

ARB CASE NO. 897F
222 CLAIBORNE WAY

COMPATIBILITY REVIEW - ACCESSORY

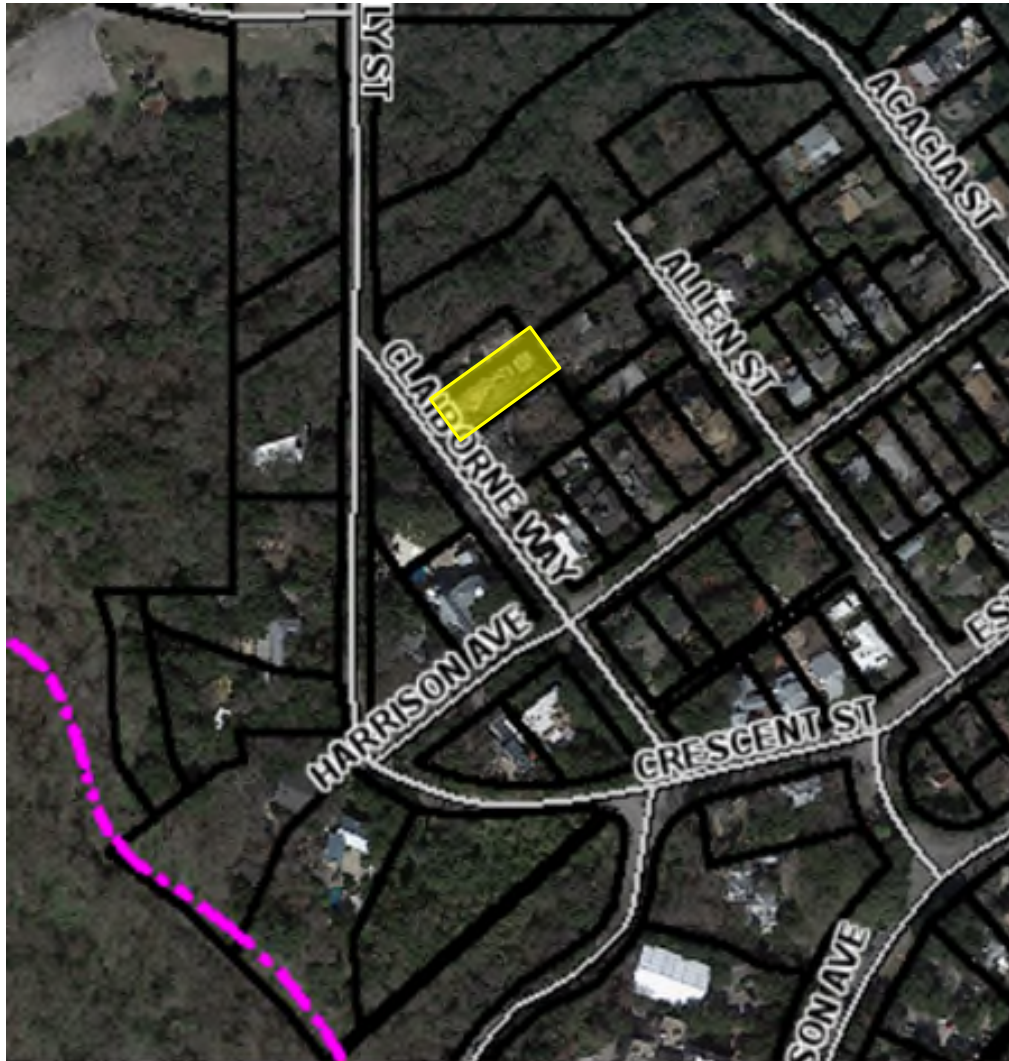


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



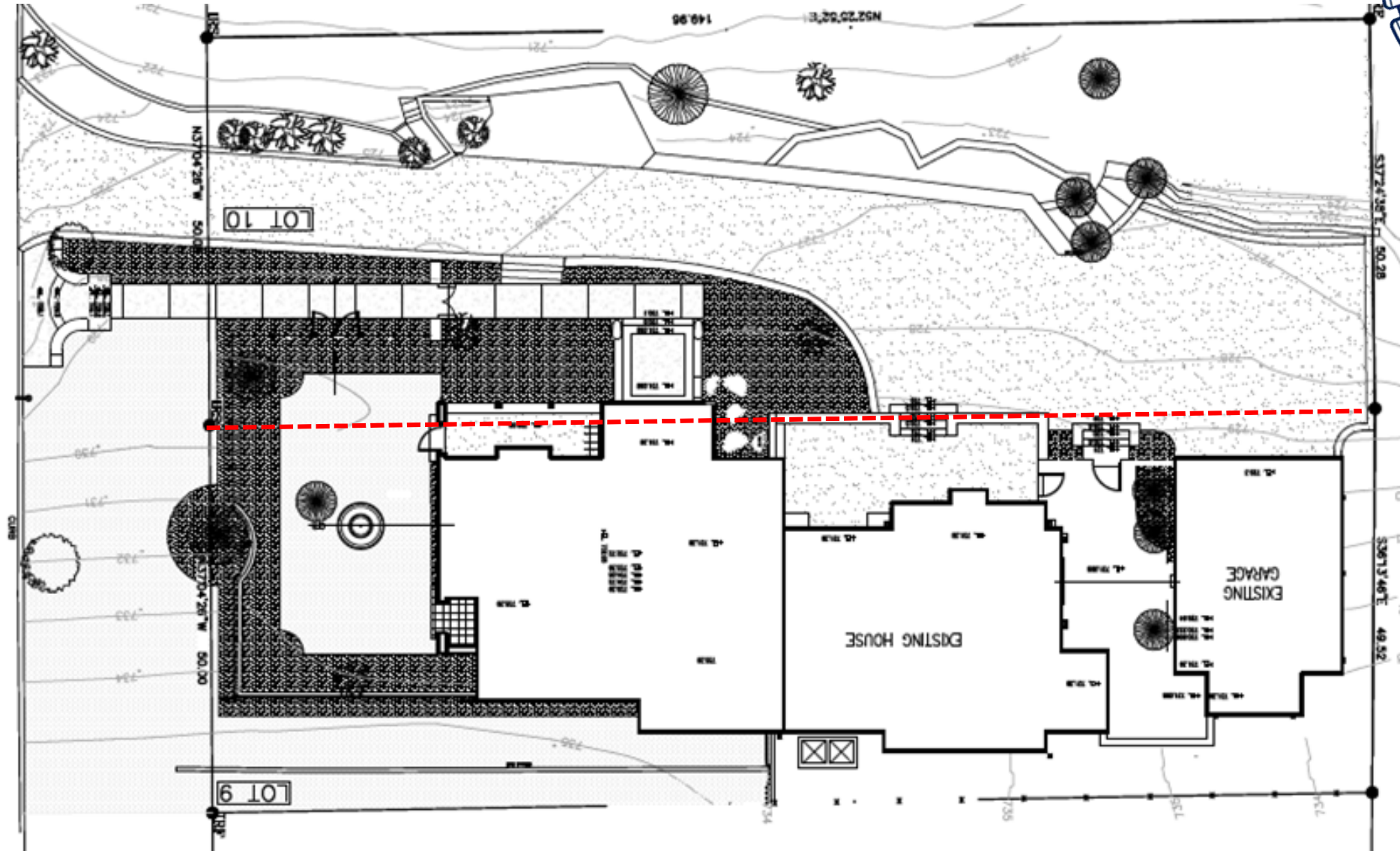
- SF-A
- Claiborne Way
 - Eastern side between Greely St and Harrison Ave
- 2nd story addition to detached accessory



SUMMARY

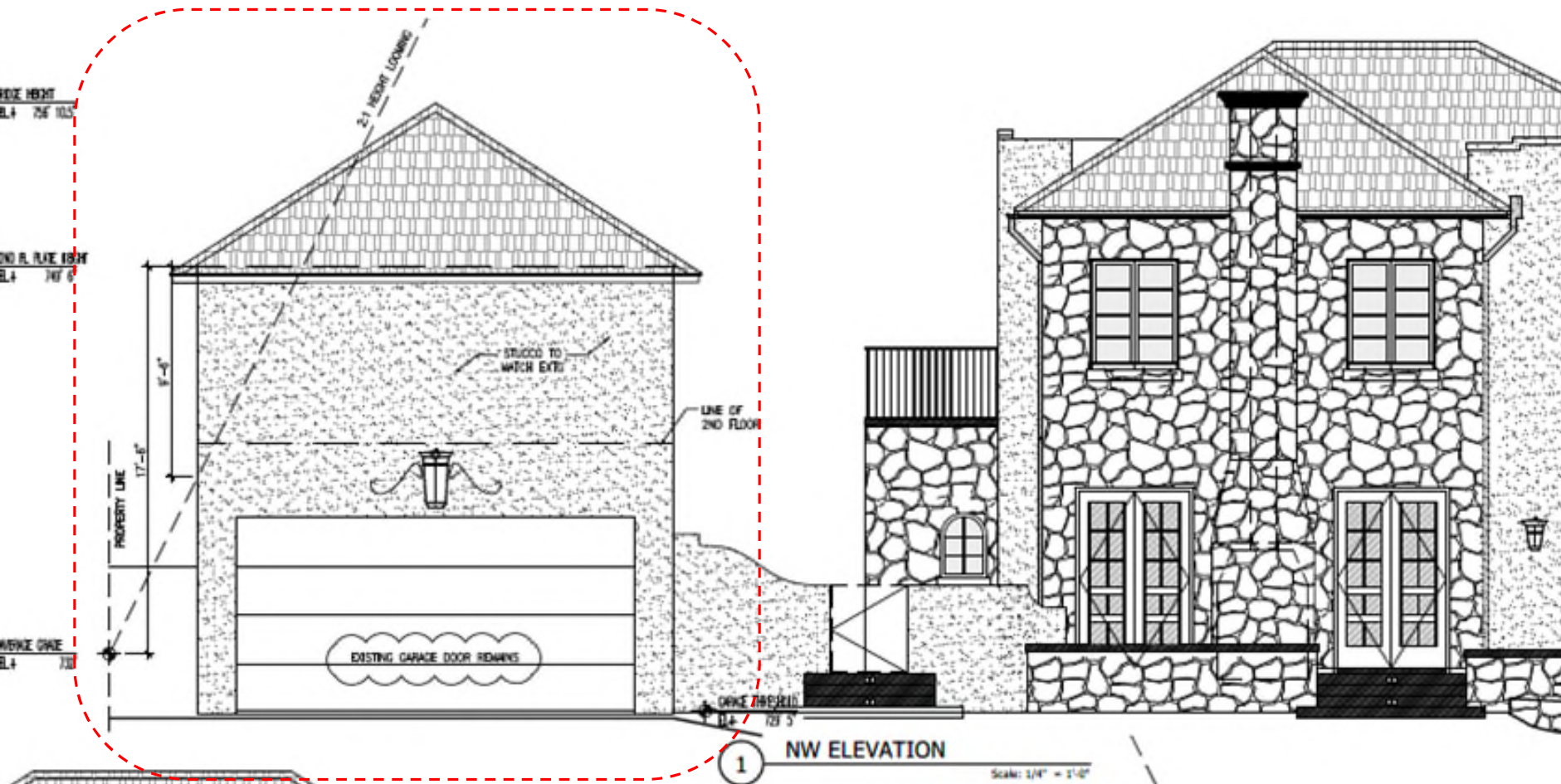
- Demolition Review
 - Demolition of one-story detached accessory structures are exempt from significance review
 - Construction of two-story detached accessory structures are subject to compatibility review

SITE PLAN





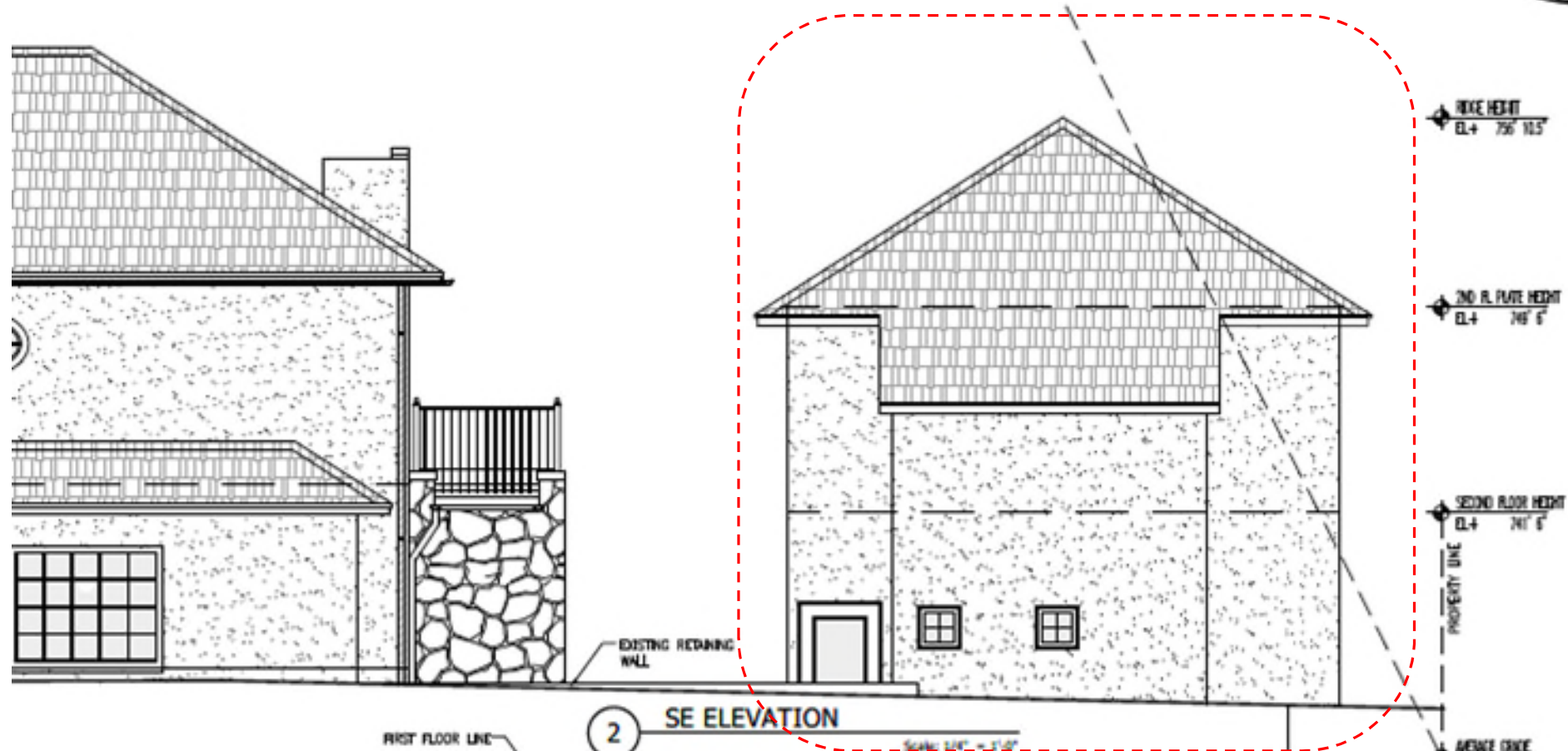
NORTHWEST ELEVATION



- **Height:** 24ft 10½ in (max 22ft allowed)
- **Siding:** Stucco & Stone
- **Roof:** Cedar Shingle

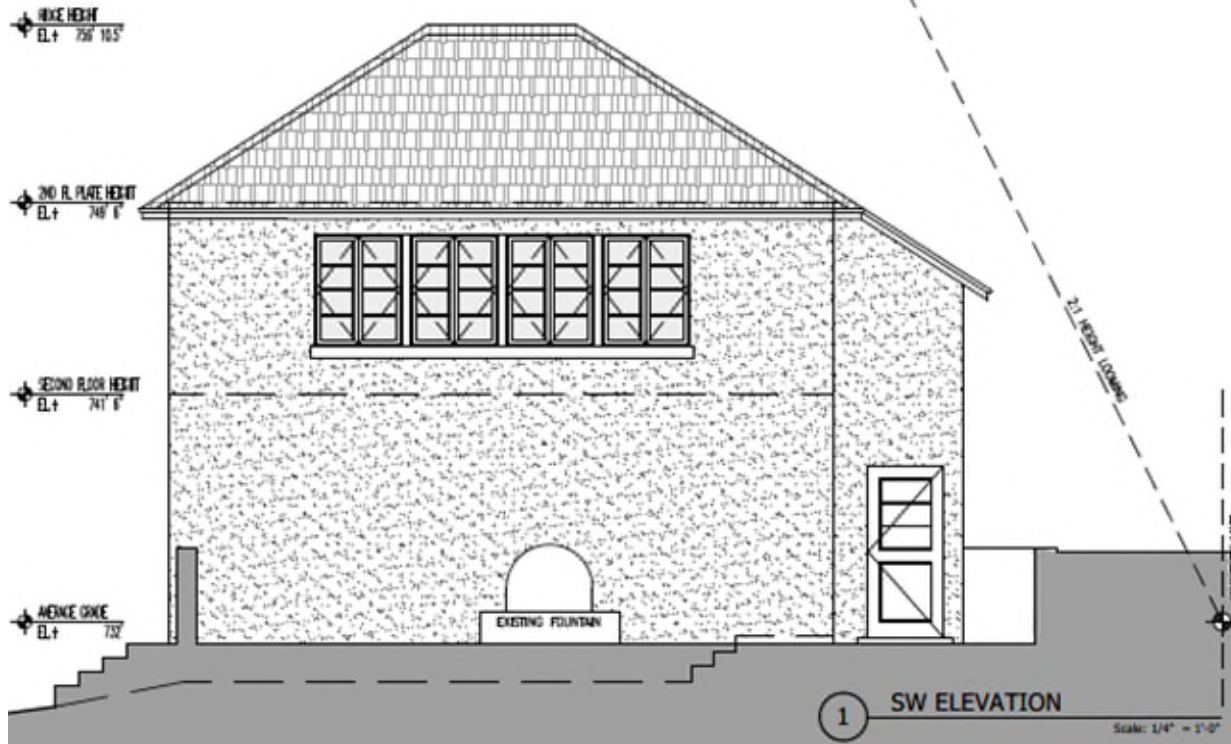


SOUTHEAST ELEVATION





SIDE ELEVATIONS



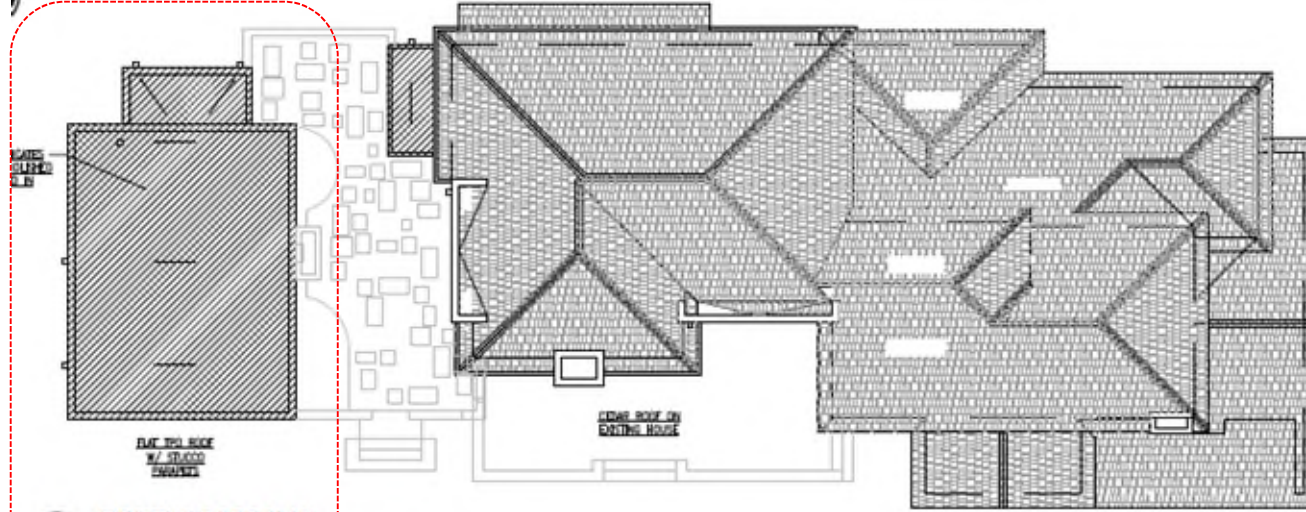
southwest



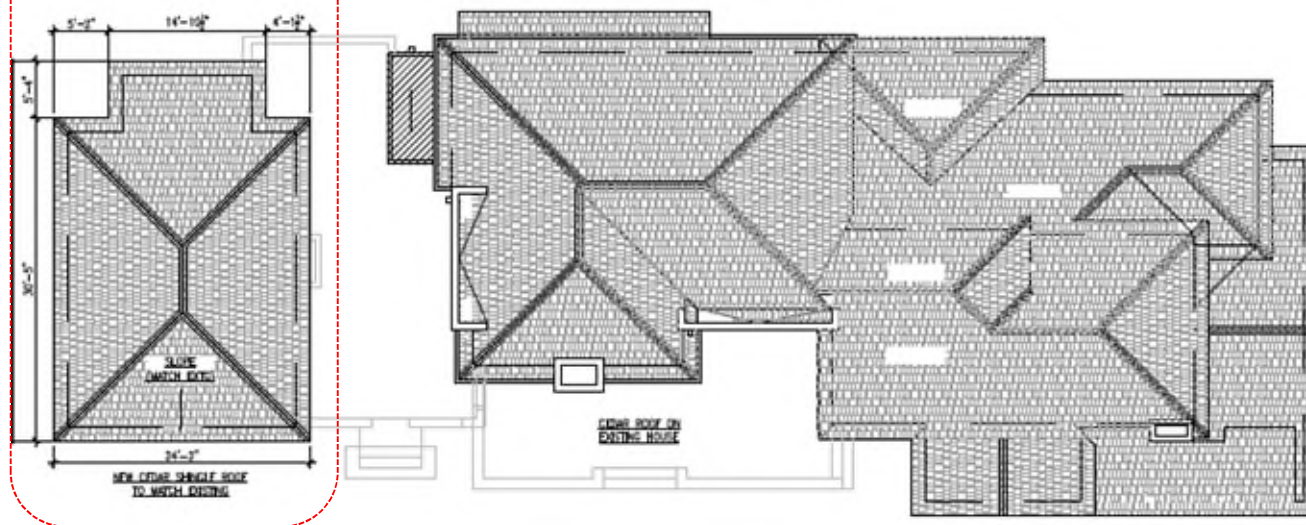
northeast



ROOF PLAN



1 EXISTING ROOF PLAN
Scale: 1/8" = 1'-0"





POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7,500	7,500
Main House 1 st Floor*	2,596	2,596
Main House 2 nd Floor	1,526	1,526
Main House – Loft		
Garage/Carport – 1 st Floor*	648	648
Garage – 2 nd Floor		591
Front Porch*	24	24
Side Porch*	210	210
Rear Porch*		
Shed*	315	315
Covered Patio Structures*	161	177
Total Square Footage	5,004 sq ft	5,595 sq ft
Lot Coverage* (max 40%)	3,478 sq ft / 46.37%	3,478 sq ft / 46.37%
FAR (max .49 with bonus)	4,770 sq ft / .636	5,361 sq ft / .715

Bonuses Utilized

+4 – Preservation of main structure



POLICY ANALYSIS

- Currently completing plan review process.
- Board of Adjustment review required – tentatively scheduled for the August 02, 2023 meeting.
- Tentatively scheduled for the City Council meeting of July 24, 2023 pending the board's recommendation.



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 radius
- Support: (8) Neutral: (0)
- Oppose: (0)
- Responses received within 200ft radius
- Support: (3) Neutral: (0)
- Oppose: (0)



ARB CASE NO. 897F
270 E OAKVIEW PL

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- E Oakview Pl
 - south side between Vanderhoeven and N New Braunfels
- New SF Residence w/attached Garage



SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of roof**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof



BACKGROUND

- Significance & Compatibility Review
 - ARB – August 18, 2020
 - Council – September 14, 2020
- Sec. 5-134(m) – Demolition Review Procedures
- If approved by city council the director shall issue a demolition permit upon application by the property owner or authorized agent per section 5-132 and upon payment of the required demolition permit fee. The application and fee must be submitted within six (6) months of the date of the final city council action. If the request is not submitted within this time, approval of the demolition review shall become null and void.

EXISTING CONDITIONS



EXISTING STRUCTURE - NORTH



EXISTING STRUCTURE - NORTHEAST



EXISTING STRUCTURE - NORTH



EXISTING STRUCTURE - NORTH



EXISTING STRUCTURE - WEST



EXISTING STRUCTURE - WEST



EXISTING STRUCTURE - EAST

EXISTING CONDITIONS



EXISTING STRUCTURE - SOUTH



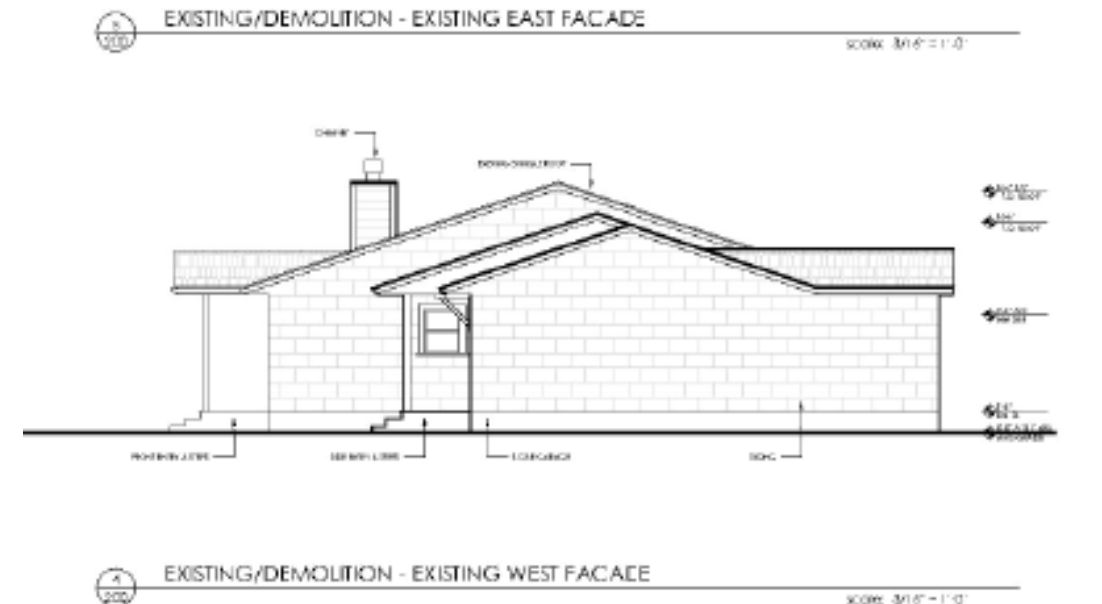
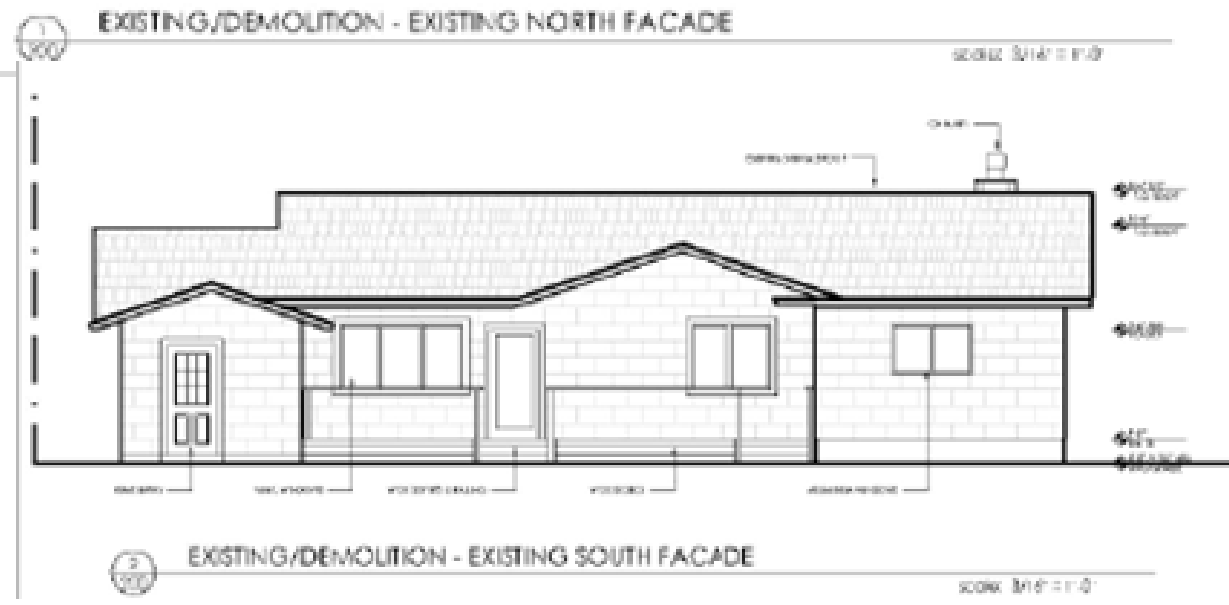
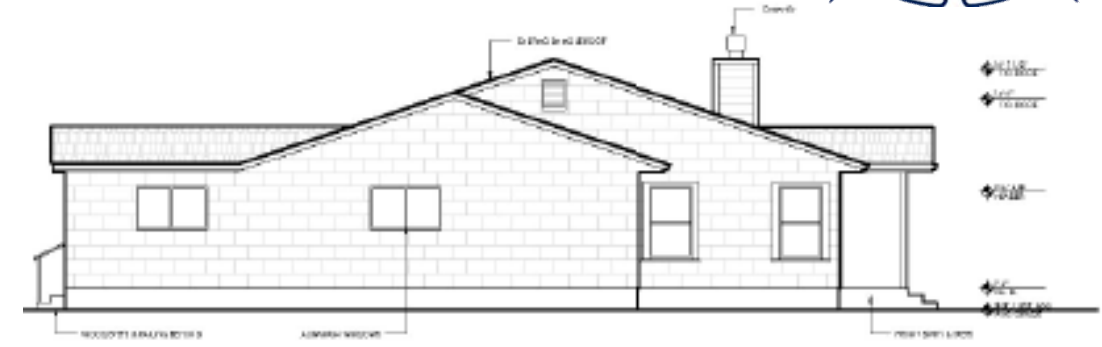
EXISTING STRUCTURE - SOUTH



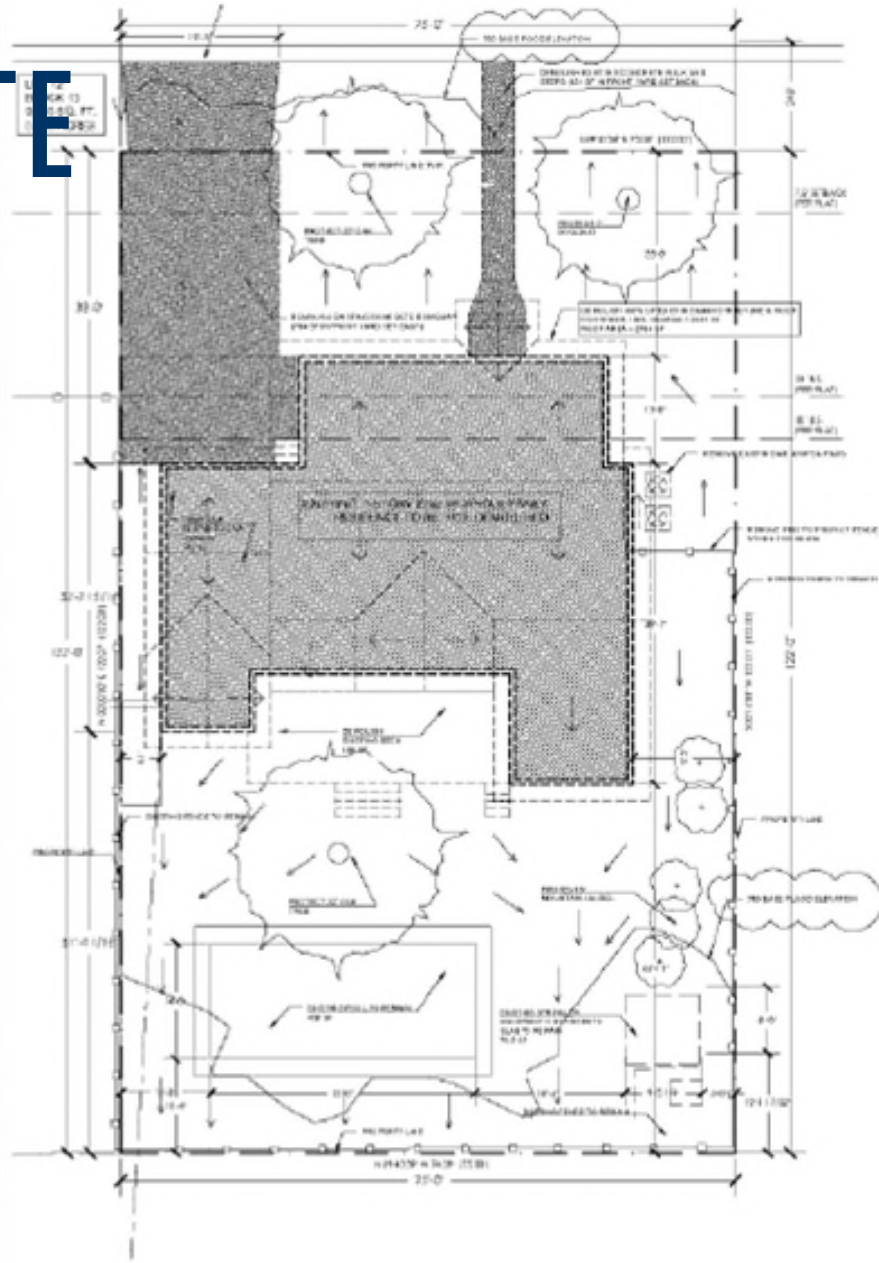
EXISTING STRUCTURE - SOUTH



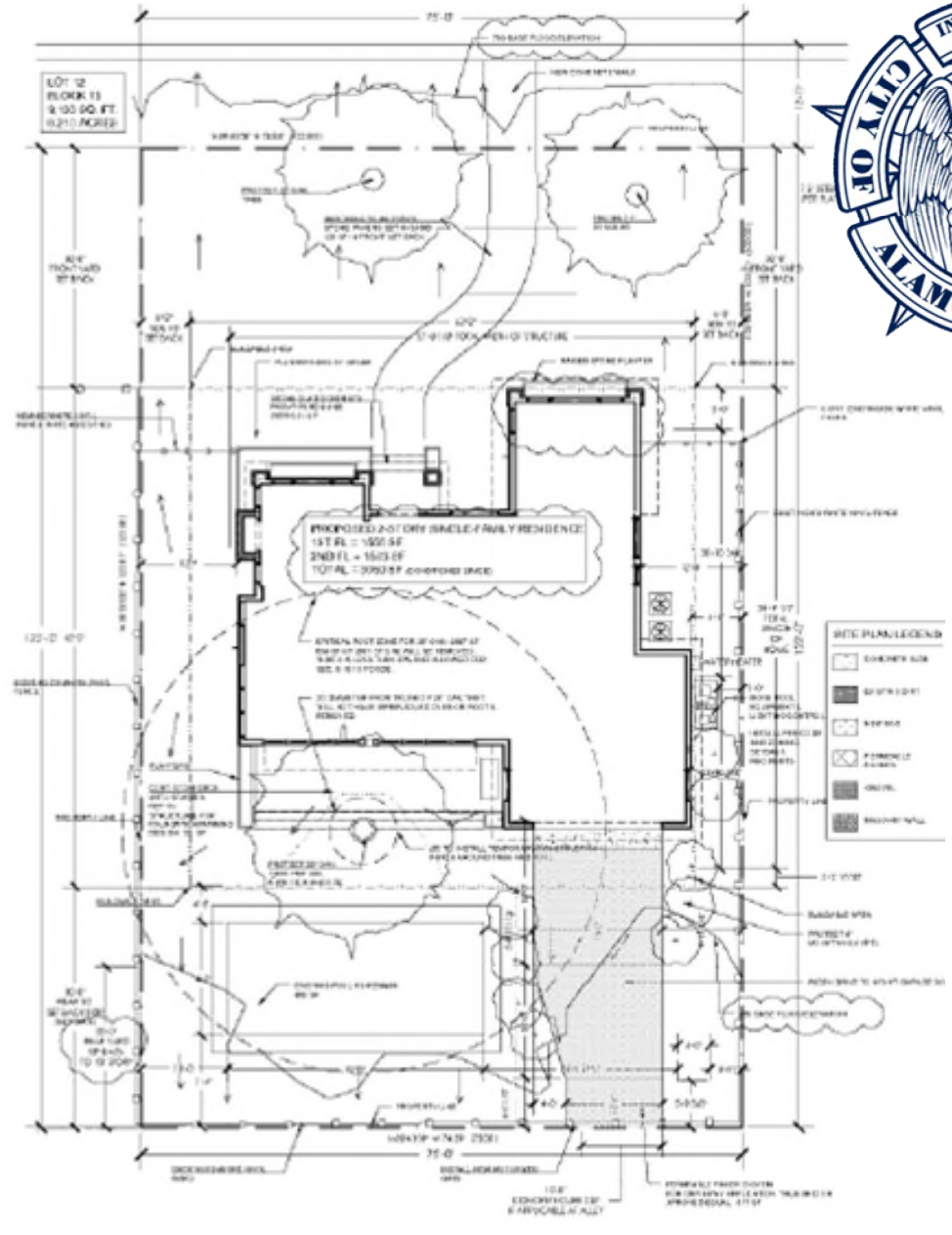
EXISTING ELEVATIONS



SITE



EXISTING/DEMOLITION - SITE PLAN
SCALE: 1/8" = 1'-0"

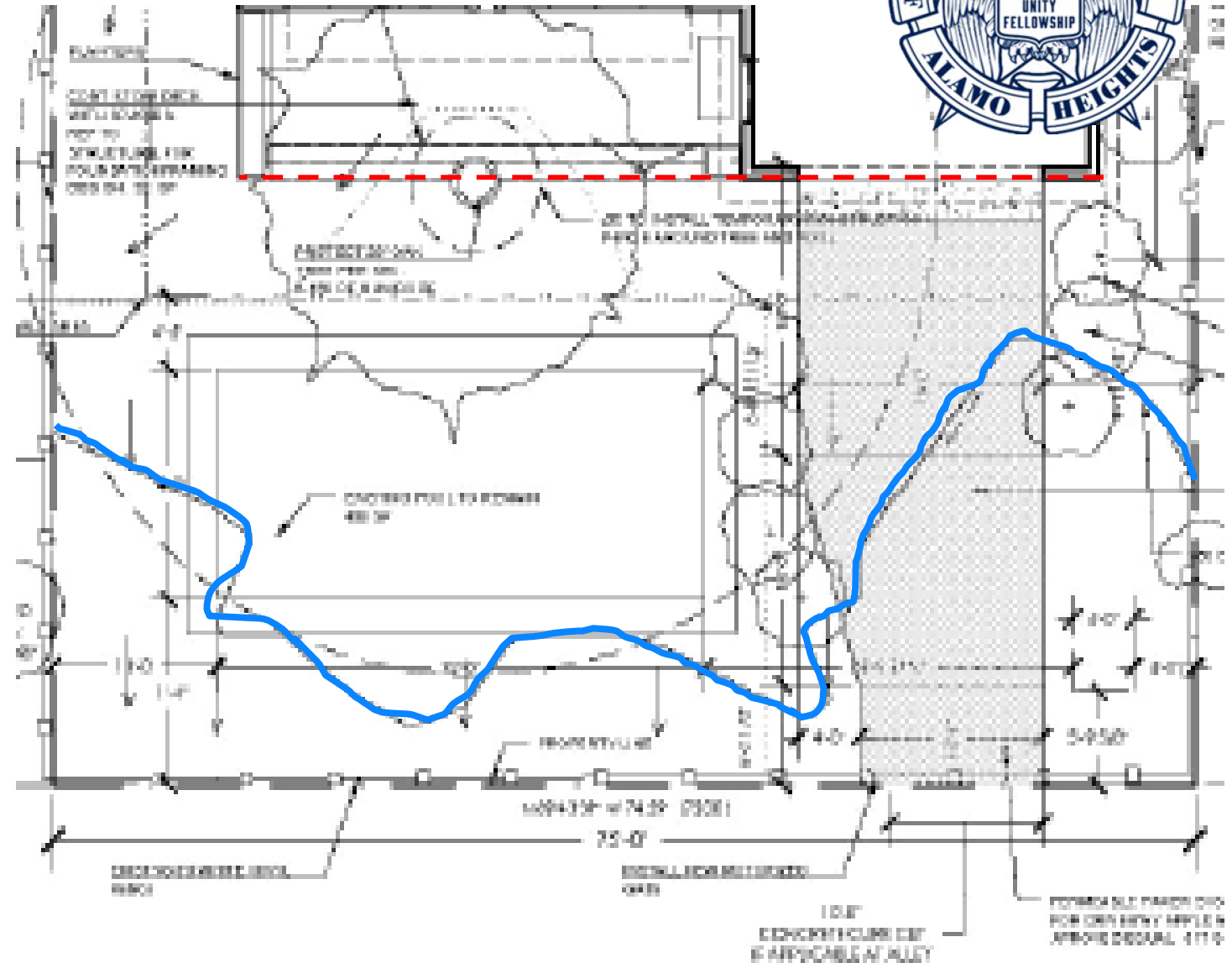
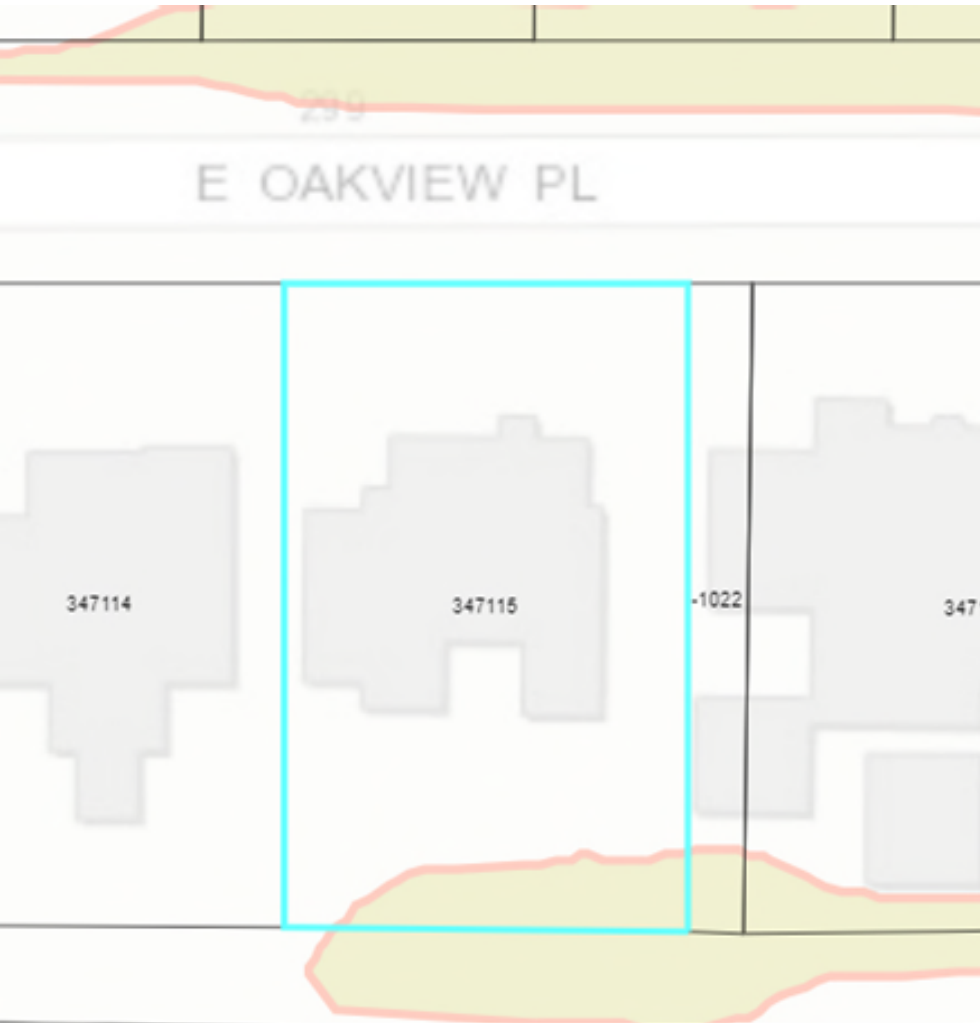


PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

NOTES/LEGEND

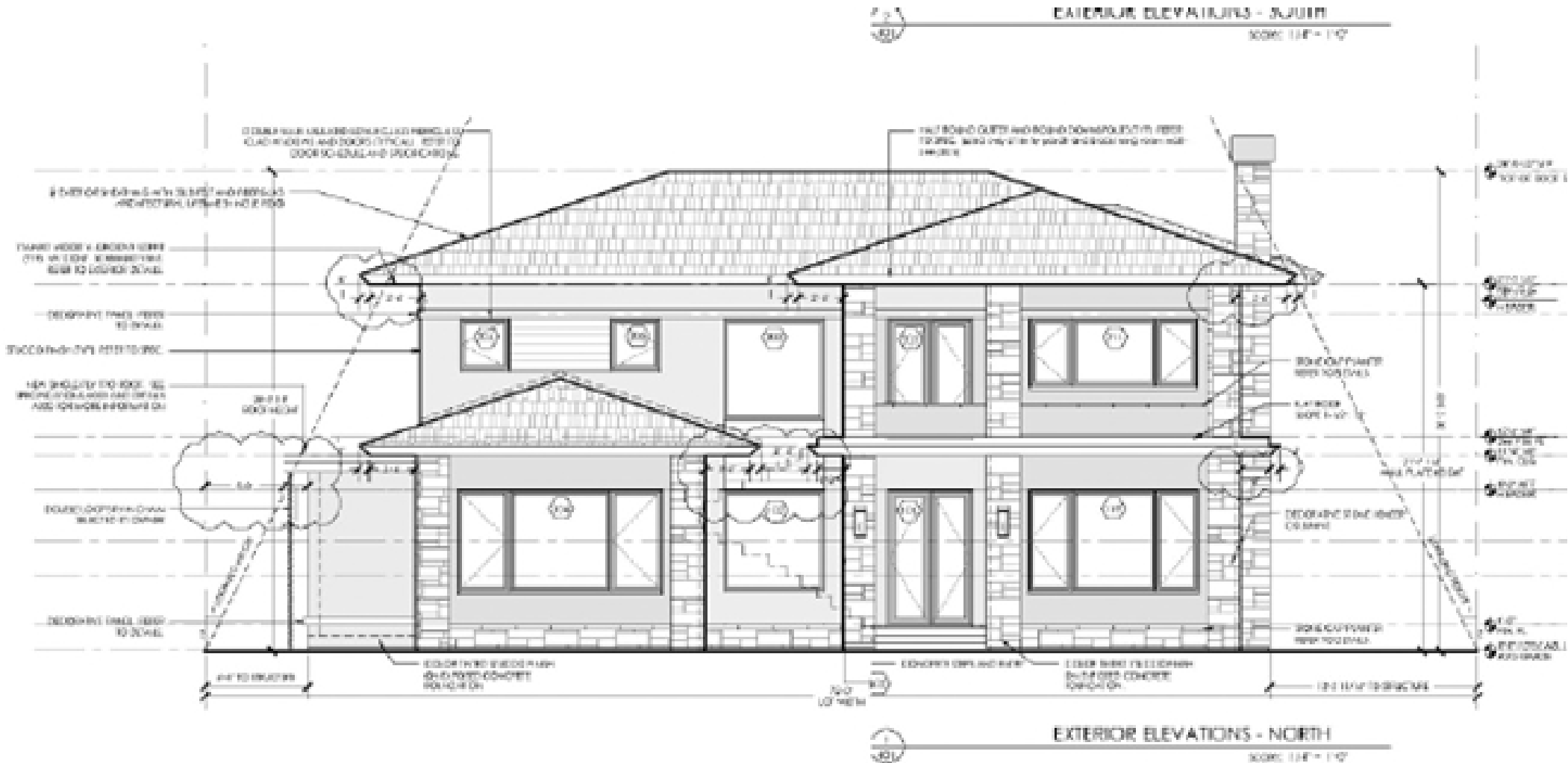
- EXISTING/DEMOLITION
- CONCRETE
- BRICK
- MASONRY
- METAL
- INSULATION
- ROOFING
- FLOORING
- PAINT
- LANDSCAPE

SITE





NORTH ELEVATION (FRONT)





SOUTH ELEVATION (REAR)



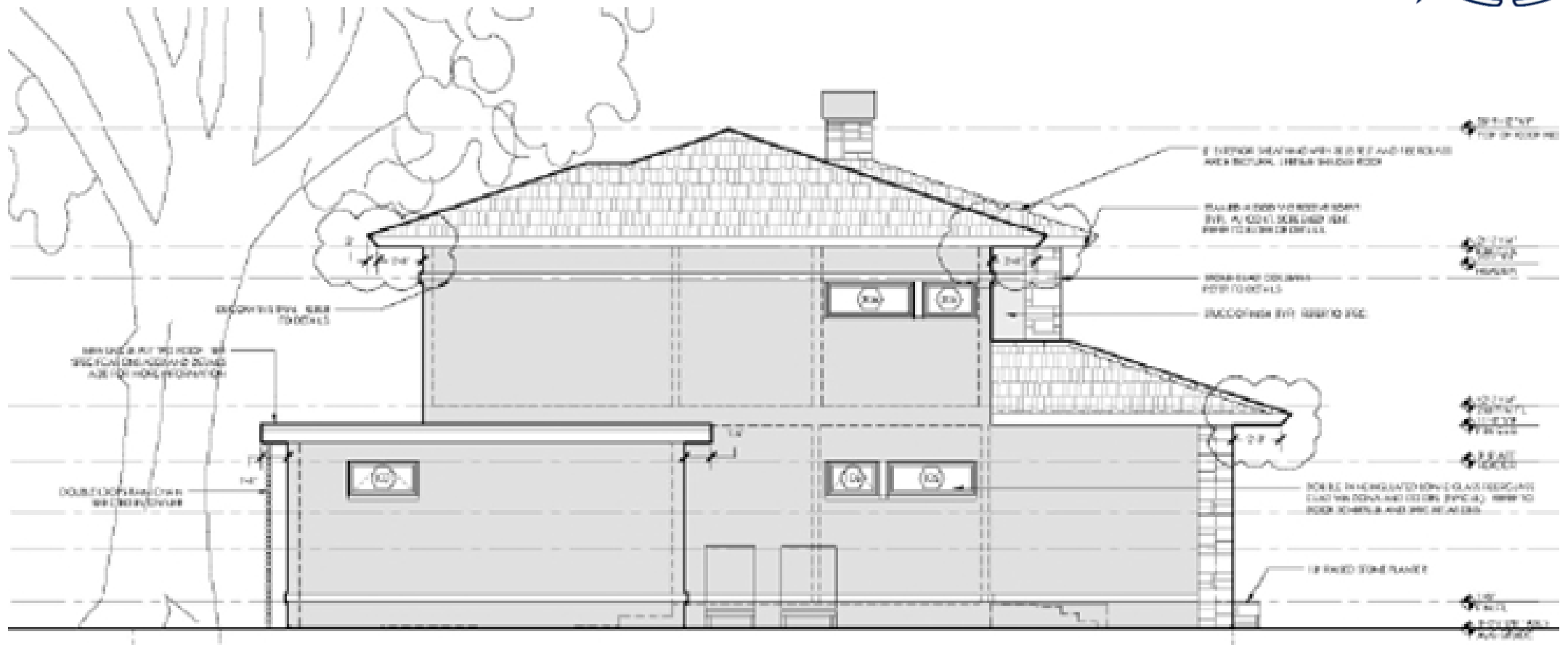
EXTERIOR ELEVATIONS - SOUTH

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





EAST ELEVATION (SIDE)

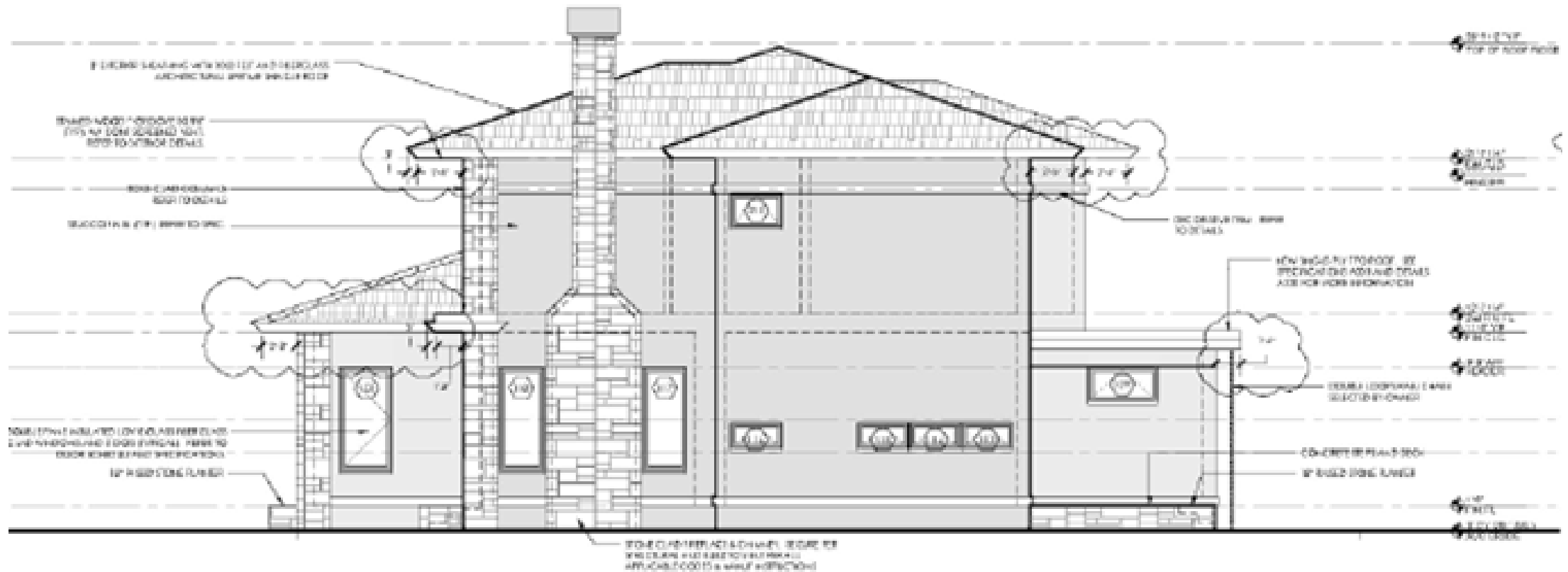


EXTERIOR ELEVATIONS - EAST

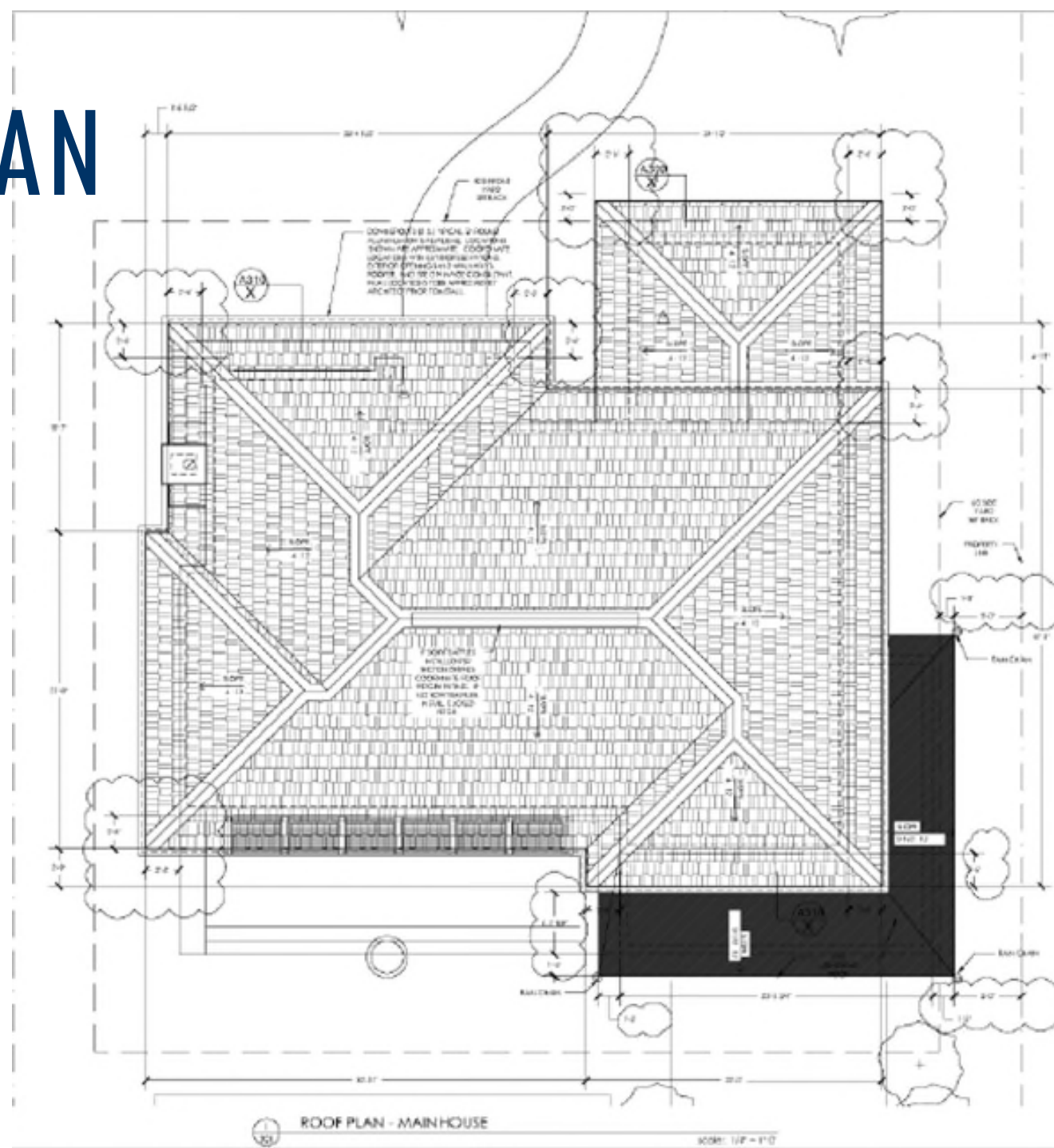
SCALE: 1/4" = 1'-0"



WEST ELEVATION (SIDE)



ROOF PLAN





POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	9,150	9,150
Main House 1 st Floor*	2,000	1,556
Main House 2 nd Floor	0	1,503
Main House – Loft		
Garage/Carport – 1 st Floor*	252	513
Garage – 2 nd Floor		
Front Porch*	36.70	55
Side Porch*		
Rear Porch*	466	321
Breezeway*		
Shed*	76.50	0
Total Square Footage	2,831.20 sq ft	3,948 sq ft
Lot Coverage* (max 40%)	2,831 sq ft / 30.94%	2,445 sq ft / 26.72%
FAR (max .47 with bonus)	2,328.50 sq ft / .254	3,572 sq ft / .390

Bonuses Utilized

+2 – Side or rear street/alley access



POLICY ANALYSIS

- Currently completing plan review process
- Tentatively scheduled for the City Council meeting of July 24, 2023 pending the board's recommendation.



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: (2) Neutral: (0)
 - Oppose: (0)

