

**BOARD OF ADJUSTMENT
CASE NO. 2440
227 ROSEMARY AVE**



COMMUNITY DEVELOPMENT

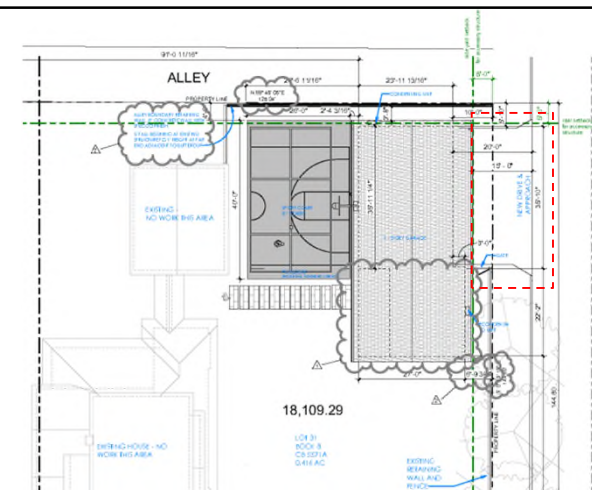
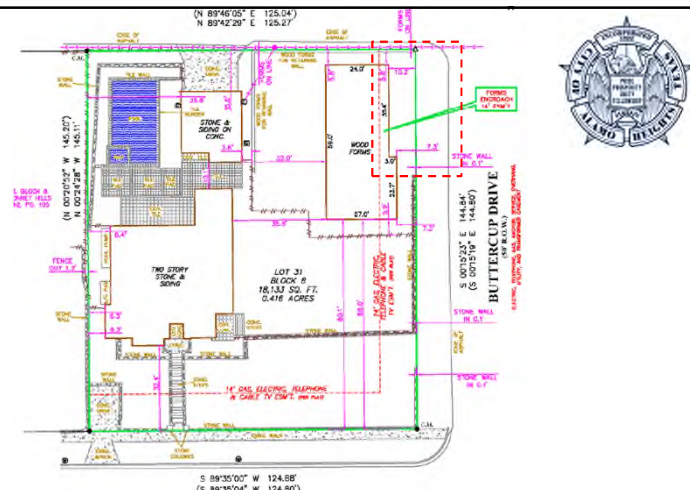
Presented by:
Lety Hernandez
Director

PROPERTY



- SF-A
- North side of street at intersection with Buttercup Dr
- Driveway/Approach

SITE



- ARE INSTALLATION GUIDES
- HAD BY ARCHITECTS OF ALL
- ALL 1982 CFSI HAS WITH
- INSTALLATION WITH ASSETS
- VIBRATE CLACKING OF
- FOR MANUFACTURING IN
- SOME INSTALLATION PROBLEMS
- USE "GALVANIZED" WELDING
- COLD 304 OF 316
- PRELIMINARY MODIFICATION
- USE THE APPROPRIATE LUBRICANTS
- PROTECT COATINGS OF
- BOTTOM OF ASSEMBLY



Presented by:
Lety Hernandez
Director

PROPERTY



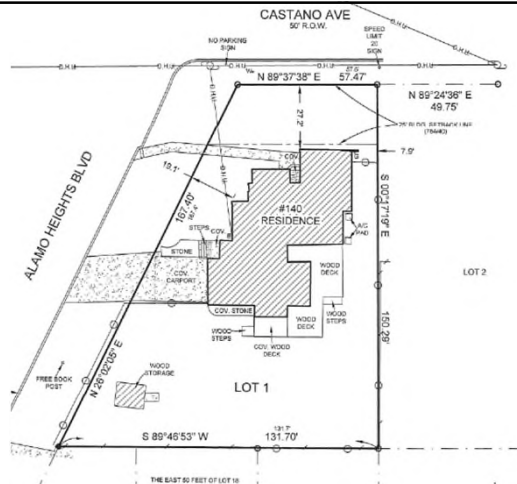
- SF-A
- Southeast corner of W Castano at intersection with Alamo Heights Blvd
- Addition
- Self-Identified



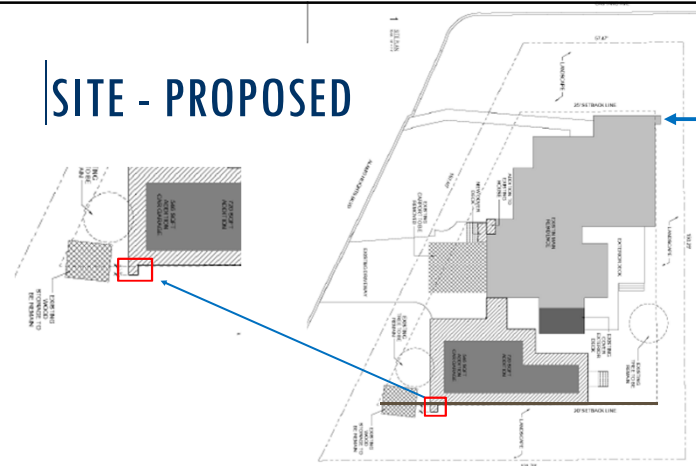
EXISTING CONDITIONS



SITE



SITE - PROPOSED



RENDERING



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)



BOARD OF ADJUSTMENT CASE NO. 2442 300 CIRCLE ST



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- MF-D
- Eastern side between Routt St and Eaton St
- New Construction

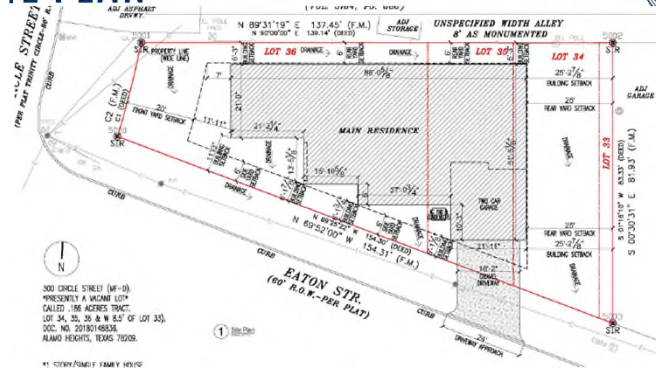
RENDERING OF NEW CONSTRUCTION



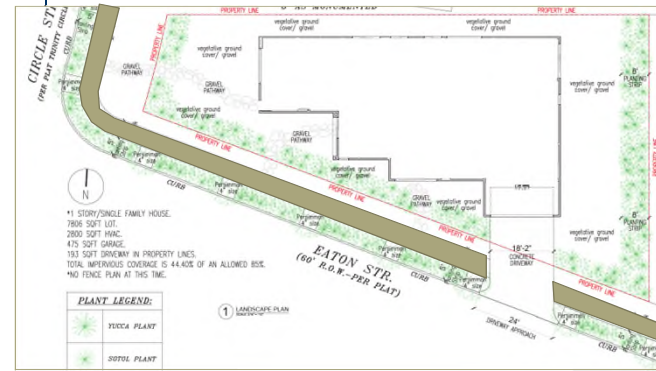
VIOLATION: PROPERTY OWNER PREVIOUS FOR DISORDERLY AND CLUMSINESS, DISORDERLY OR INAPPROPRIATE BEHAVIOR, IS REQUIRED TO COMPLY WITH THE CITY'S CODE OF ORDINANCES AND THIS CODE OF ORDINANCES.

SUBJECT FIELD INS

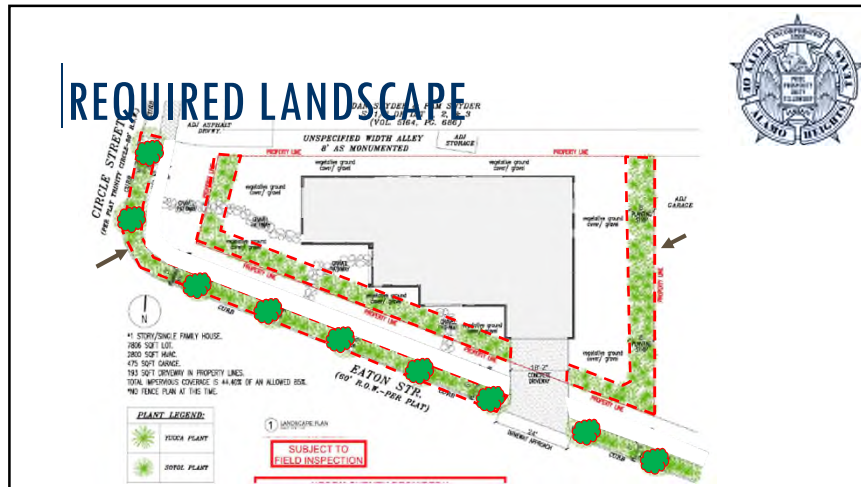
SITE PLAN



SITE PLAN



BOA #2432
04/02/2025 –
Sidewalk variance.

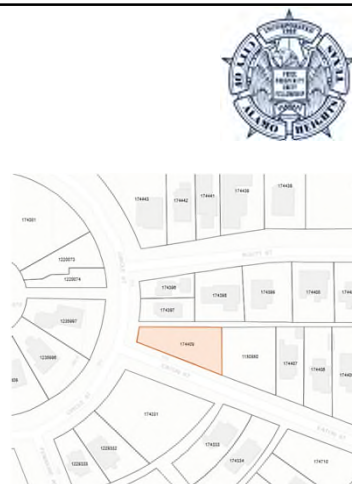


POLICY ANALYSIS

- 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)



BOARD OF ADJUSTMENT CASE NO. 2443 516 & 518 CIRCLE ST



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- Two-Family District (2F-C)
- North side of street, east of Ashcroft
- New Construction
- Self-Identified

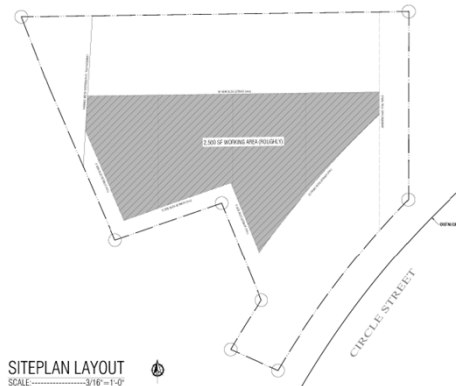


BACKGROUND

- 04/03/2024 – Approved as presented.
- 10/01/2024 – 180-day extension granted.
- 03/30/2025 – Variances expired.



EXISTING CONDITIONS



POLICY ANALYSIS

- **Hardships**
 - Lot shape irregular.
- Requesting previously approved variances



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)



BOARD OF ADJUSTMENT CASE NO. 2444 219 ROSEMARY AVE



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- SF-A
- North side of street between Wintergreen and Buttercup Dr
- Enclose Existing Attached Garage
- Self-Identified



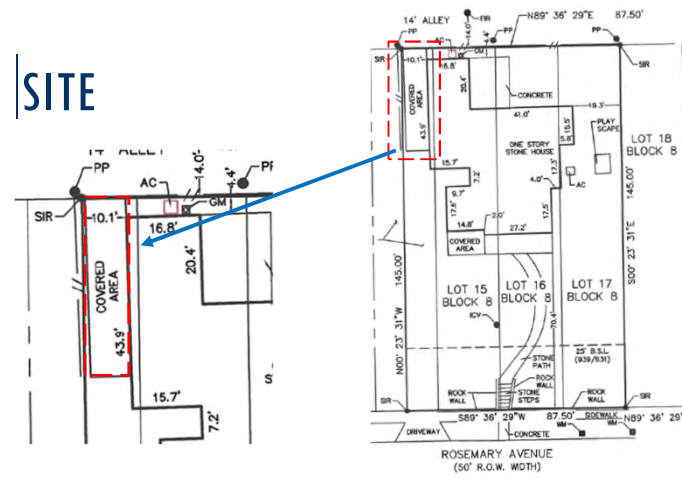
EXISTING CONDITIONS



EXISTING CONDITIONS



SITE



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)



BOARD OF ADJUSTMENT CASE NO. 2447 355 ALBANY ST



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- SF-A
- West side at intersection of Kokomo St
- Fence





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)



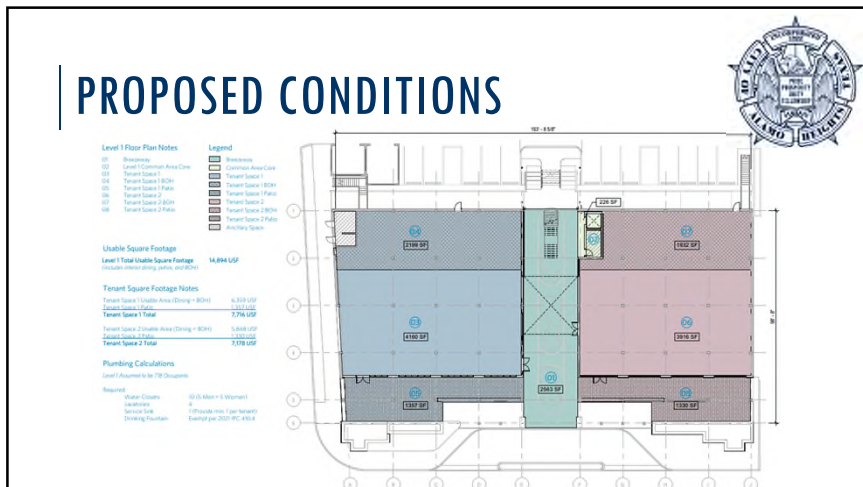
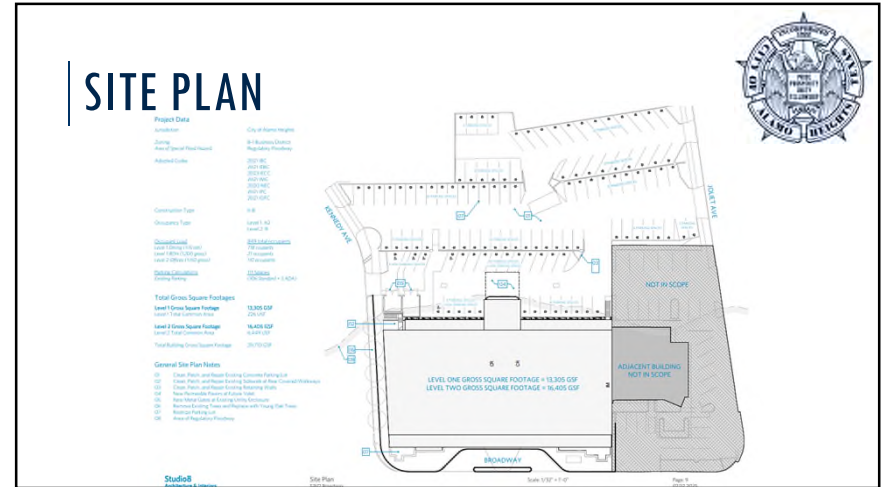
BOARD OF ADJUSTMENT CASE NO. 2446 5307 BROADWAY ST



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director





Use / Location	Total GSF	Total USF	Parking Ratio	Req'd Spaces per GSF	Req'd Spaces per USF	Notes
LEVEL 1						
Gross Square Footage Only	13,305		1/100	133.05		
Scenario 1: F&B (interior dining + patio + BOH)		14,894	1/100		148.94	USF excludes common area core
Scenario 2: F&B (interior dining + patio)		10,763	1/100		107.63	USF excludes common area core
Scenario 3: F&B (interior dining only)		8,076	1/100		80.76	USF excludes common area core
LEVEL 2						
Offices	16,405	8,866	1/300	54.68333333	29.55333333	USF excludes common area core
TOTALS						
Gross Square Footage Total	29,710			187.7333333		
GROSS TOTAL ROUNDED					188 spaces required	
Scenario 1 Total		23,760			178.4933333	
SCENARIO 1 TOTAL ROUNDED					179 spaces required	
Scenario 2 Total		19,629			137.1833333	
SCENARIO 2 TOTAL ROUNDED					138 spaces required	
Scenario 3 Total		16,942			110.3133333	
SCENARIO 3 TOTAL ROUNDED					111 spaces required	

***NOTE:** Preliminary USF is approximate and a work in progress. Finalized usable square footage will be based upon refined F&B tenant space requirements.

From the tested scenarios, the project team is requesting to utilize Scenario 3 (interior dining only) as the means to calculate the building's usable square footage for the minimum off-street parking requirements.

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) Oppose: (0) Neutral: (0)

