

BOARD OF ADJUSTMENT
CASE NO. 2454
247 E ELMVIEW PL



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



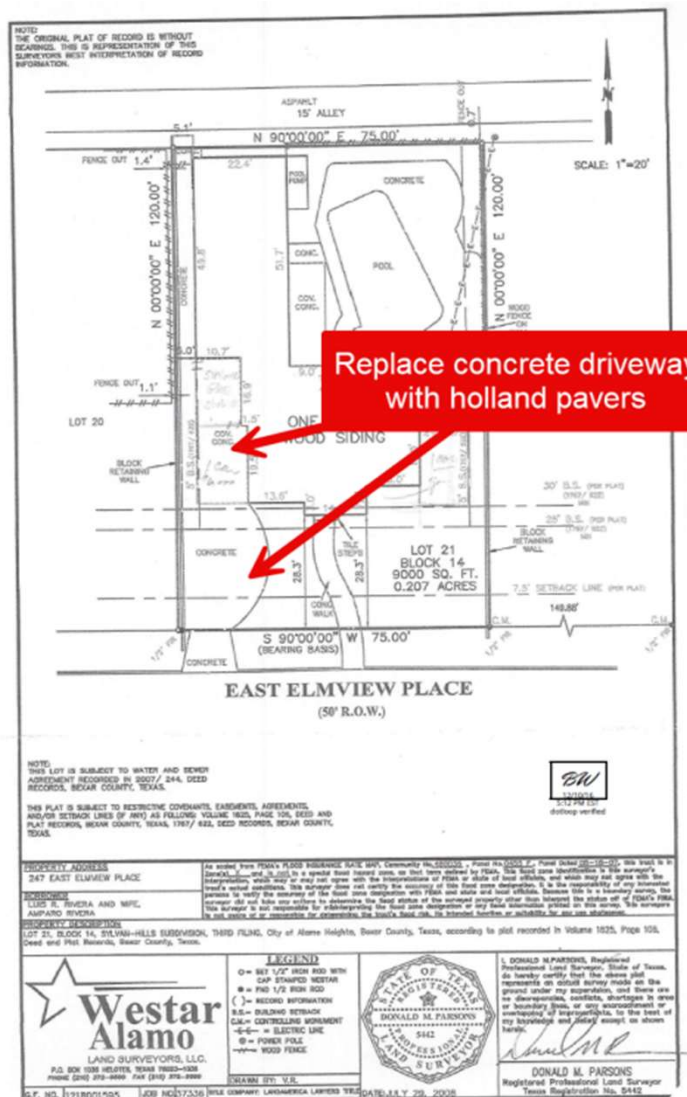
- SF-A
- North side of E Elmview Pl, west of N New Braunfels
- Allow flatwork with modifications and retaining wall to remain in place

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**

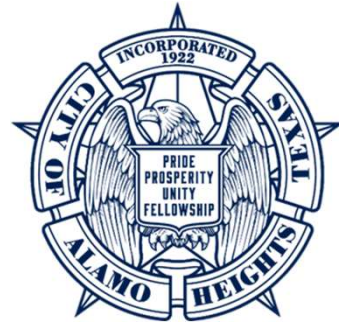
SITE PLAN



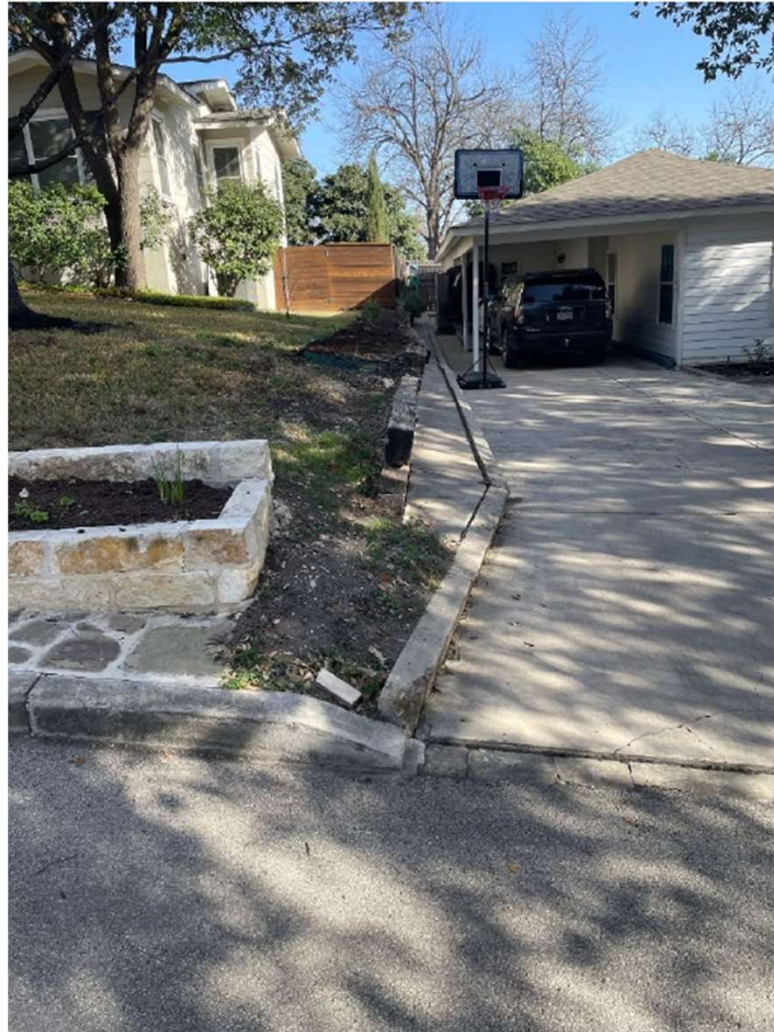
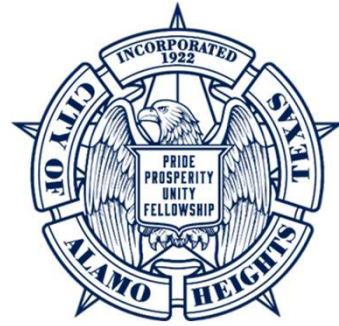
EXISTING CONDITIONS (PRIOR TO JULY 2025)



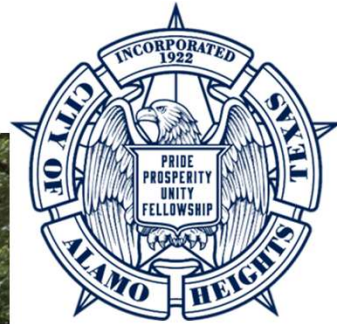
EXISTING CONDITIONS (PRIOR TO JULY 2025)



EXISTING CONDITIONS (PRIOR TO JULY 2025)



CURRENT CONDITIONS

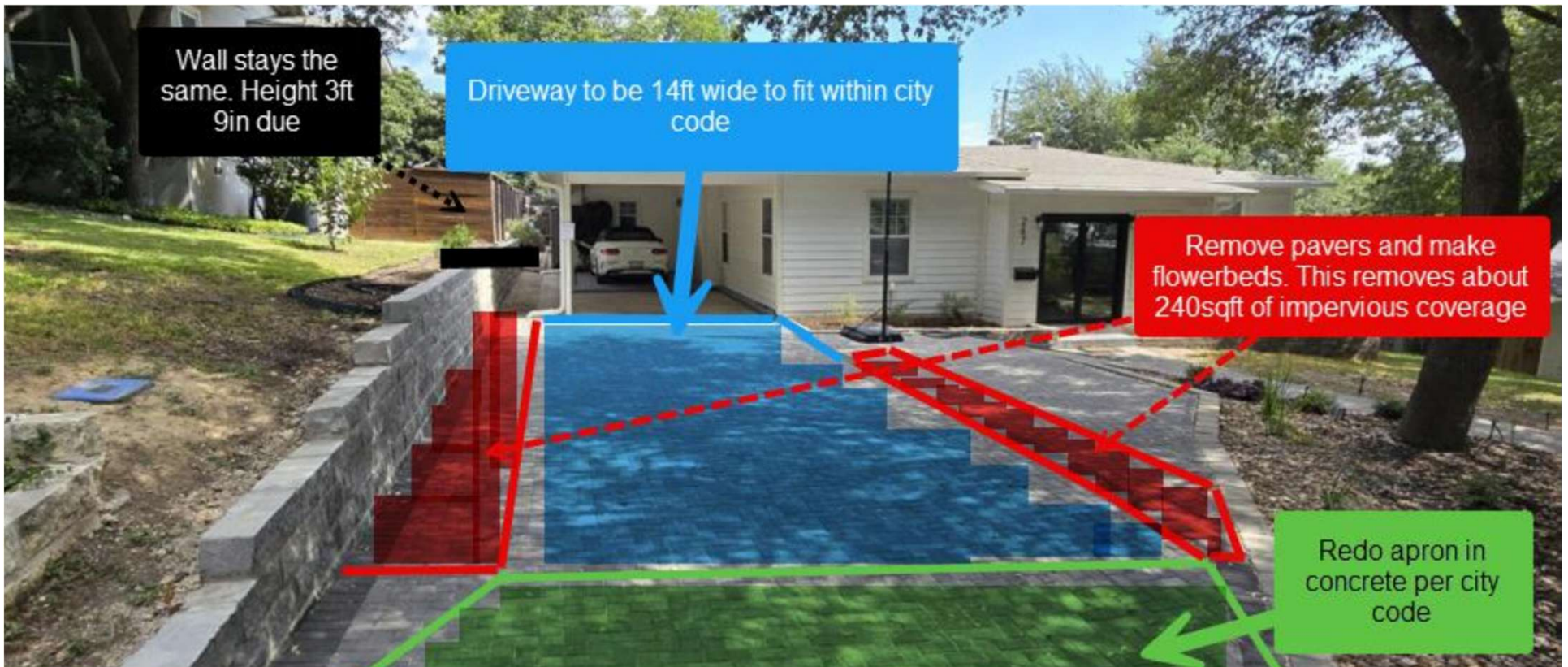


MODIFIED PROPOSAL



- **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

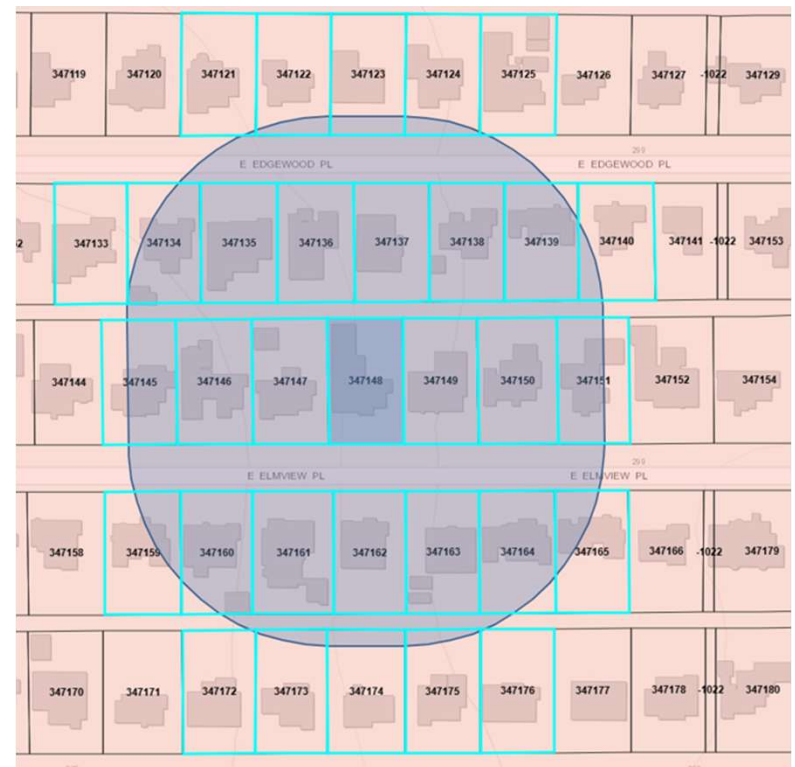
- Postcards mailed to property owners within a 200-foot radius
- Posted on City's website and on property

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



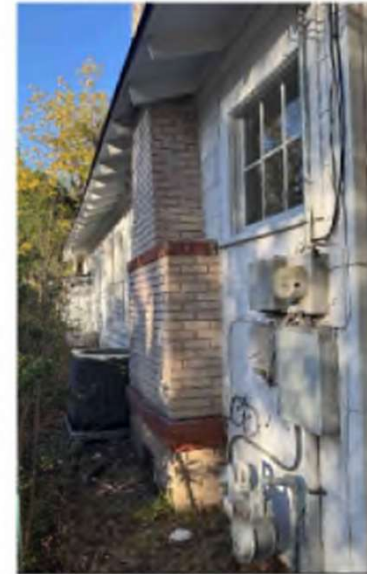
- SF-B
- North side of Normandy Ave between Arbutus St and Columbine St
- Addition (Self-Identified)



HISTORY

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

EXISTING CONDITIONS



WEST ELEVATION

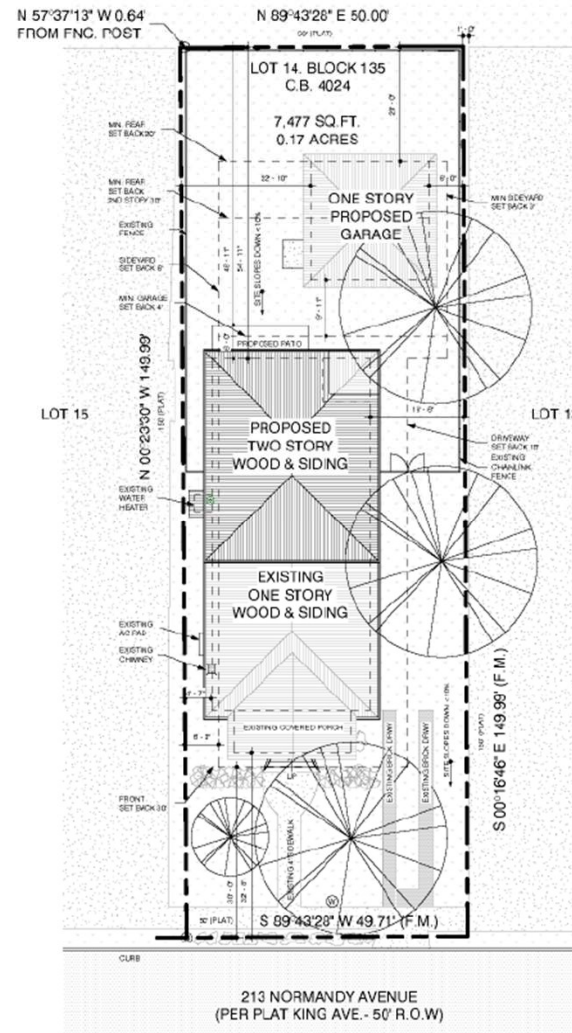
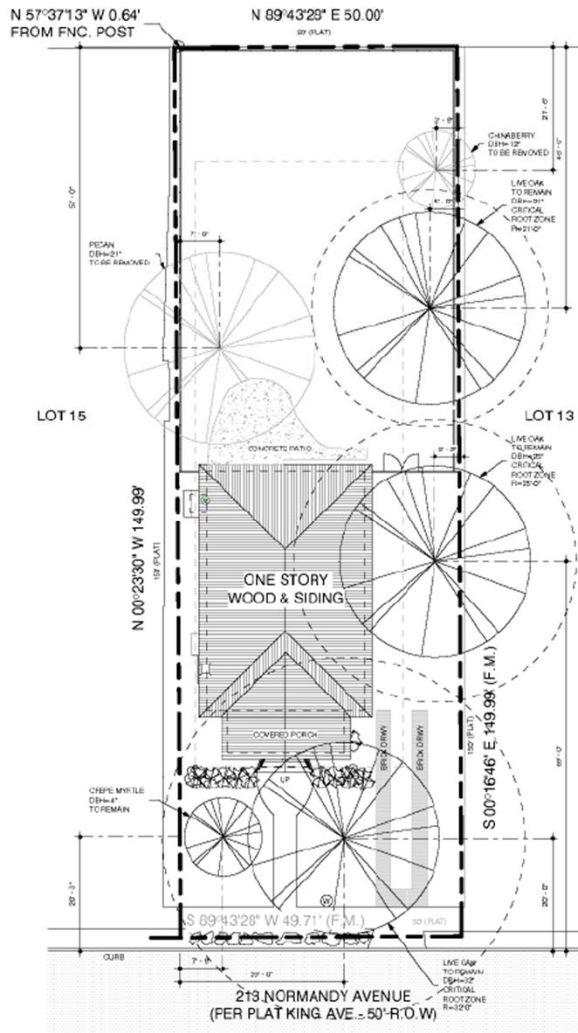


EAST ELEVATION



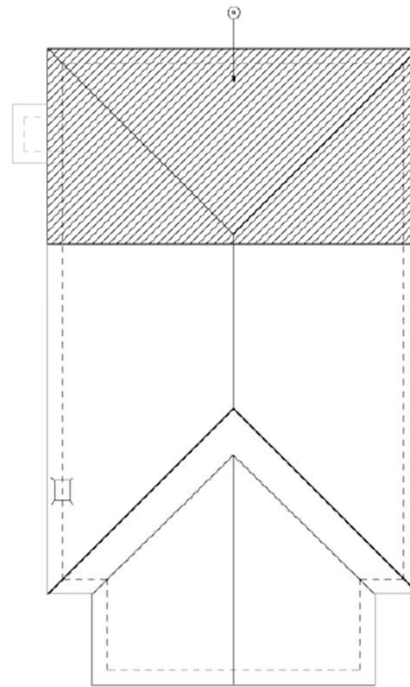
NORTH ELEVATION

SITE PLAN — EXISTING VS. PROPOSED

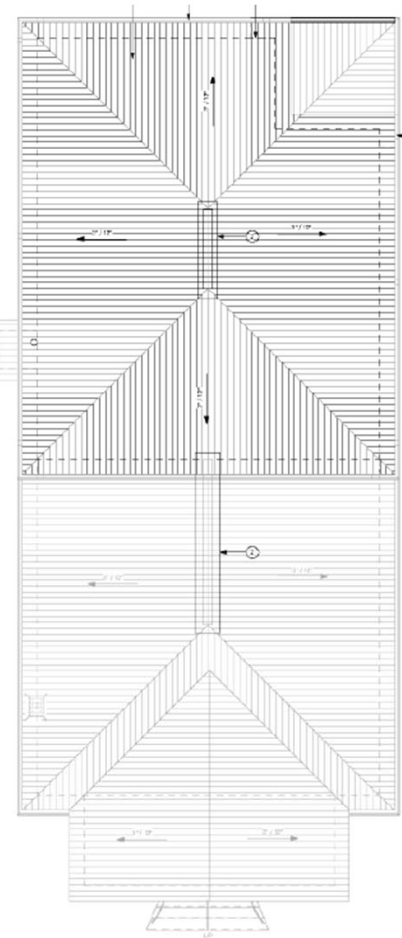


ROOF PLAN — EXISTING VS. PROPOSED

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



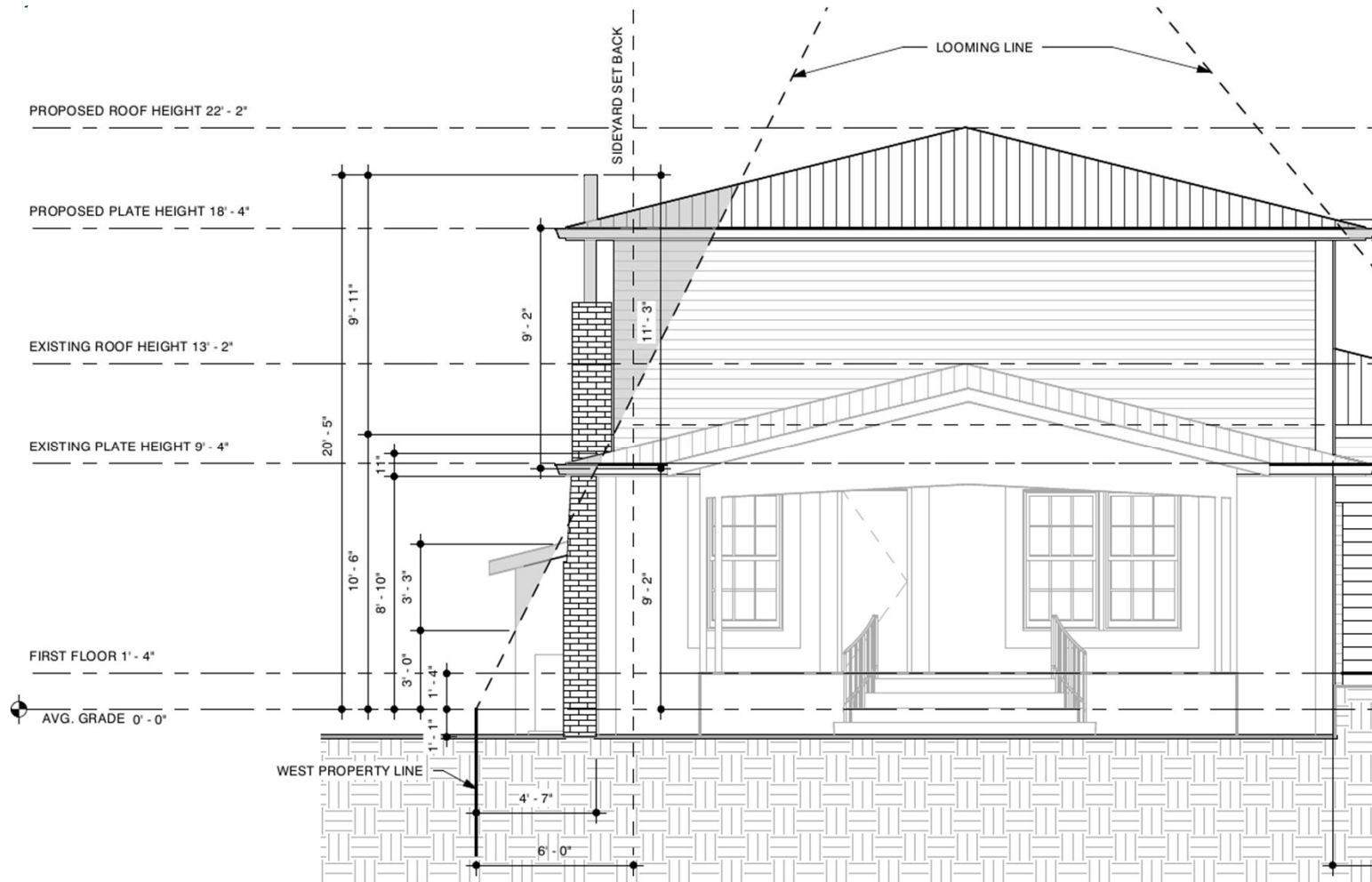
1. EXISTING ROOF
1541.44 S.F.



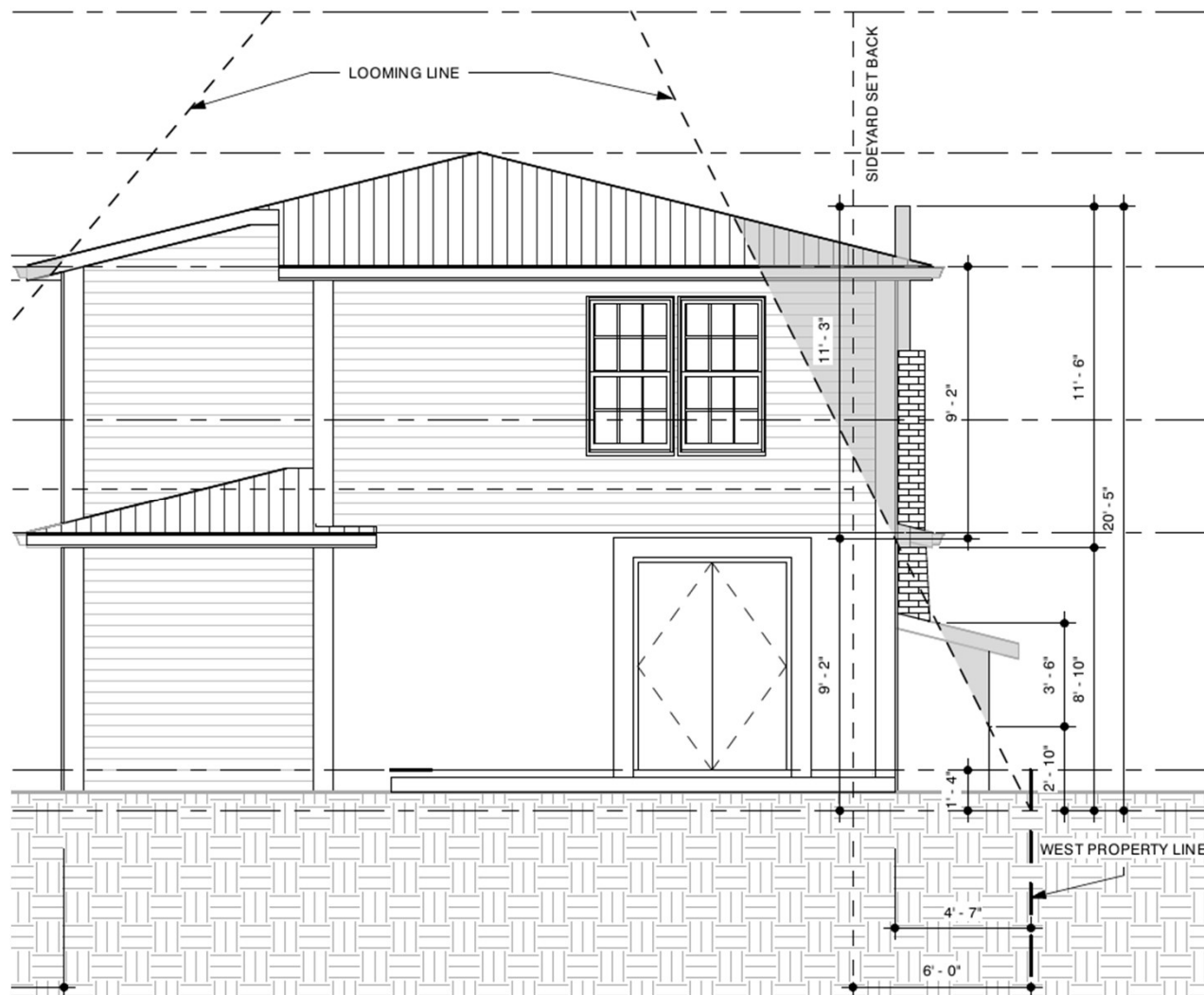
2. PROPOSED ROOF
1052.17 S.F.



SOUTH ELEVATION LOOMING ENCROACHMENT



NORTH ELEVATION LOOMING ENCROACHMENT



POLICY ANALYSIS

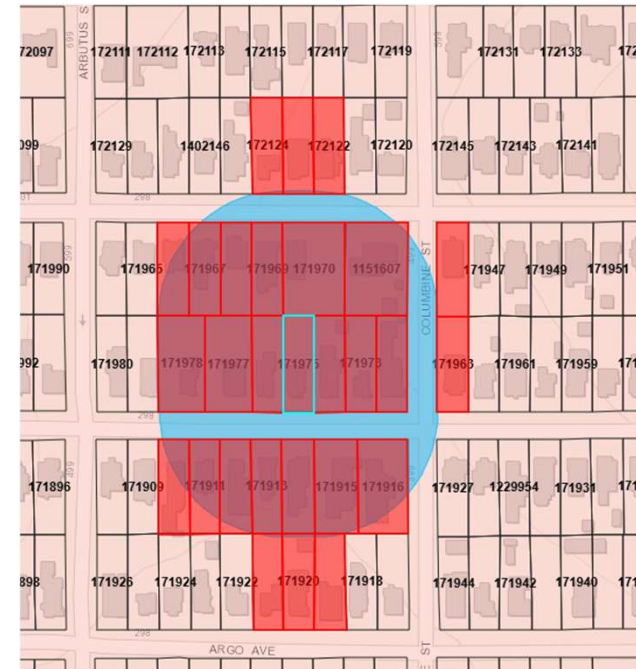
- **Hardships**
 - None.





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



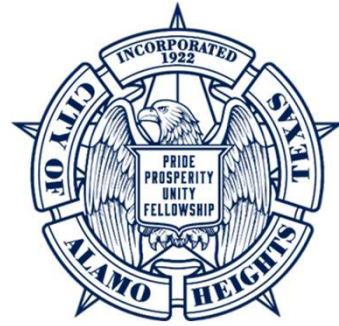
- SF-A
- West side of Kennedy Ave between St Dennis Ave and Mayflower St
- Accessory Structure

HISTORY

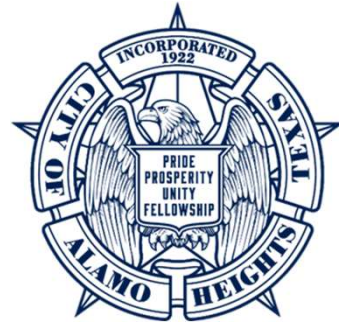


- Variance approved on 03.05.2025 – 0ft rear yard setback for garage

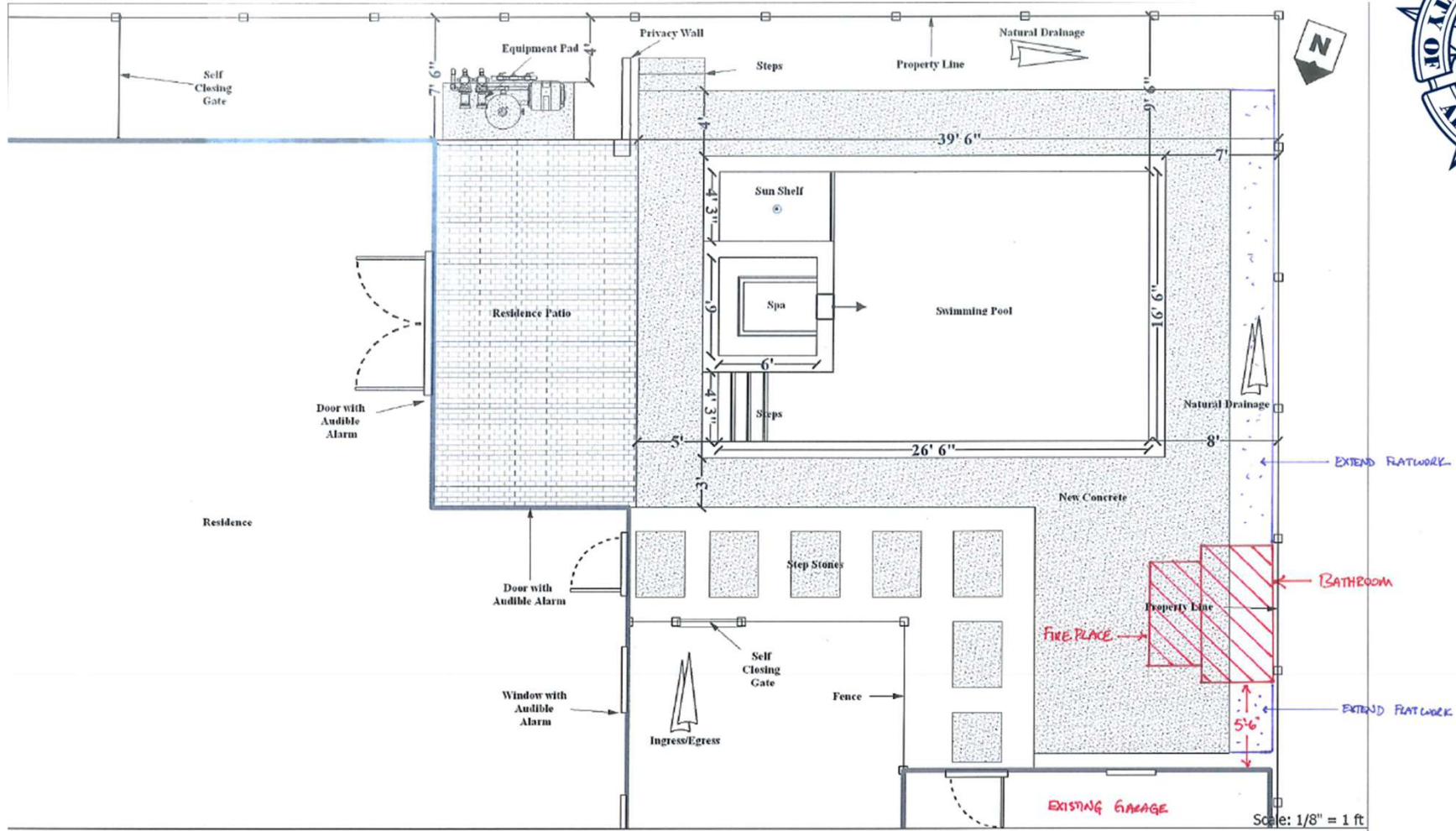
EXISTING CONDITIONS - FRONT



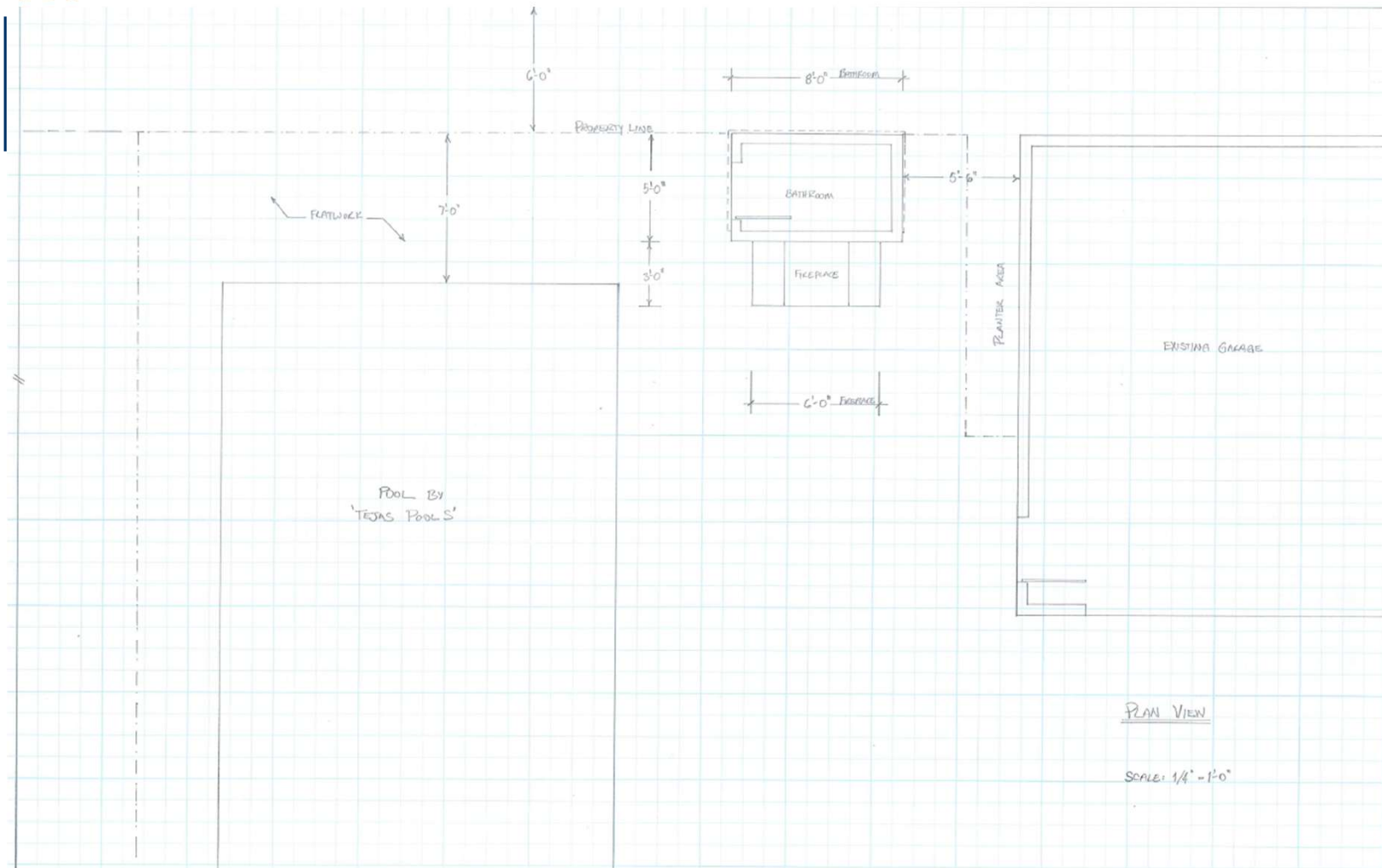
EXISTING CONDITIONS - REAR



SITE PLAN



PLAN



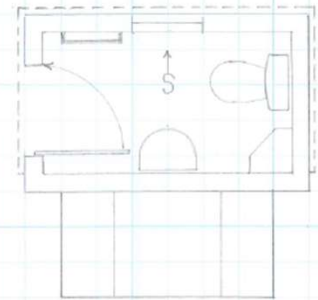
ELEVATIONS



- ↓ WALL 24 LIN FT w/ STUCCO INT/EXT.
 - 197.5 EXTERIOR / 222.5 INT
 - WOOD FRAME, OSB, TYVEK
 - INSULATION
- ↓ FIRE PLACE
 - FIRE BRICK INTERIOR
 - STUCCO, 107 ft
 - CMU BLOCK, 128 ft
- ↓ TILE - 32 ft
- ↓ CLAY TILE ROOFING 48 ft (PARTIAL PAULET / WHOLE PAULET)
- ↓ ELECTRICAL - 2 CAN LEMIS
 - 1 SWITCH
- ↓ PLUMBING - TOILET SINK TO SEWER / RUN WATER LINE TO BATHROOM
- ↓ TOILET / SINK / TOWER BACK (UNLESS HANDICAPPED)
 - 109 + 129.36 + 49.36 = 287.72 + 170K

- WINDOW 2x2
- PAINTING
- STEEL DOOR
- ROOF FRAMING
- PAINTING

PLAN VIEW

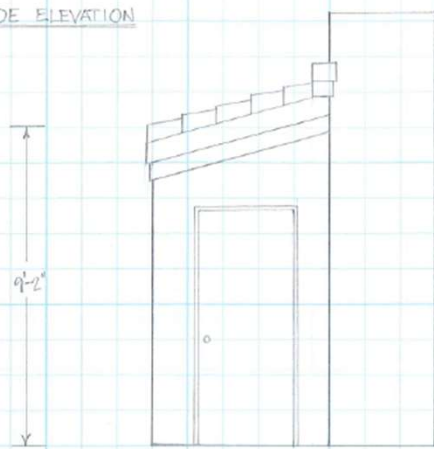


5'-0"

3'-0"

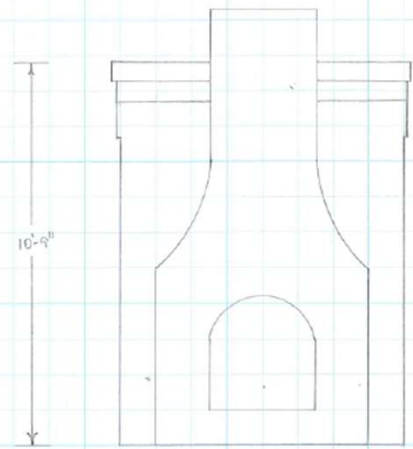
1'-12" 6'-0" 1'-12"

SIDE ELEVATION



9'-2"

FRONT ELEVATION



10'-6"

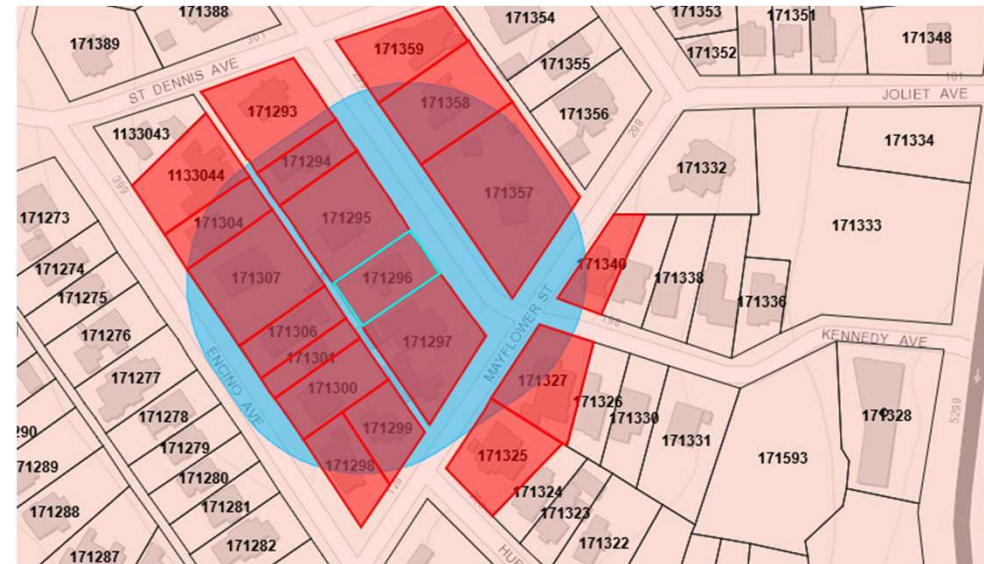
12'-6"

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

POLICY ANALYSIS

- **Hardships**
 - None.





BOARD OF ADJUSTMENT
CASE NO. 2465
115 NORMANDY AVE



COMMUNITY DEVELOPMENT

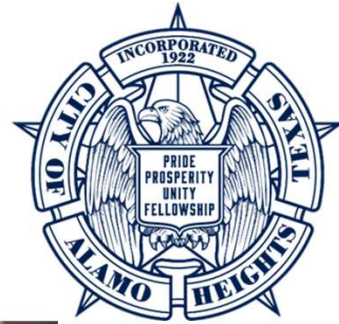
Presented by:
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Senior Planner

PROPERTY

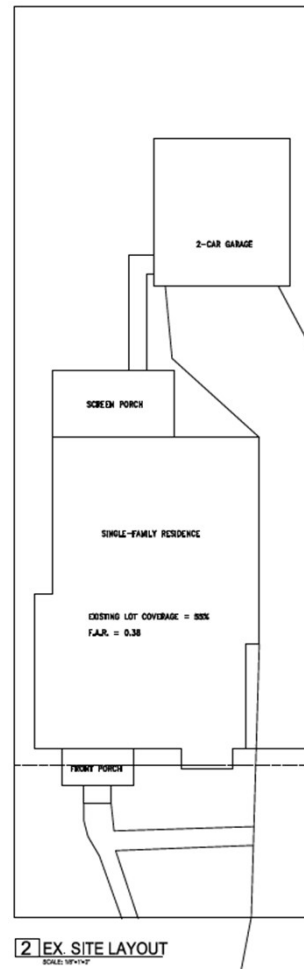


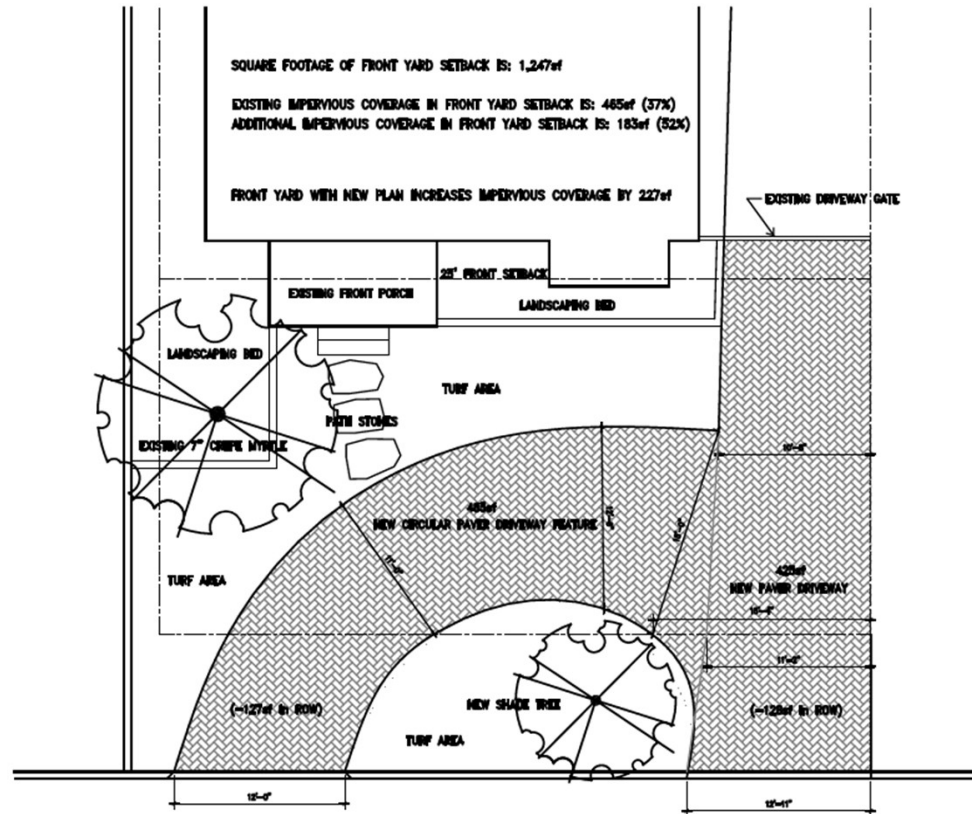
- SF-B
- North side of Normandy Ave, west of Broadway St
- New Circular Driveway

EXISTING CONDITIONS



SITE PLAN - EXISTING





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

POLICY ANALYSIS

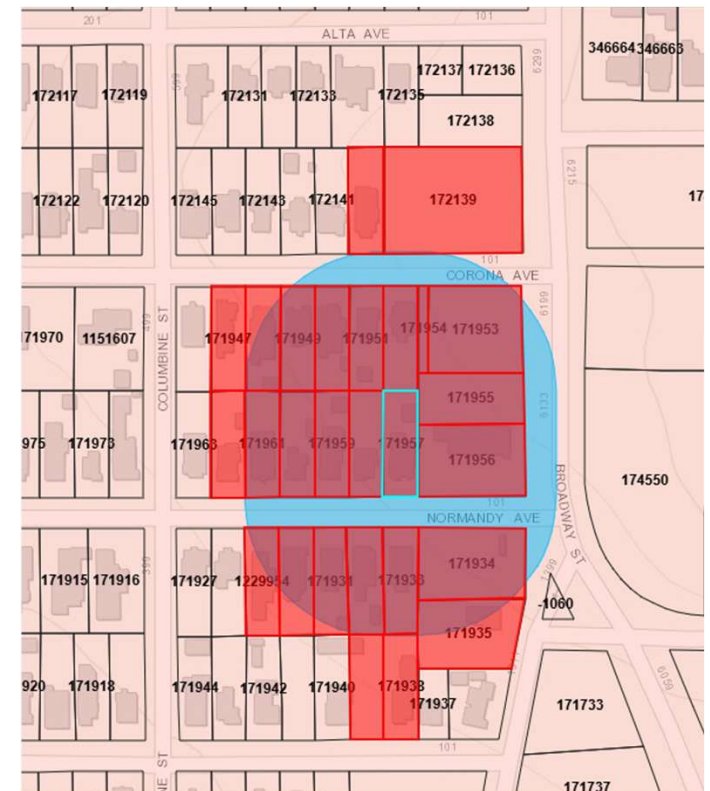
- **Hardships**
 - None.





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



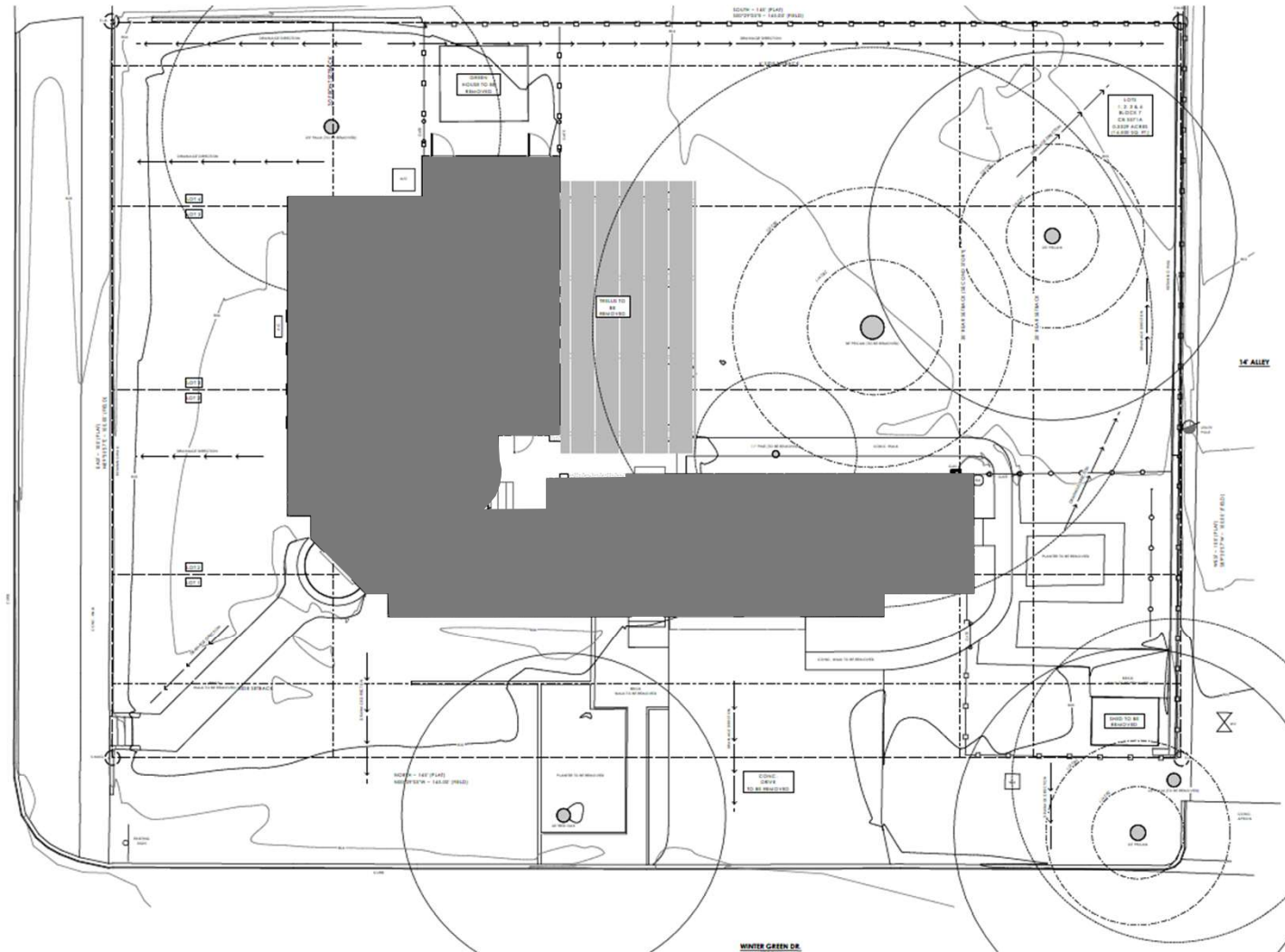
- SF-A
- Southeast corner of Rosemary Ave and Wintergreen Dr
- New Addition

EXISTING CONDITIONS

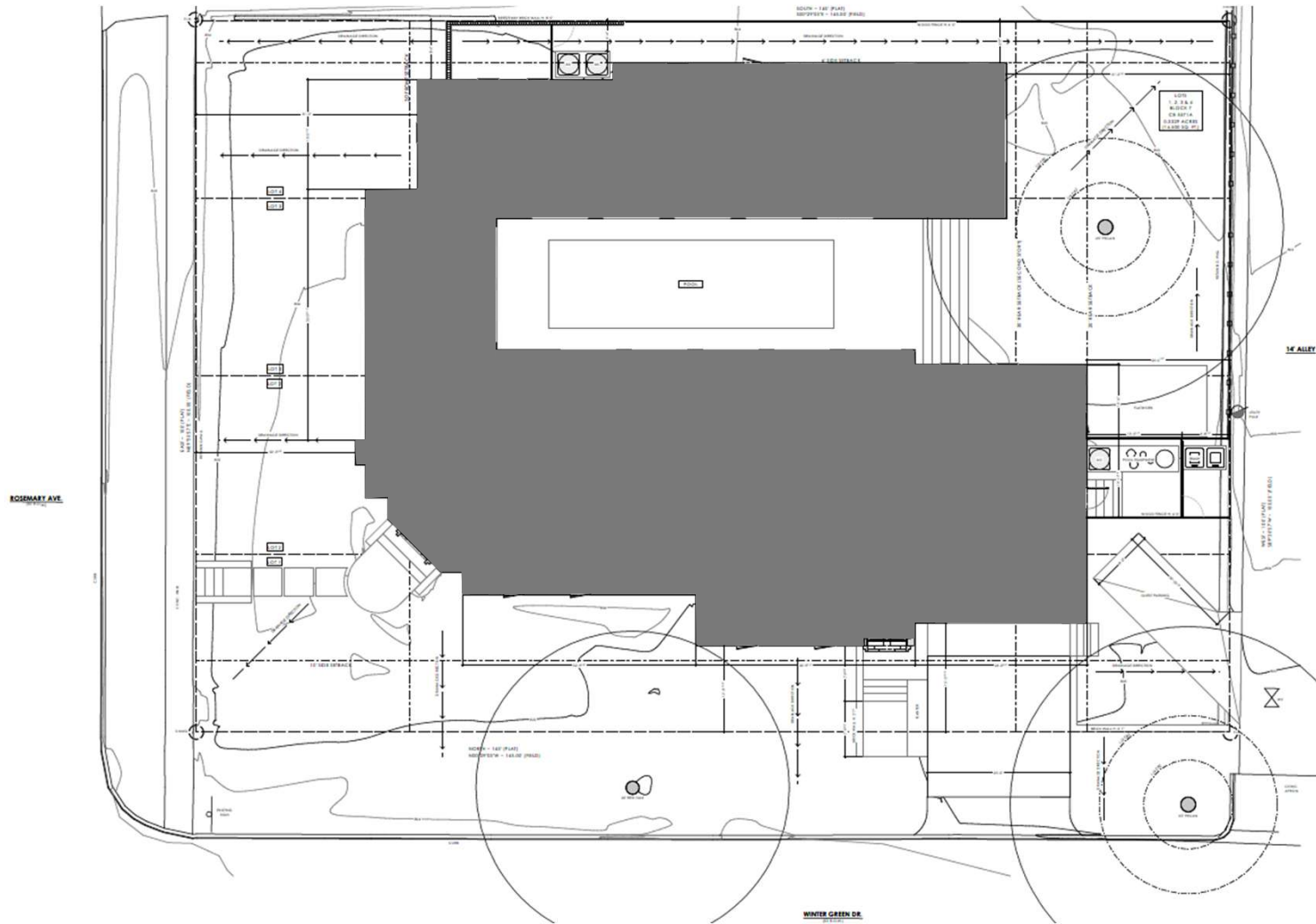
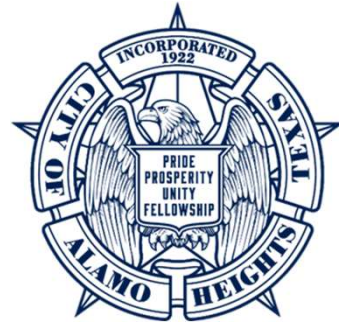


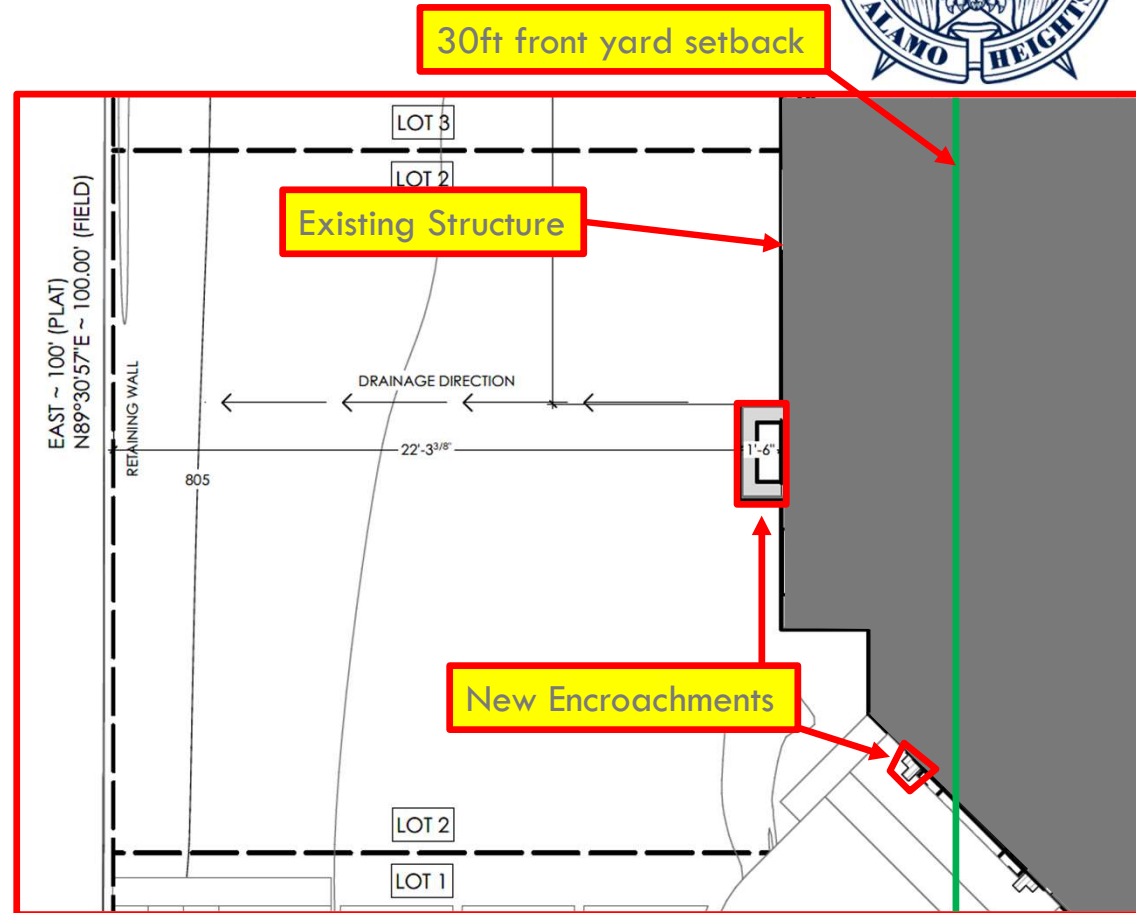
EXISTING CONDITIONS



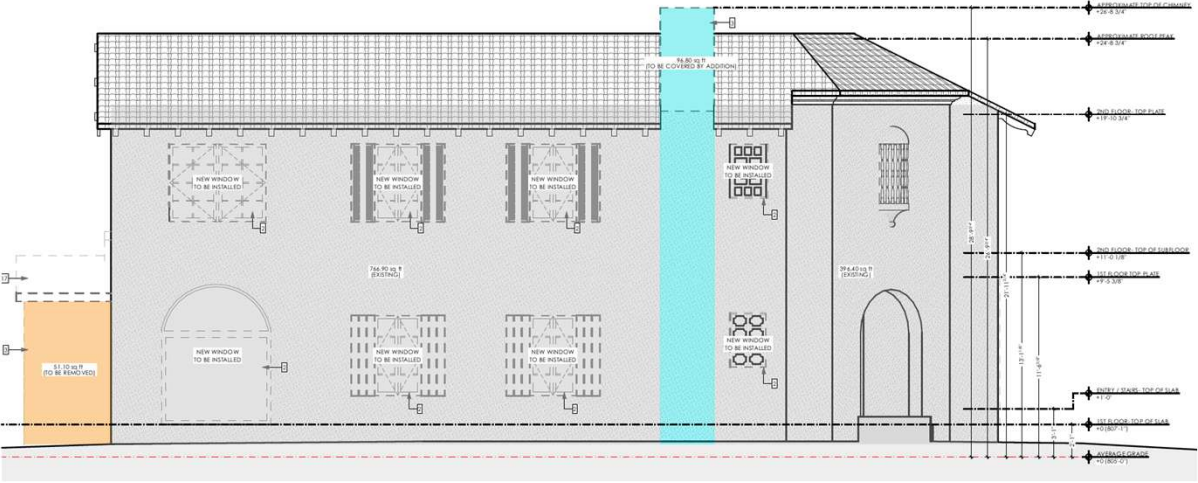


PROPOSED SITE PLAN



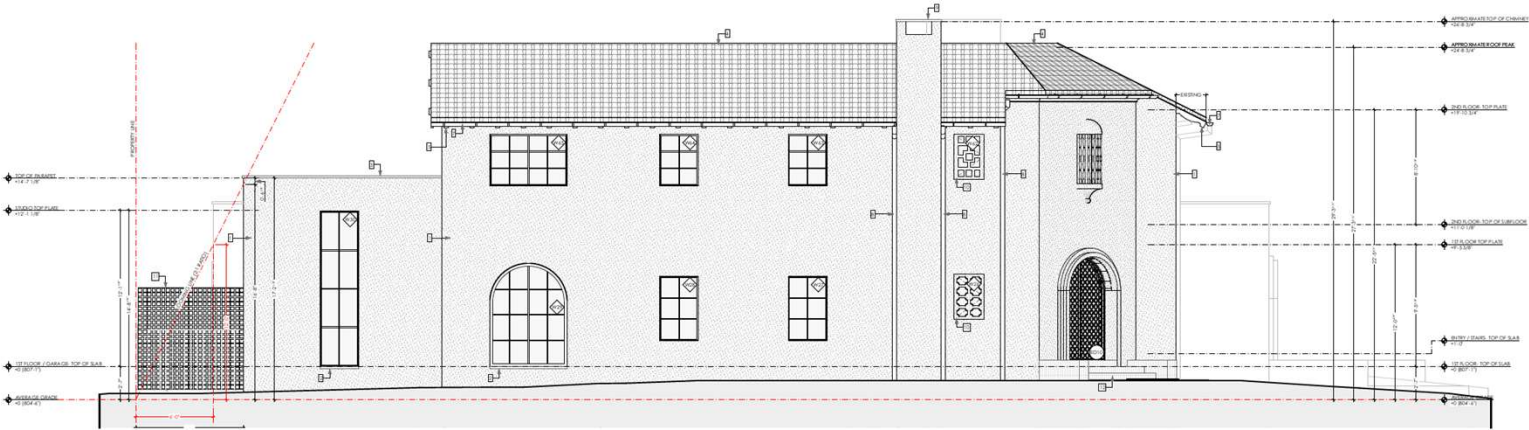


EXISTING VS. PROPOSED ELEVATIONS — NORTH (FRONT ARTICULATION VARIANCE)

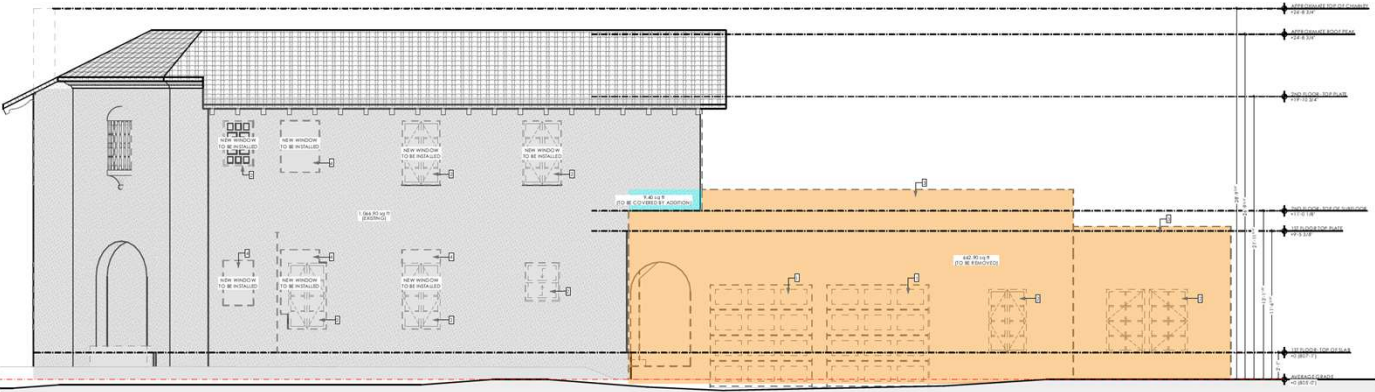


Existing

Proposed

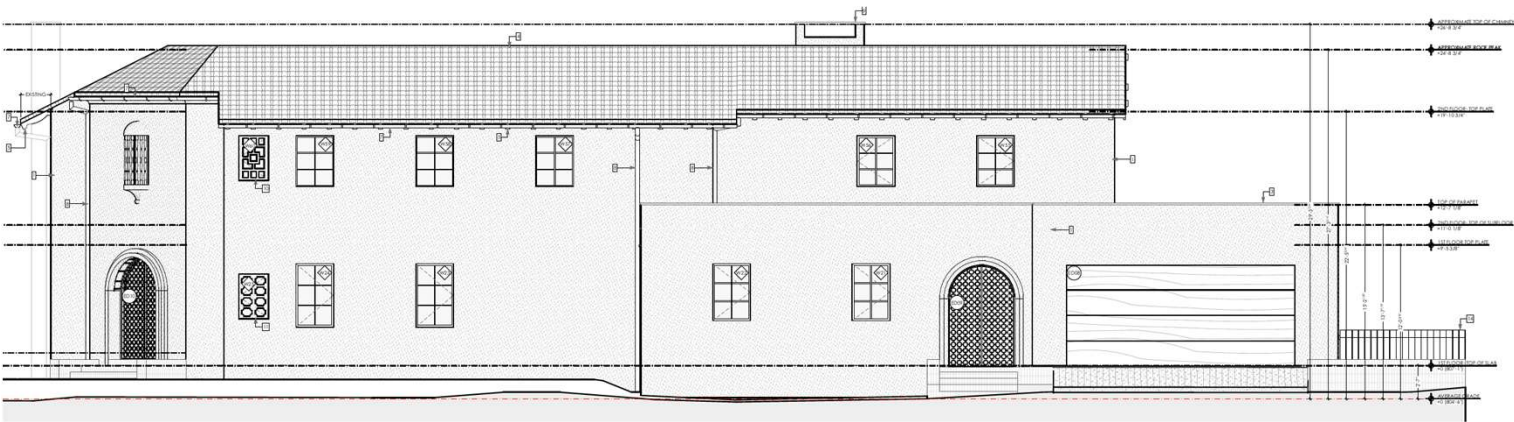


EXISTING VS. PROPOSED ELEVATIONS — WEST (SIDE ARTICULATION VARIANCE)

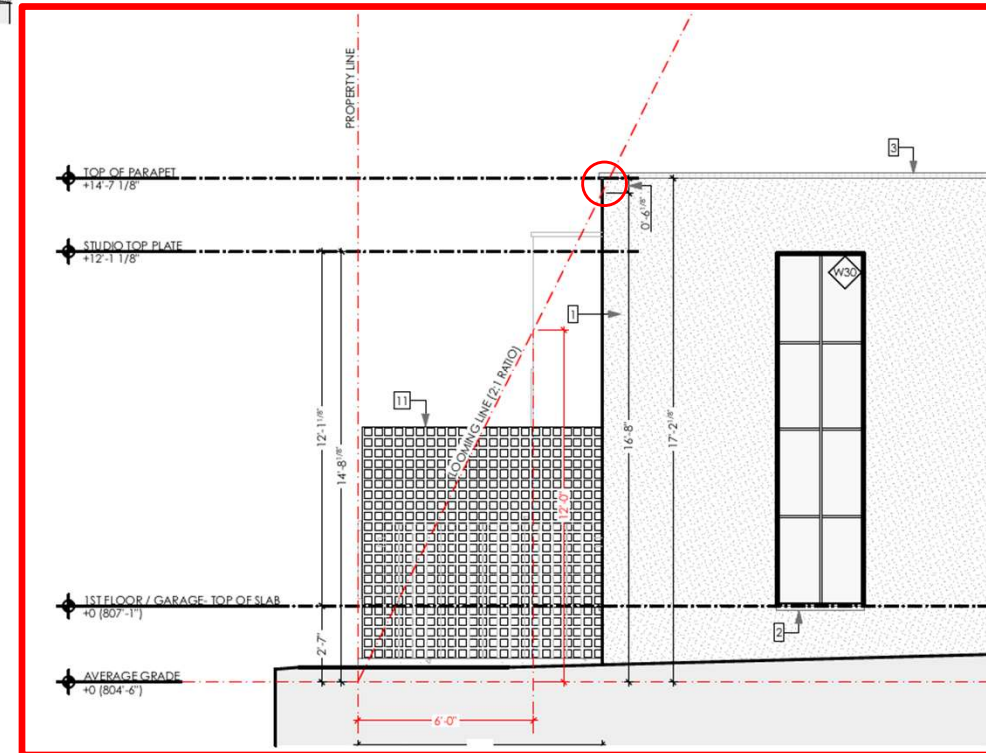
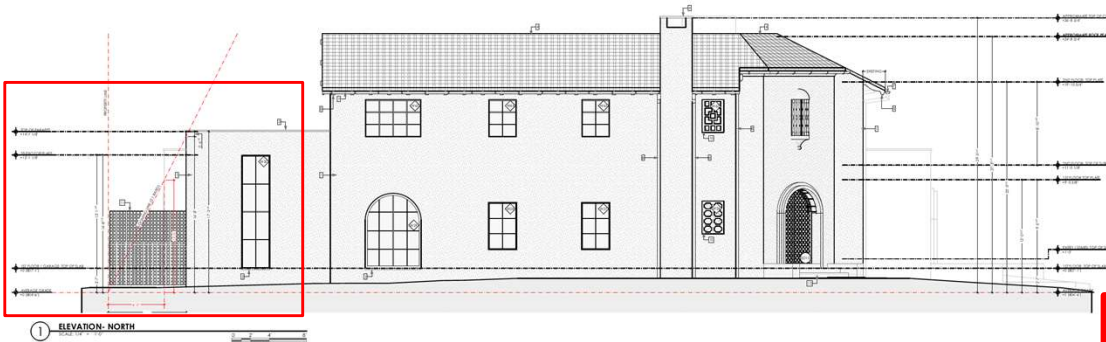


Existing

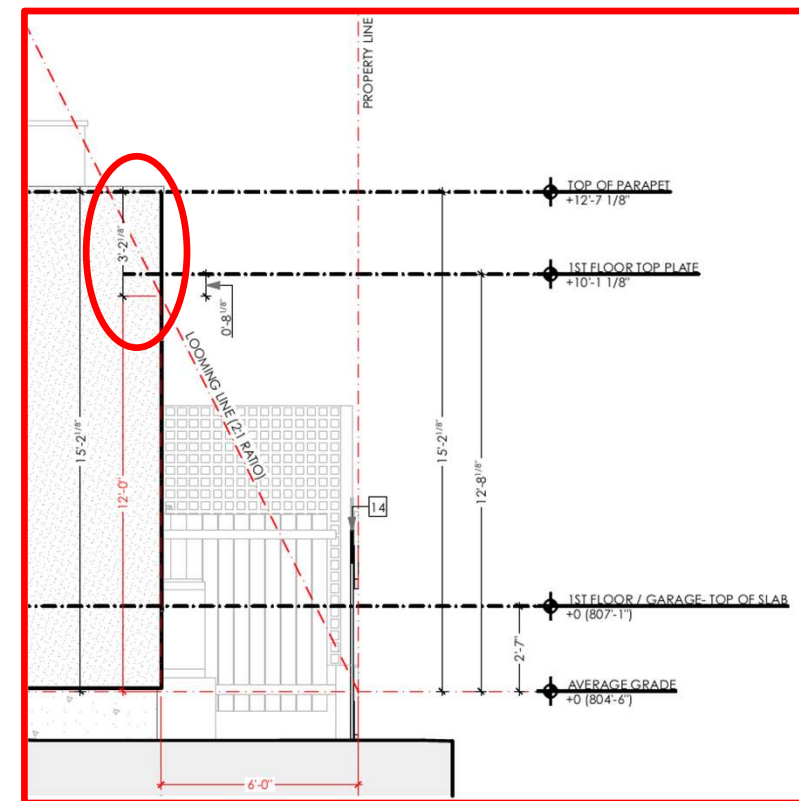
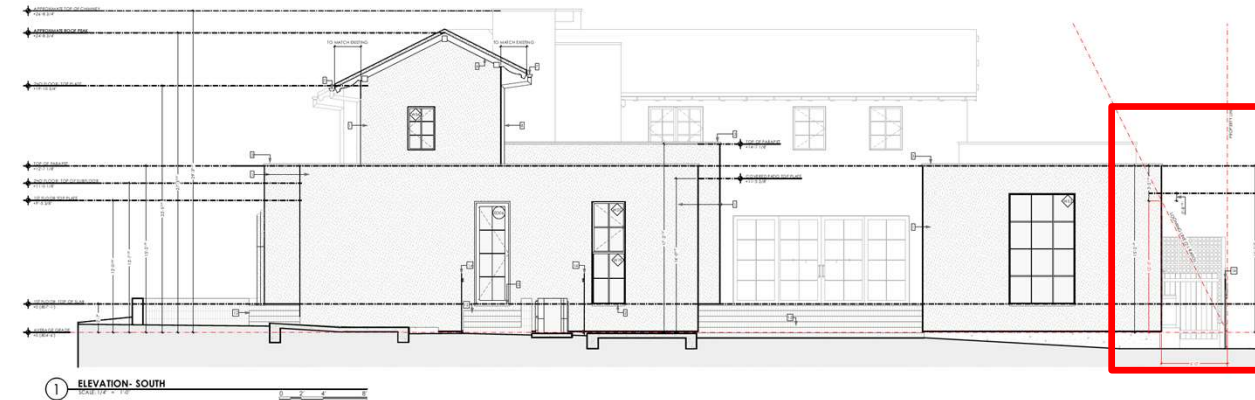
Proposed



NORTH ELEVATION LOOMING VARIANCE



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)

