOMING ENCROACHMENT



# POLICY ANALYSIS

- Hardships
  - None.



# PUBLIC NOTIFICATION



## ■ Public Notice

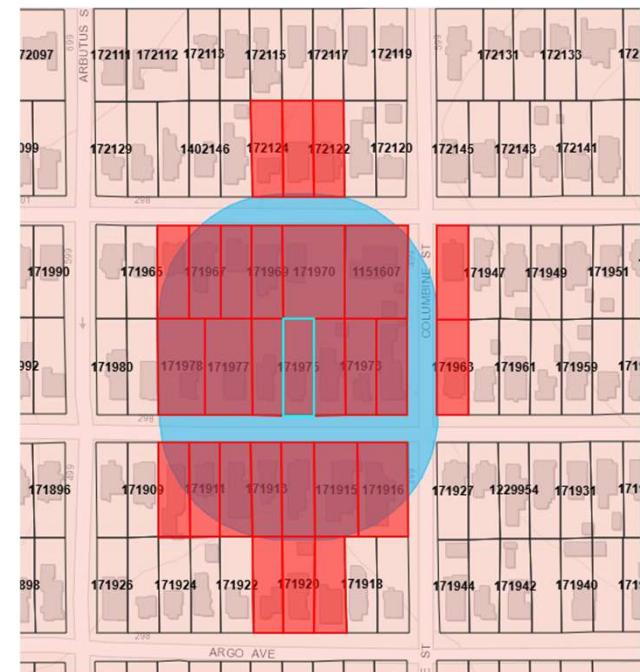
- Postcards mailed to property owners within a 200-foot radius
- Posted on City's website and on property

## ▪ Responses received within 200ft:

■ Support: (0) Oppose: (0) Neutral: (0)

## ▪ Responses received outside 200ft:

■ Support: (0) Oppose: (0) Neutral: (0)



# BOARD OF ADJUSTMENT

## CASE NO. 2464

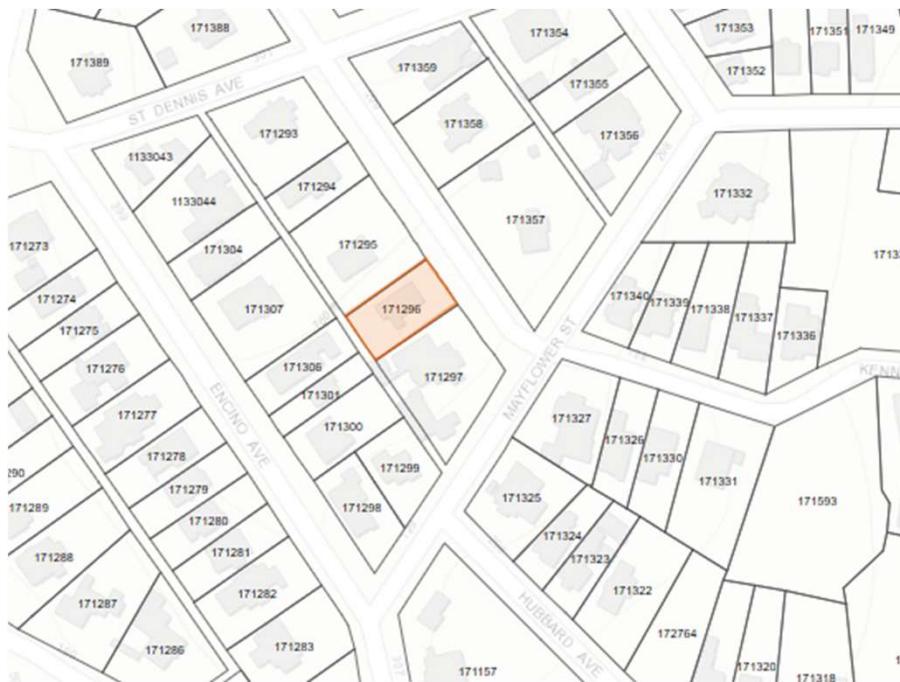
### 211 KENNEDY AVE



COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY



- SF-A
- West side of Kennedy Ave between St Dennis Ave and Mayflower St
- Accessory Structure

# HISTORY

- Variance approved on 03.05.2025 – 0ft rear yard setback for garage



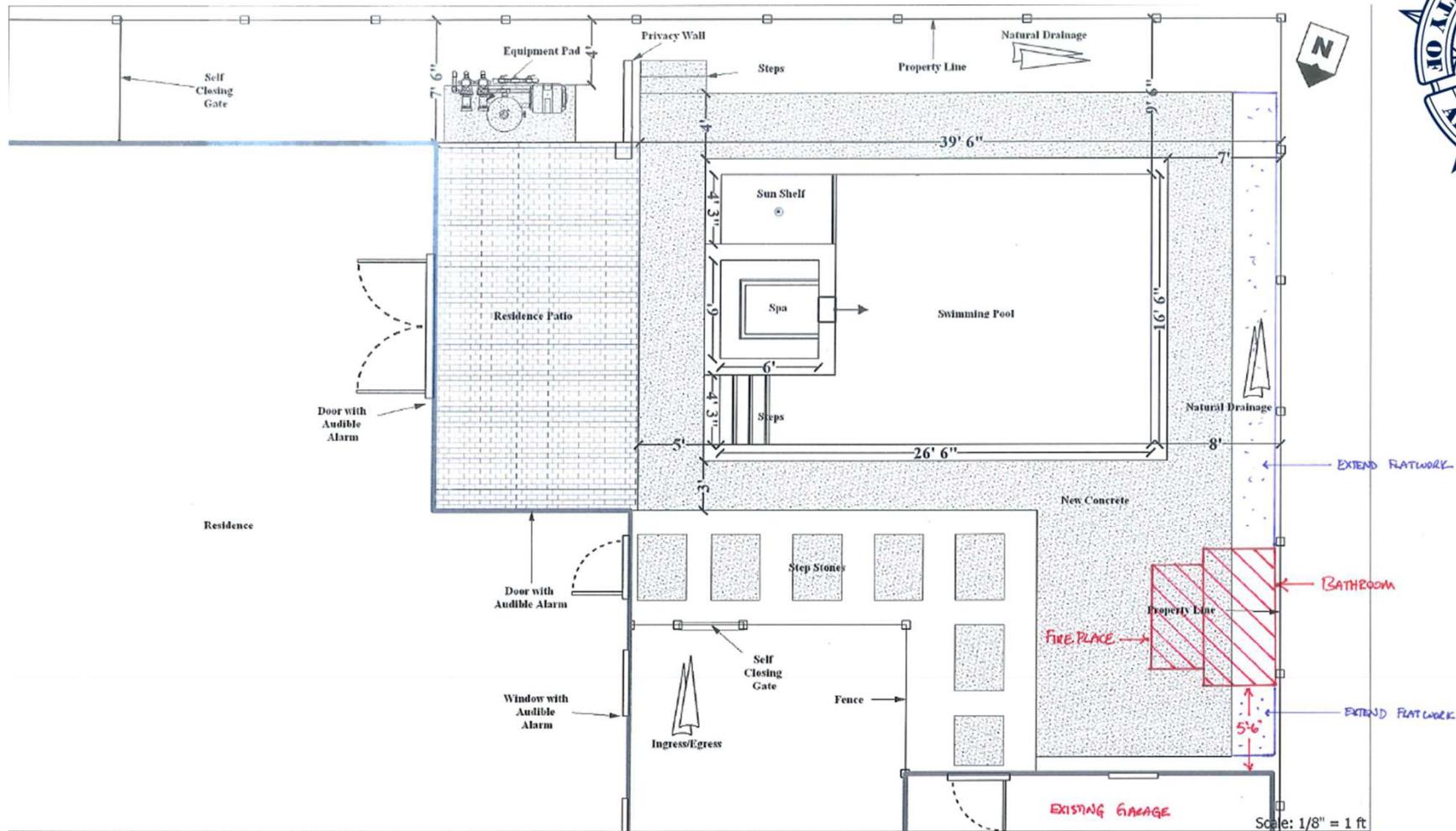
# EXISTING CONDITIONS - FRONT



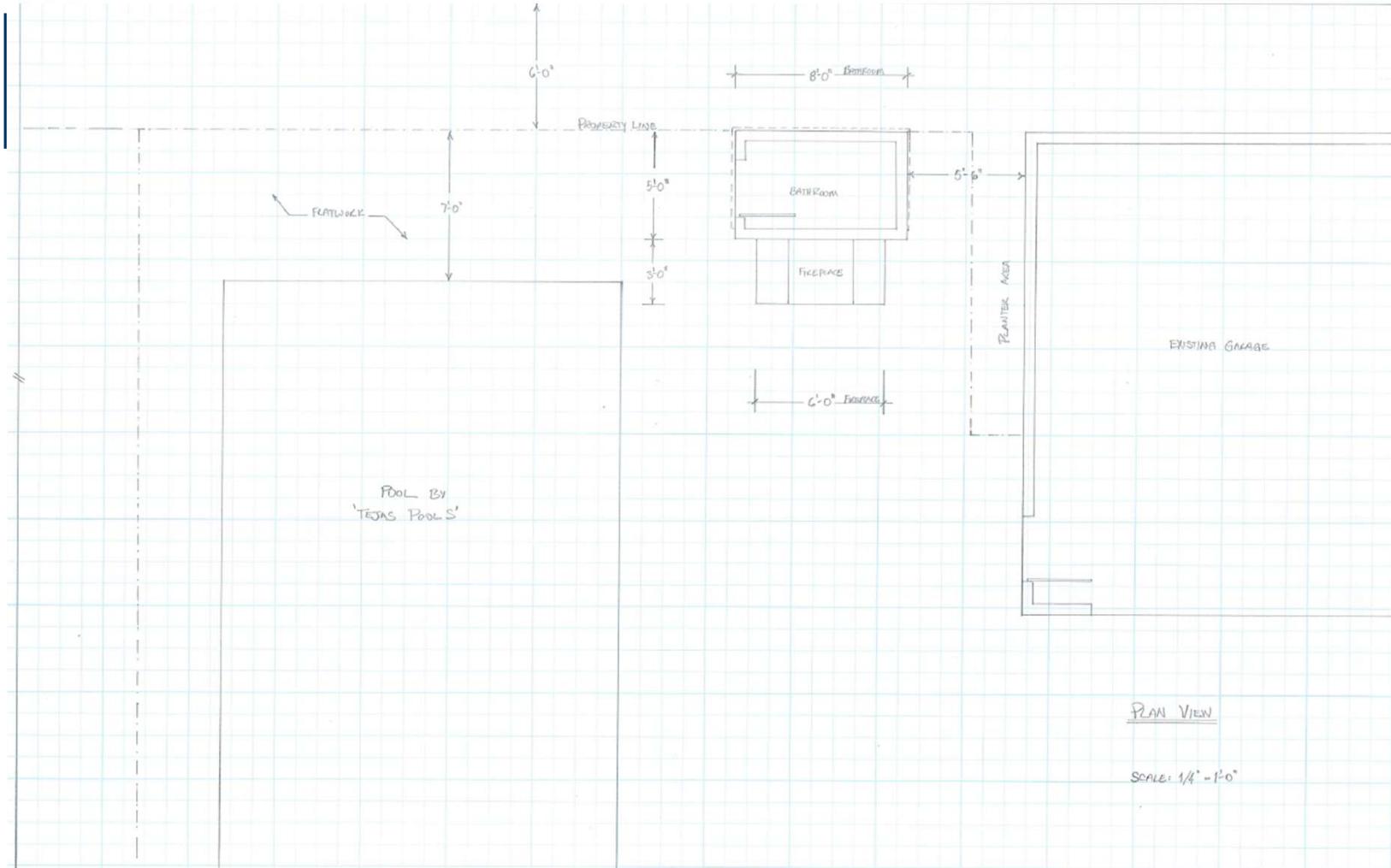
# EXISTING CONDITIONS - REAR



# SITE PLAN



# PLAN



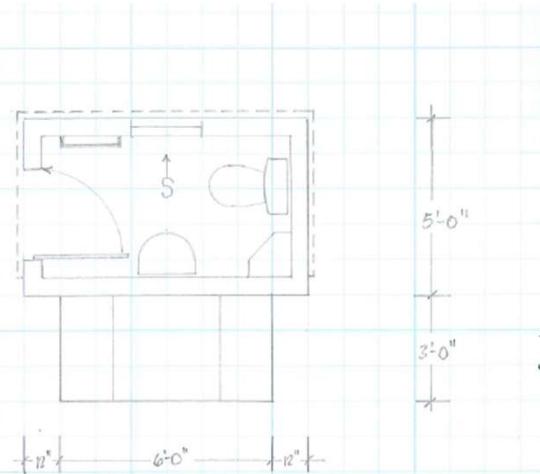
PLAN VIEW

SCALE: 1/4" - 1'-0"

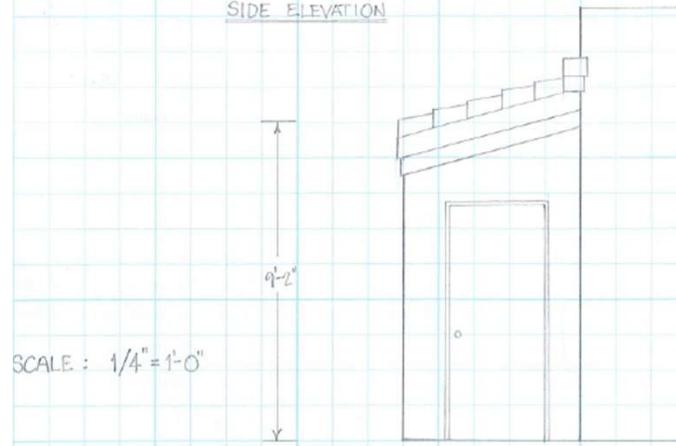
# ELEVATIONS

- \* WALL 24 LIN FT w/ STUCCO INS/EXT.
  - 197.5 EXTERIOR / 227.5 INT
  - WOOD FRAME, OSB, TYVEK
  - INSULATION
- \* FIRE PLACE
  - FIRE BRICK INSIDE
  - STUCCO, 107 sf
  - CMU BLOCK, 128 sf
- \* TILE - 30 sf
- \* CLAY TILE ROOFING 48 sf (PARTIAL PALLET / WHOLE PALLET)
- \* ELECTRICAL - 2 CAN LIGHTS
  - 1 SWITCH
- \* PLUMBING - TOILET SINK TO SEWER / RUN WATER LINE TO BATHROOM
- \* TOILET / SINK / TOWEL RACK (UNLESS Homeowner)
 
$$109 + 125.36 + 49.38 = 284.33 \text{ ft}^2$$

PLAN VIEW

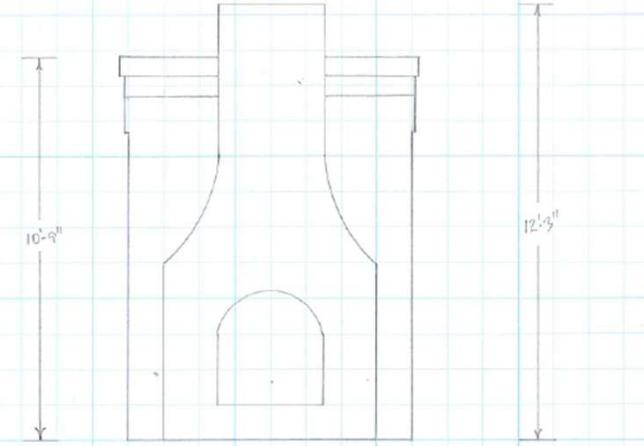


SIDE ELEVATION



SCALE: 1/4" = 1'-0"

FRONT ELEVATION



# POLICY ANALYSIS

- Hardships
  - None.





# PUBLIC NOTIFICATION

## ■ Public Notice

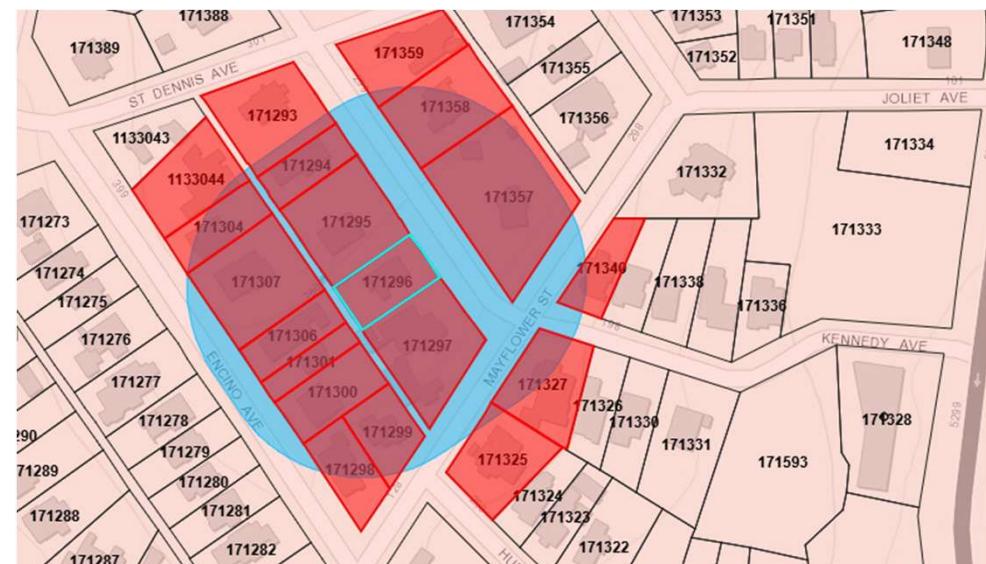
- Postcards mailed to property owners within a 200-foot radius
- Posted on City's website and on property

## ■ Responses received within 200ft:

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

## ■ Responses received outside 200ft:

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



# BOARD OF ADJUSTMENT

## CASE NO. 2465

### 115 NORMANDY AVE



COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY

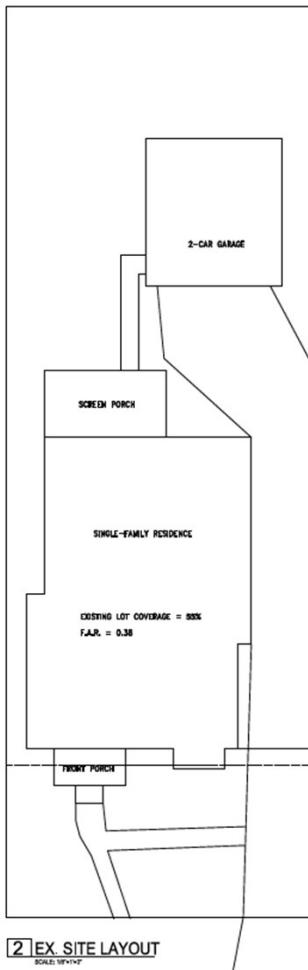


- SF-B
- North side of Normandy Ave, west of Broadway St
- New Circular Driveway

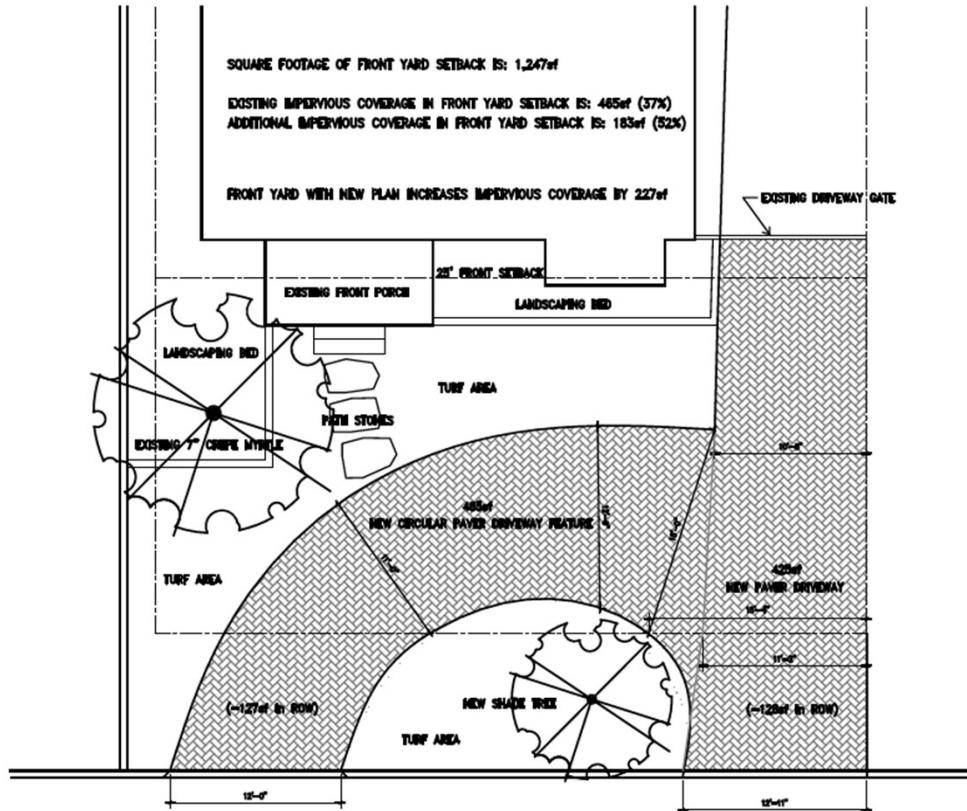
# EXISTING CONDITIONS



# SITE PLAN - EXISTING



# SITE PLAN - PROPOSED



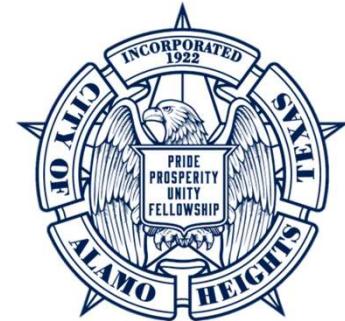
3 PROPOSED NEW FRONT YARD PLAN

SCALE: 1/8"-1'-0"

# POLICY ANALYSIS

- Hardships
  - None.





# PUBLIC NOTIFICATION

## ■ Public Notice

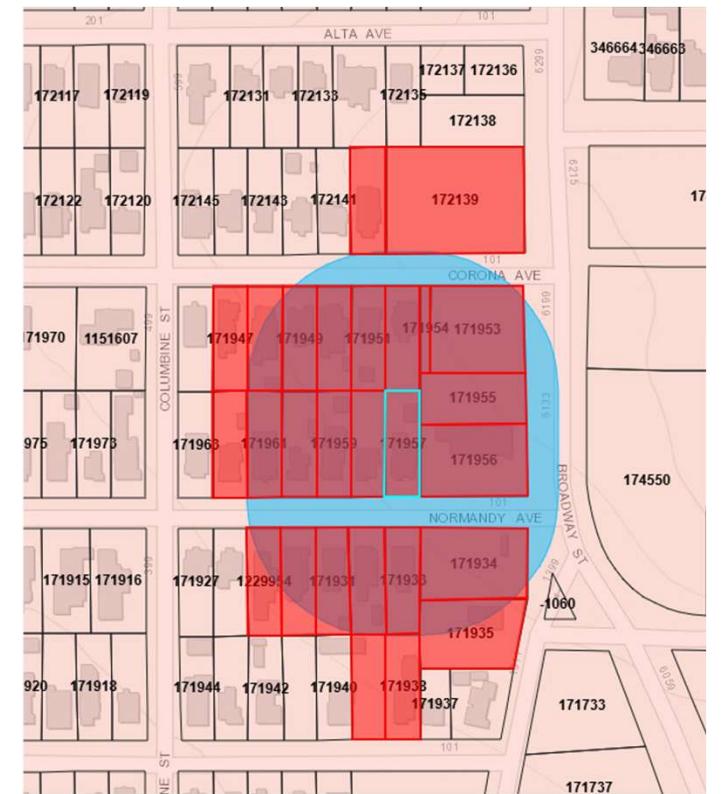
- Postcards mailed to property owners within a 200-foot radius
- Posted on City's website and on property

## ■ Responses received within 200ft:

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

## ■ Responses received outside 200ft:

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



# BOARD OF ADJUSTMENT

## CASE NO. 2466

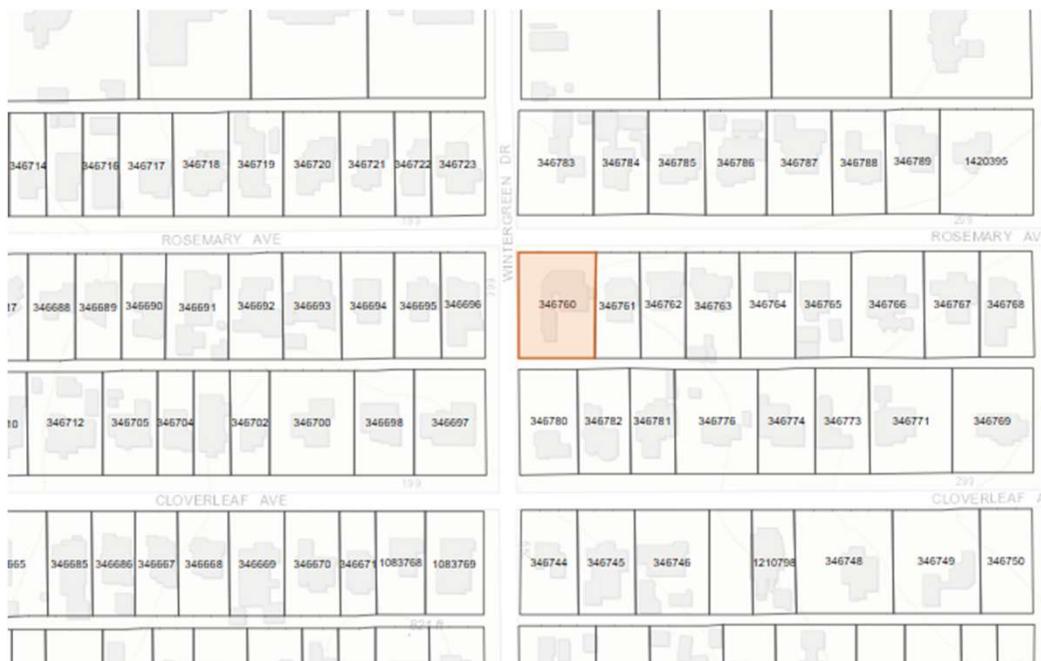
### 202 ROSEMARY AVE



COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY



- SF-A
- Southeast corner of Rosemary Ave and Wintergreen Dr
- New Addition



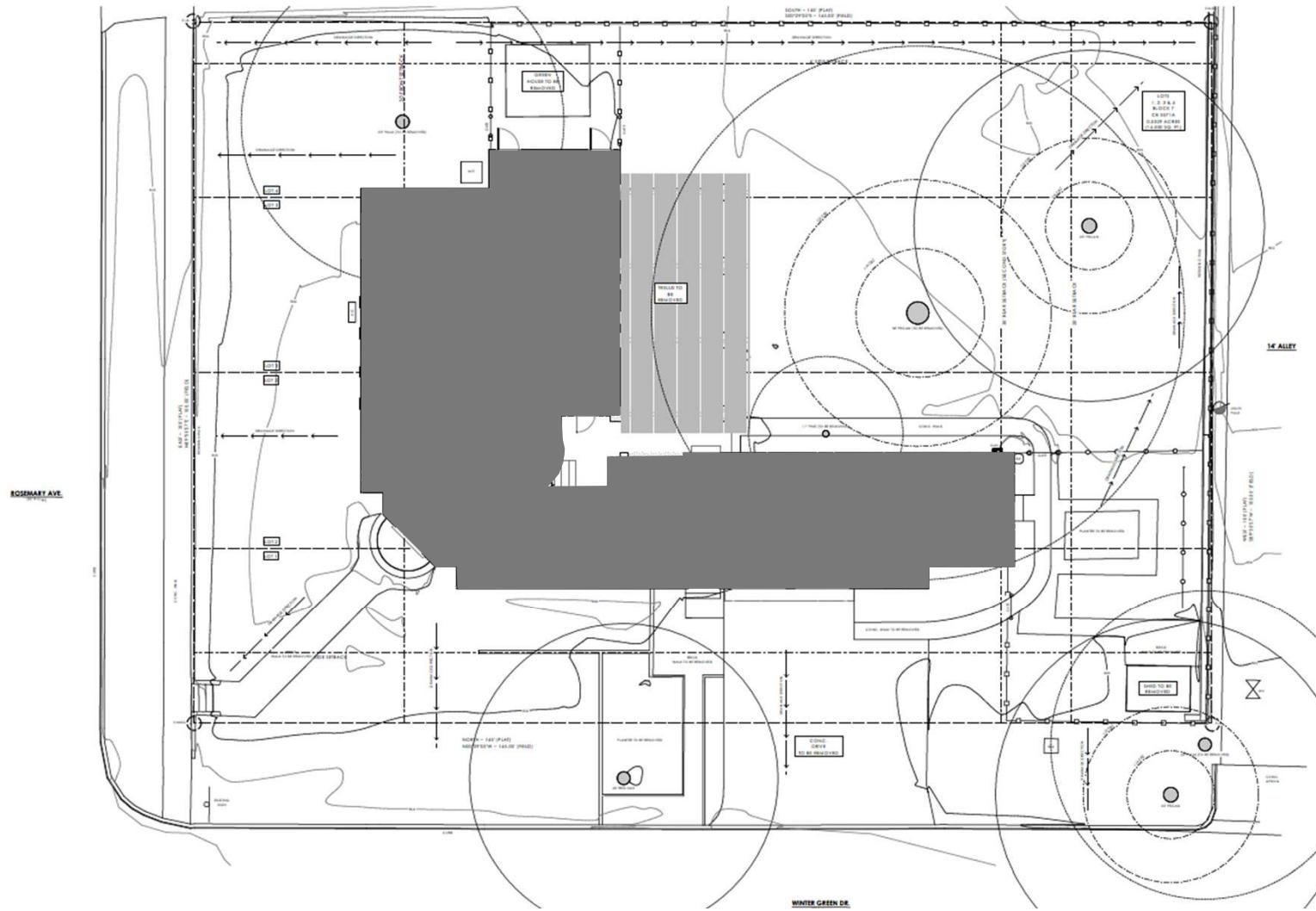
# EXISTING CONDITIONS



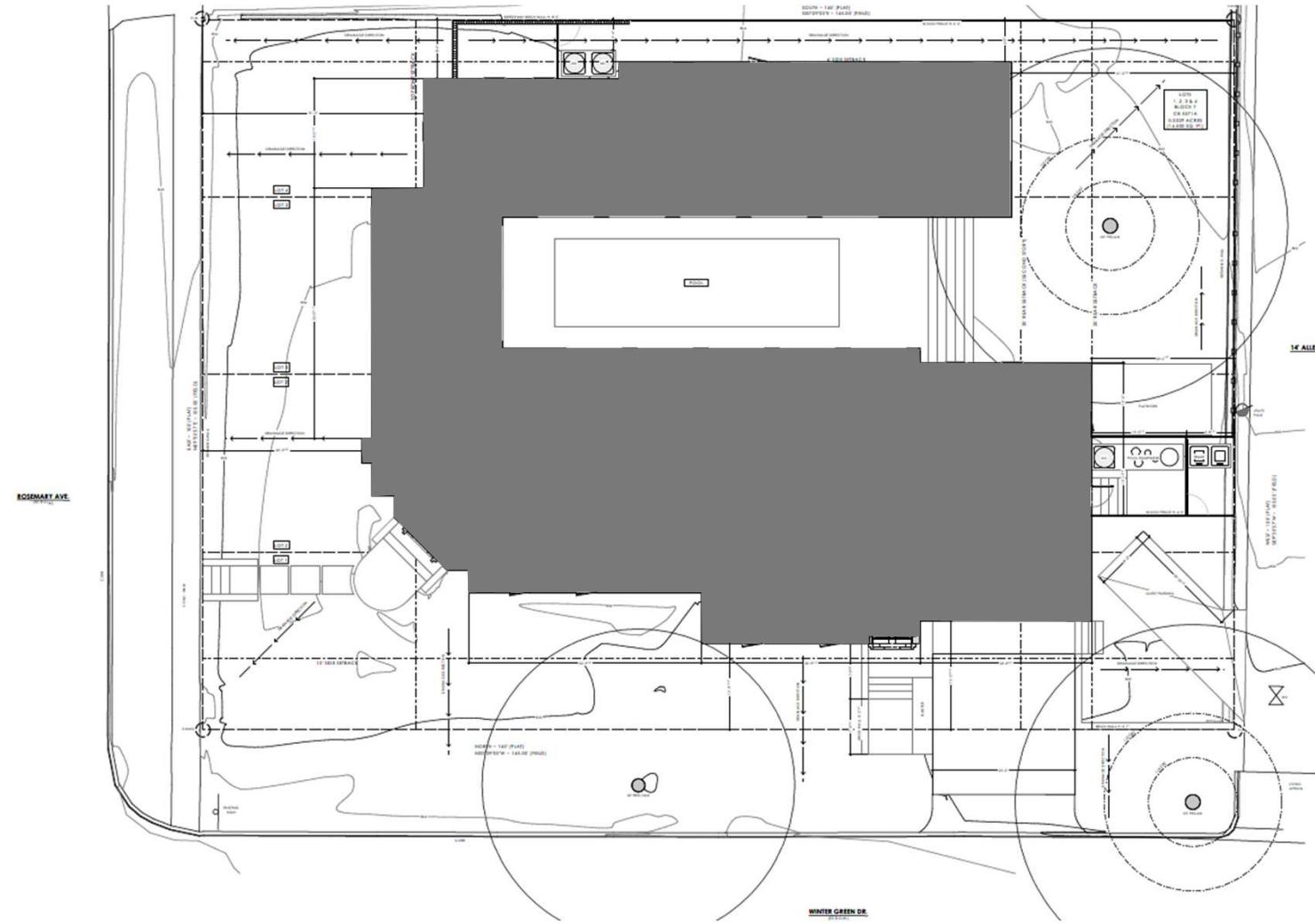
# EXISTING CONDITIONS



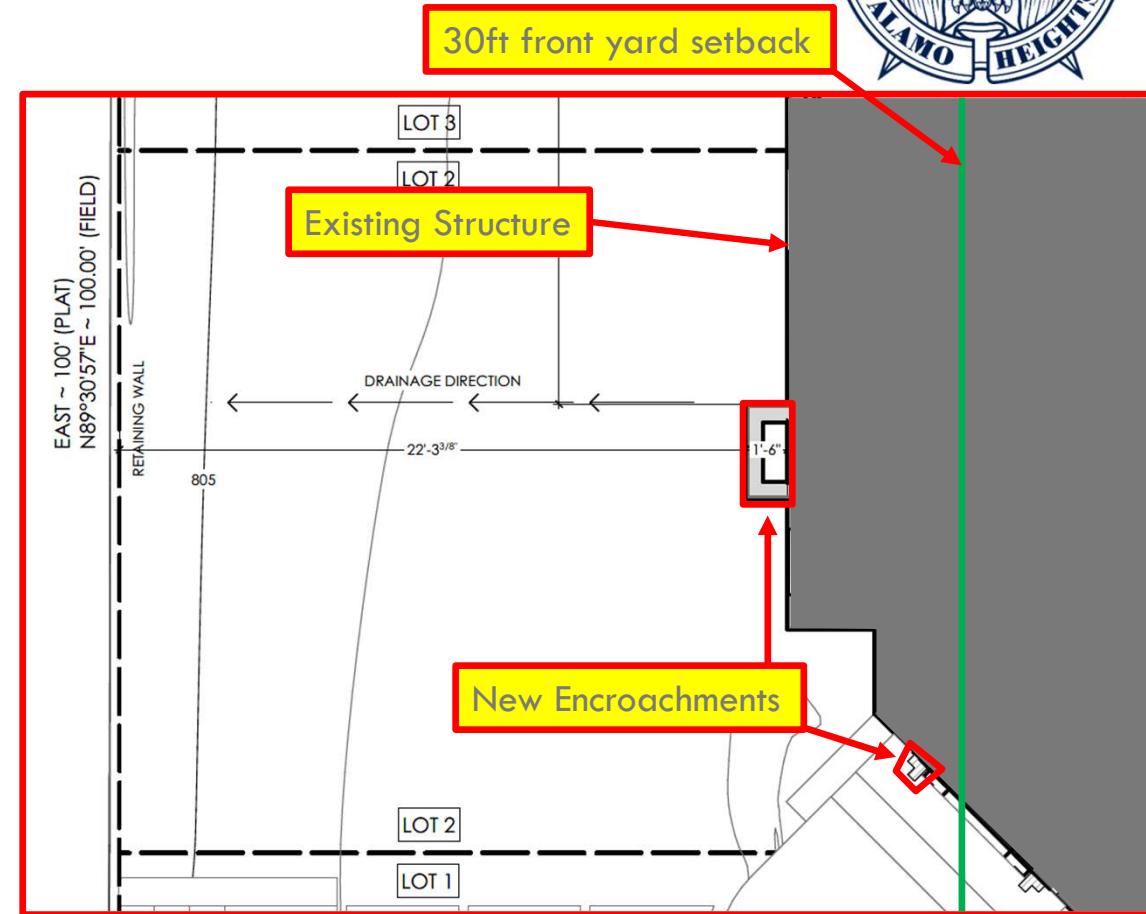
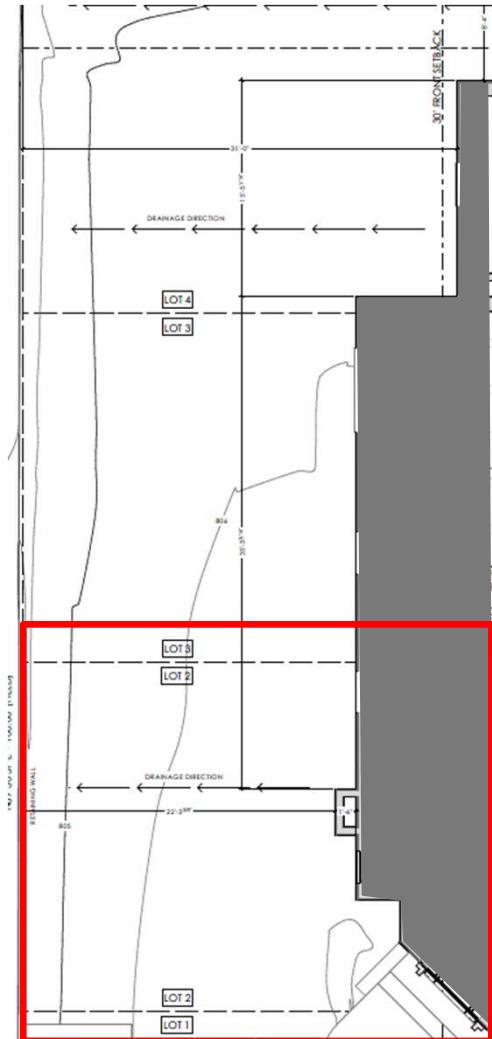
# EXISTING SITE PLAN



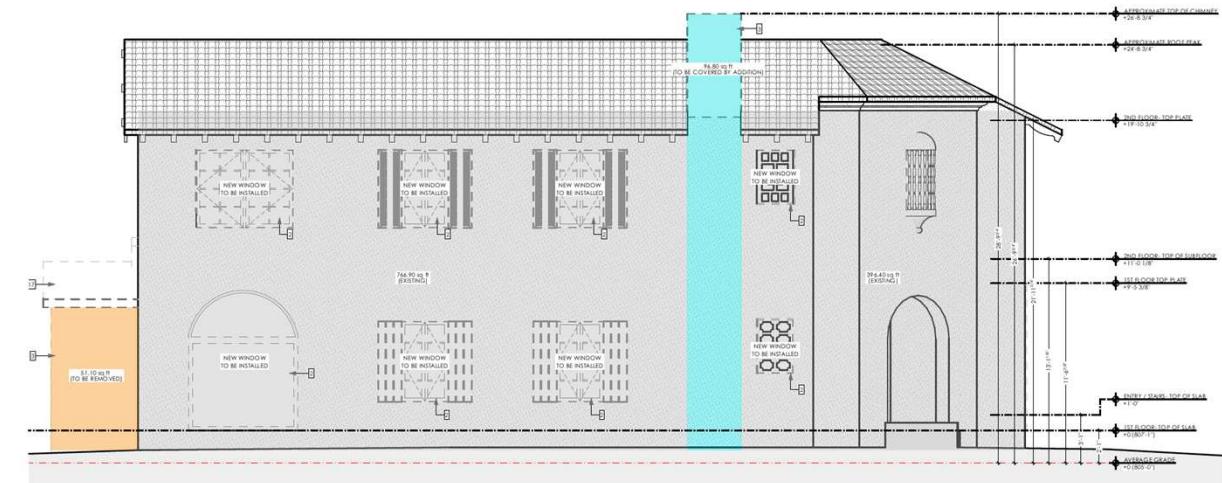
# PROPOSED SITE PLAN



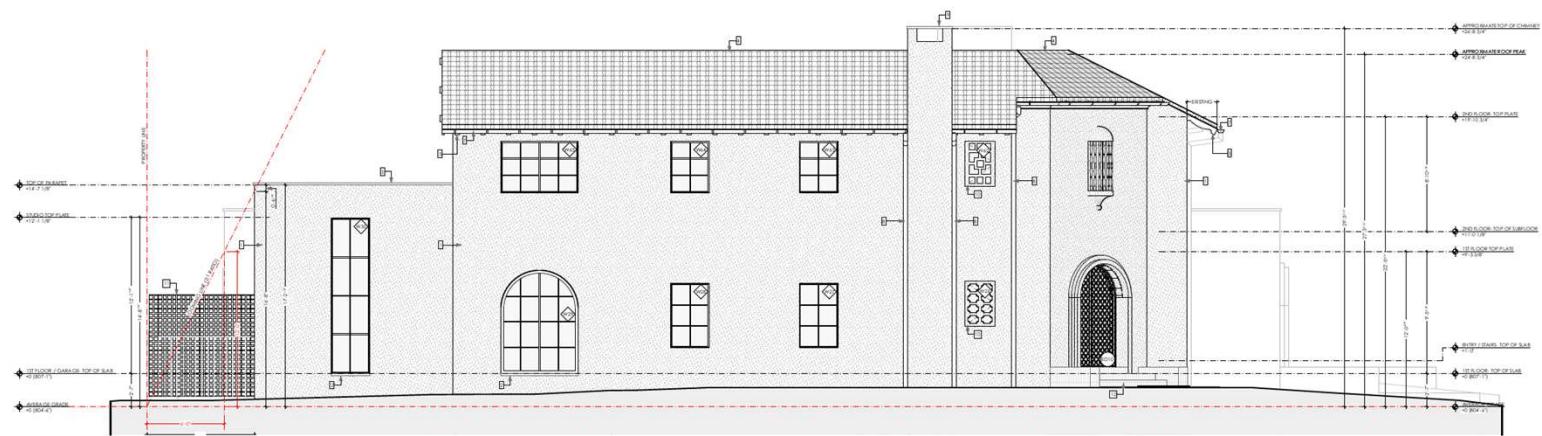
# FRONT YARD SETBACK VARIANCE



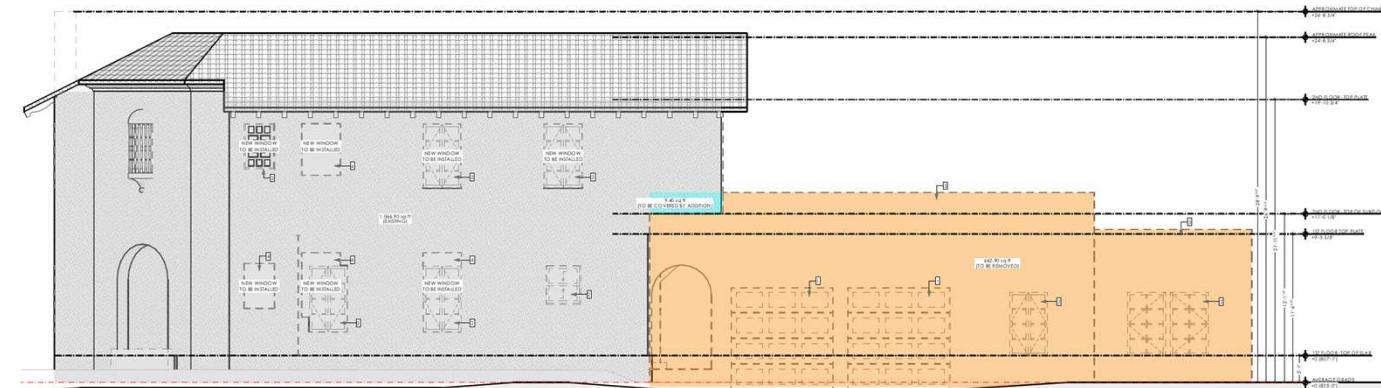
## EXISTING VS. PROPOSED ELEVATIONS – NORTH (FRONT ARTICULATION VARIANCE)



## Existing

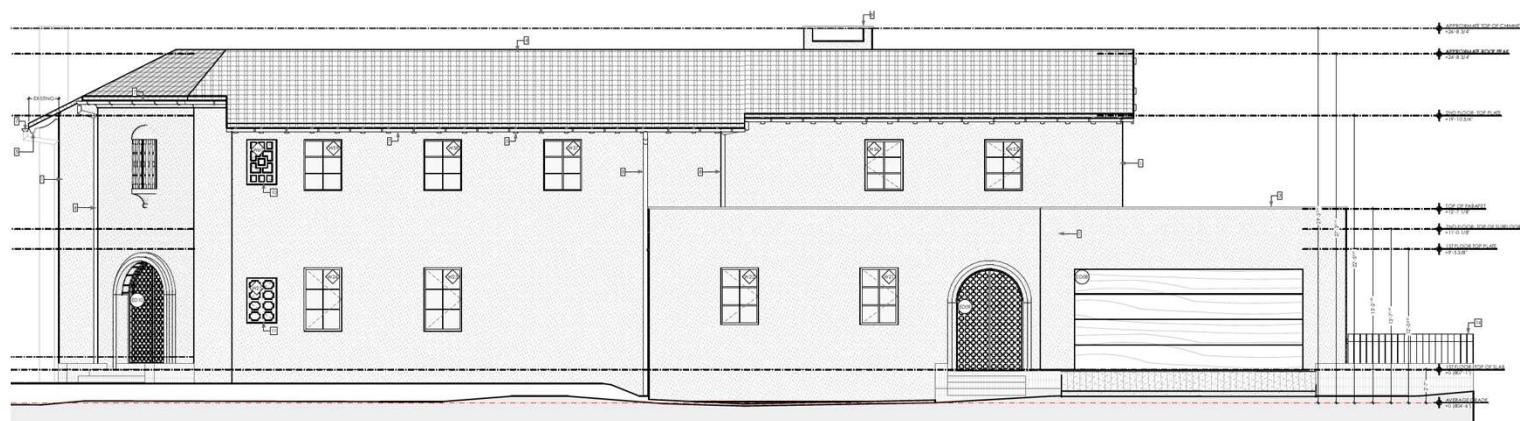


## EXISTING VS. PROPOSED ELEVATIONS – WEST (SIDE ARTICULATION VARIANCE)

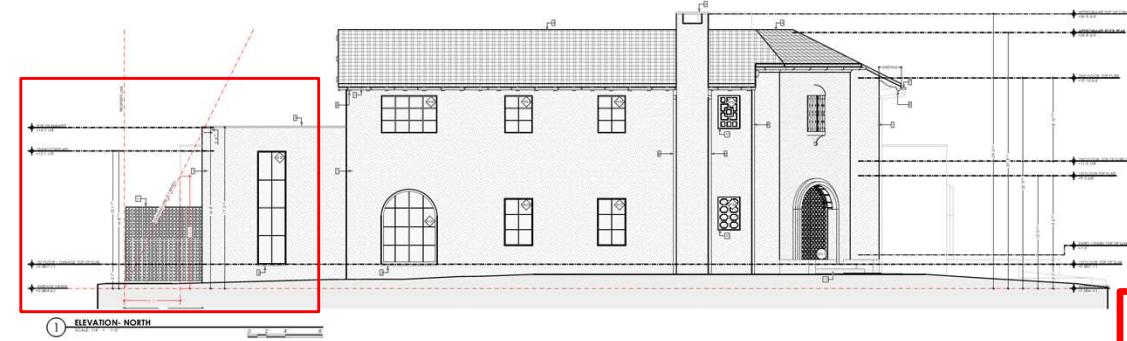


Existing

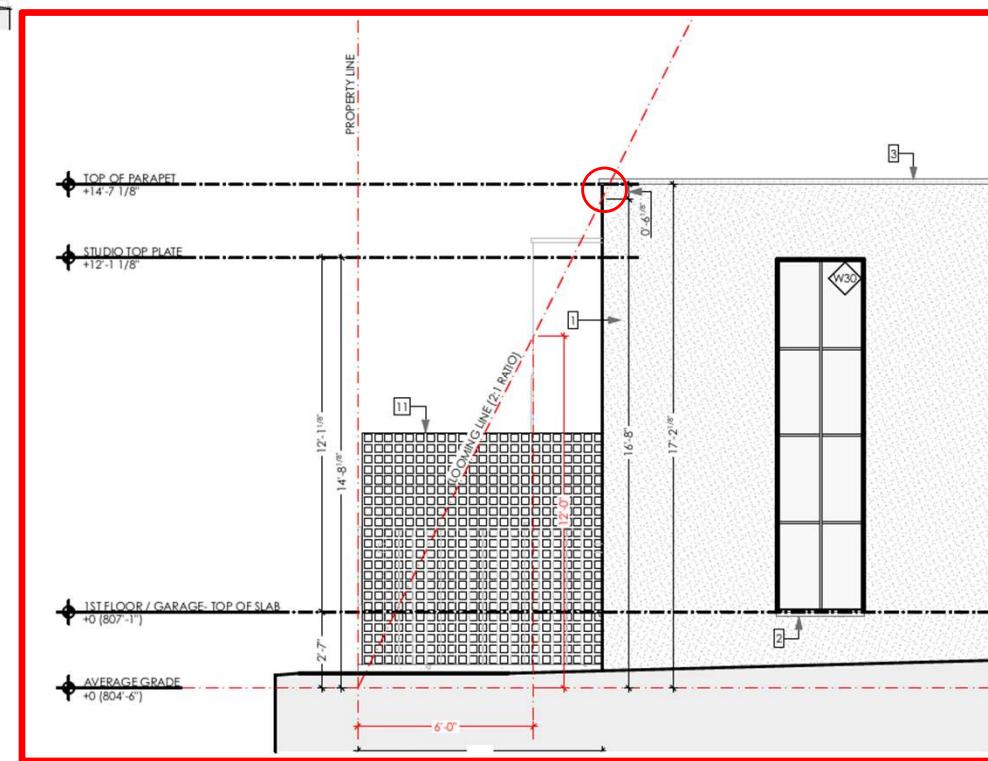
Proposed



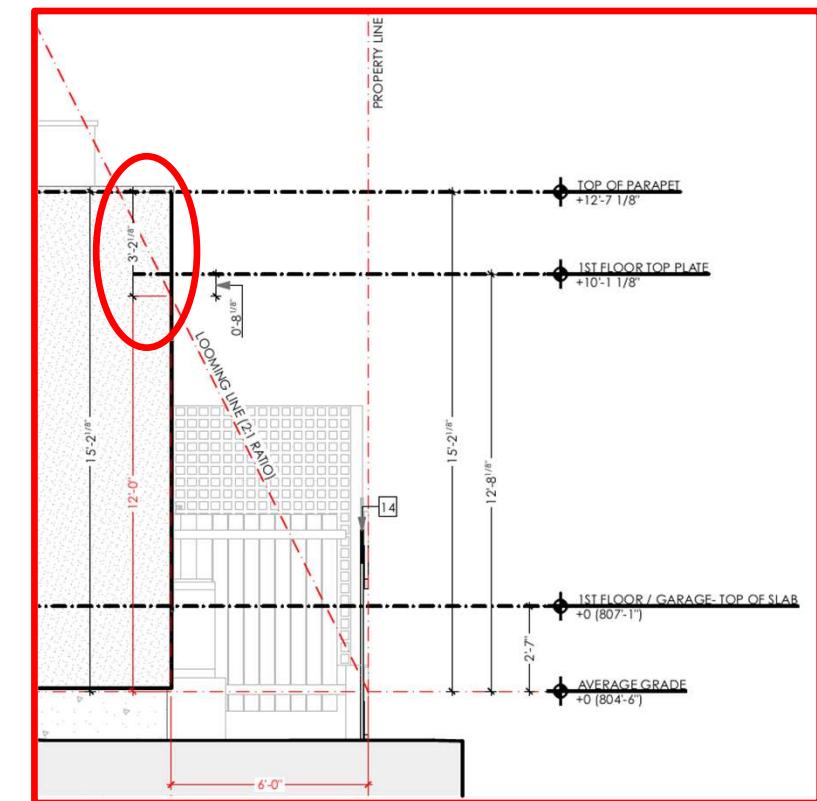
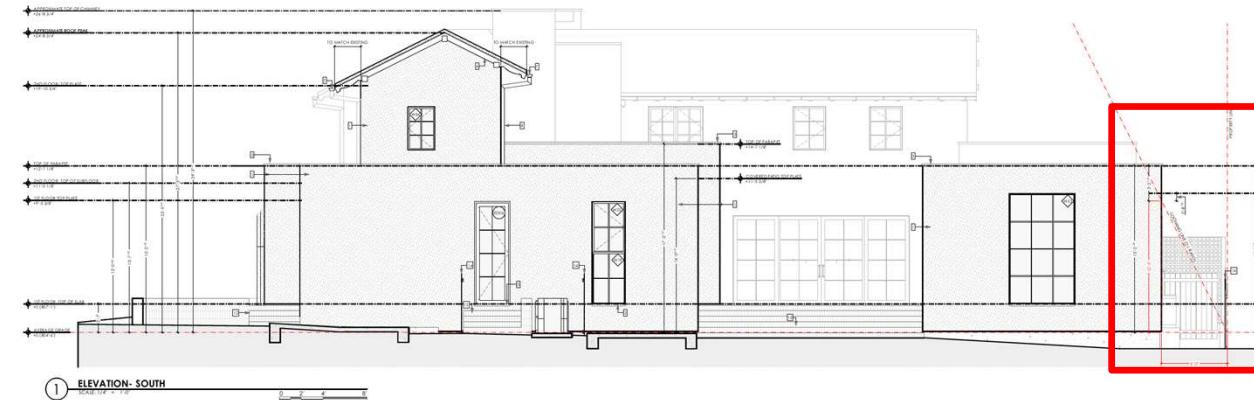
# NORTH ELEVATION LOOMING VARIANCE



ELEVATION-NORTH



# SOUTH ELEVATION LOOMING VARIANCE



# POLICY ANALYSIS

- Hardships
  - None.





# PUBLIC NOTIFICATION

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

