

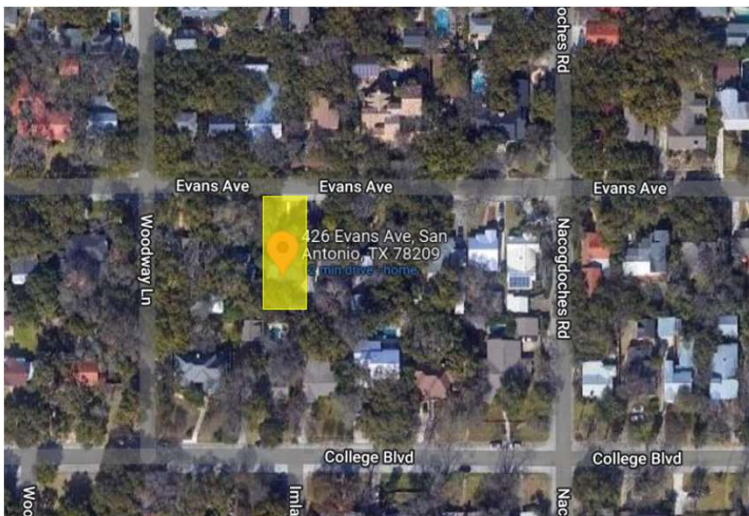
BOARD OF ADJUSTMENT CASE NO. 2363 426 EVANS



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- SF-A
- South side of Evans between Woodward and Nacogdoches
- Replace & relocate a/c equipment

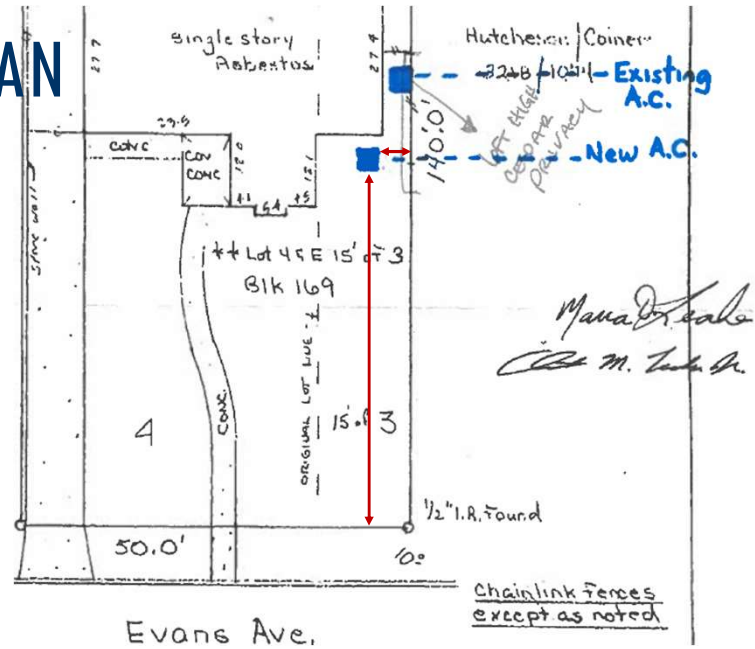
EXISTING CONDITIONS



EXISTING CONDITIONS



SITE PLAN



PROPOSED CONDITIONS



Existing View





POLICY ANALYSIS

- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - Preservation of the existing residence limits placement of improvements.
 - The existing equipment is not compliant with current zoning regulations due to the side setback encroachment.
 - The proposed location allows access, on the side in question, to the rear of the property that does not currently exist.



PUBLIC NOTIFICATION

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

BOARD OF ADJUSTMENT

CASE NO. 2364

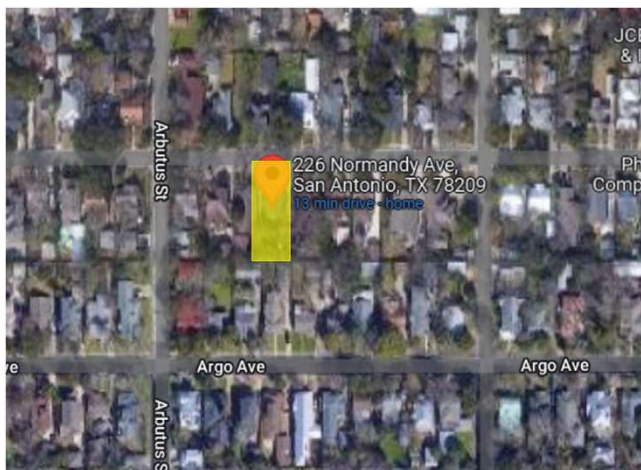
226 NORMANDY



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- SF-B
- South side of Normandy between Arbutus and Columbine.
- New Fence

EXISTING CONDITIONS



EXISTING CONDITIONS



SITE PLAN



Proposed site plan not accurate based field verification.

POLICY ANALYSIS



- **Hardships**
 - None identified concerning lot size, lot shape, or topography.

PUBLIC NOTIFICATION



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

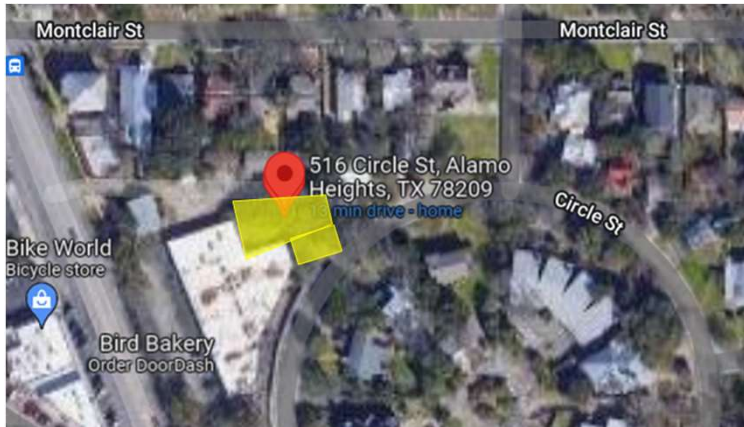
BOARD OF ADJUSTMENT CASE NO. 2365 516 CIRCLE



COMMUNITY DEVELOPMENT

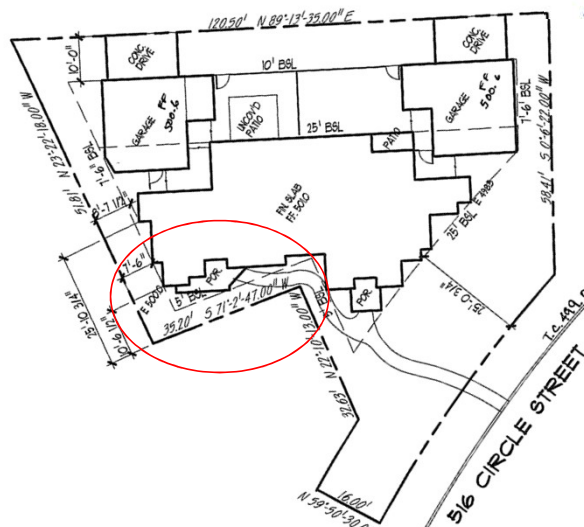
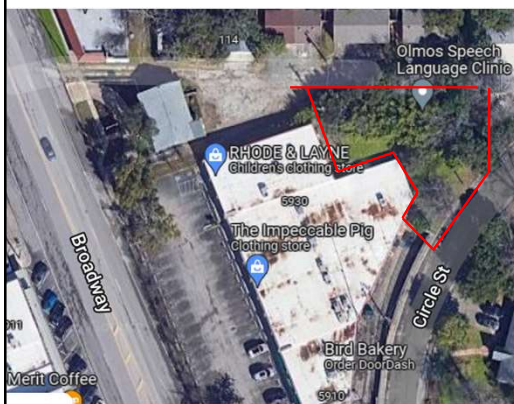
Presented by:
Lety Hernandez
Director

PROPERTY



- 2F-C and B-1
- North side of Circle, east of Broadway
- New Construction - Duplex

PROPOSED SITE PLAN





POLICY ANALYSIS

- **Hardships**
 - Staff identified the lot shape as a hardship.
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - Based on a preliminary review, the project will be subject to review by the Planning & Zoning Commission for rezone and replat. Also, compatibility review will be required by the Architectural Review Board and Council.



POLICY ANALYSIS

- **Considerations (cont'd)**
 - A formal review of the proposed has not been conducted by staff to confirm zoning and/or building compliance. Upon completion, if additional variances are discovered, the project would need to return before the BOA for additional review.



PUBLIC NOTIFICATION

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- Notices posted - City website and on property
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (1)