

**BOARD OF ADJUSTMENT
CASE NO. 2389
222 CLAIBORNE WAY**

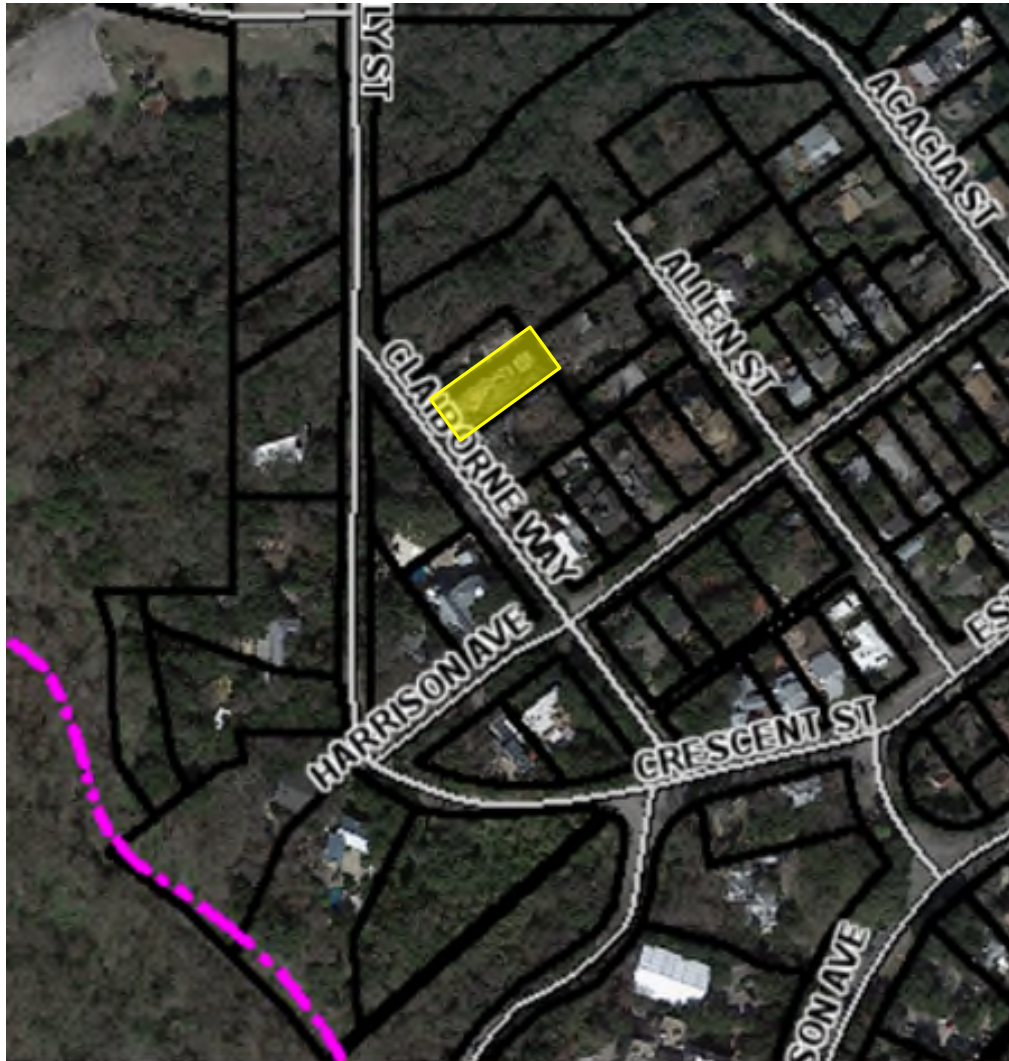


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

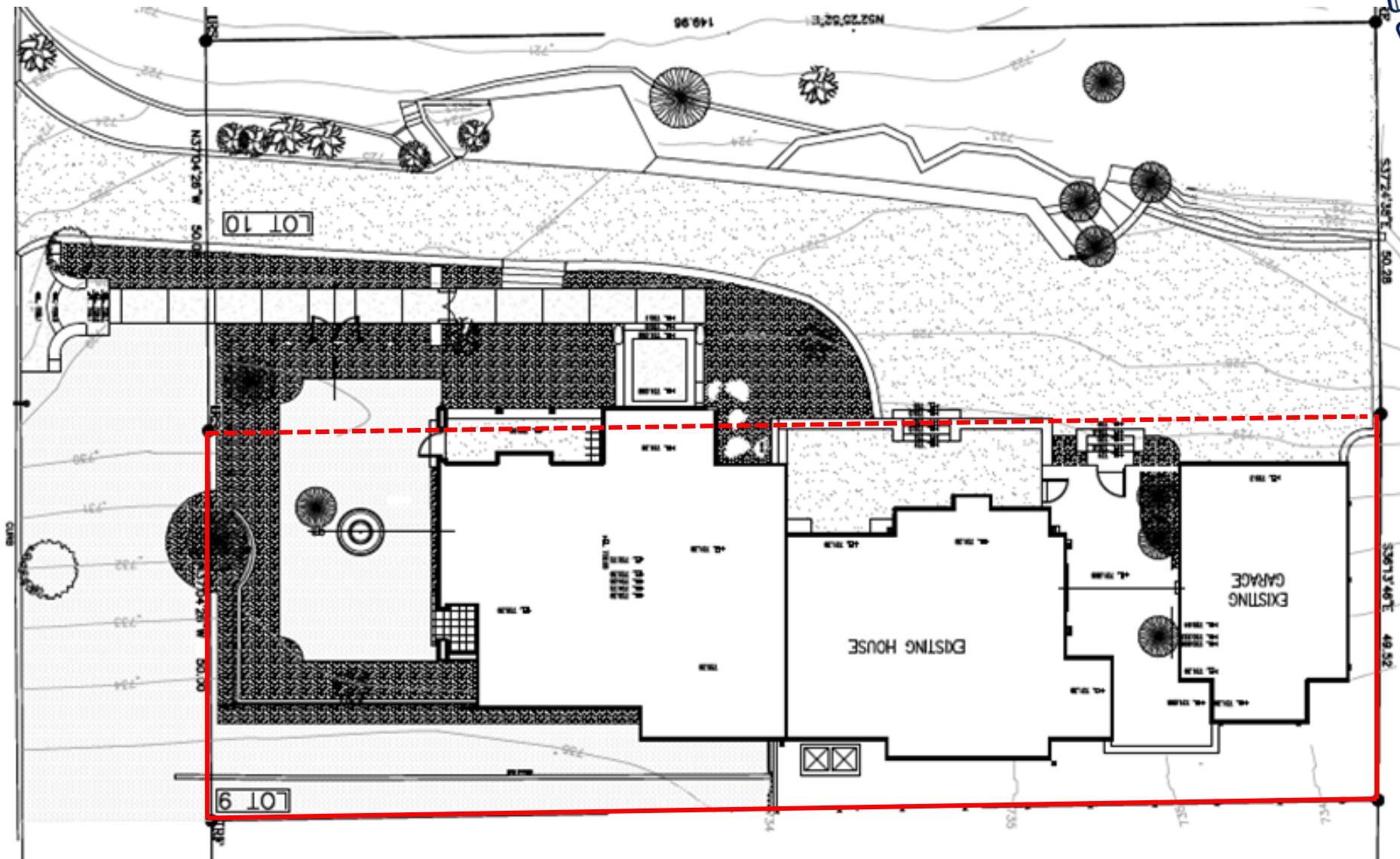


PROPERTY



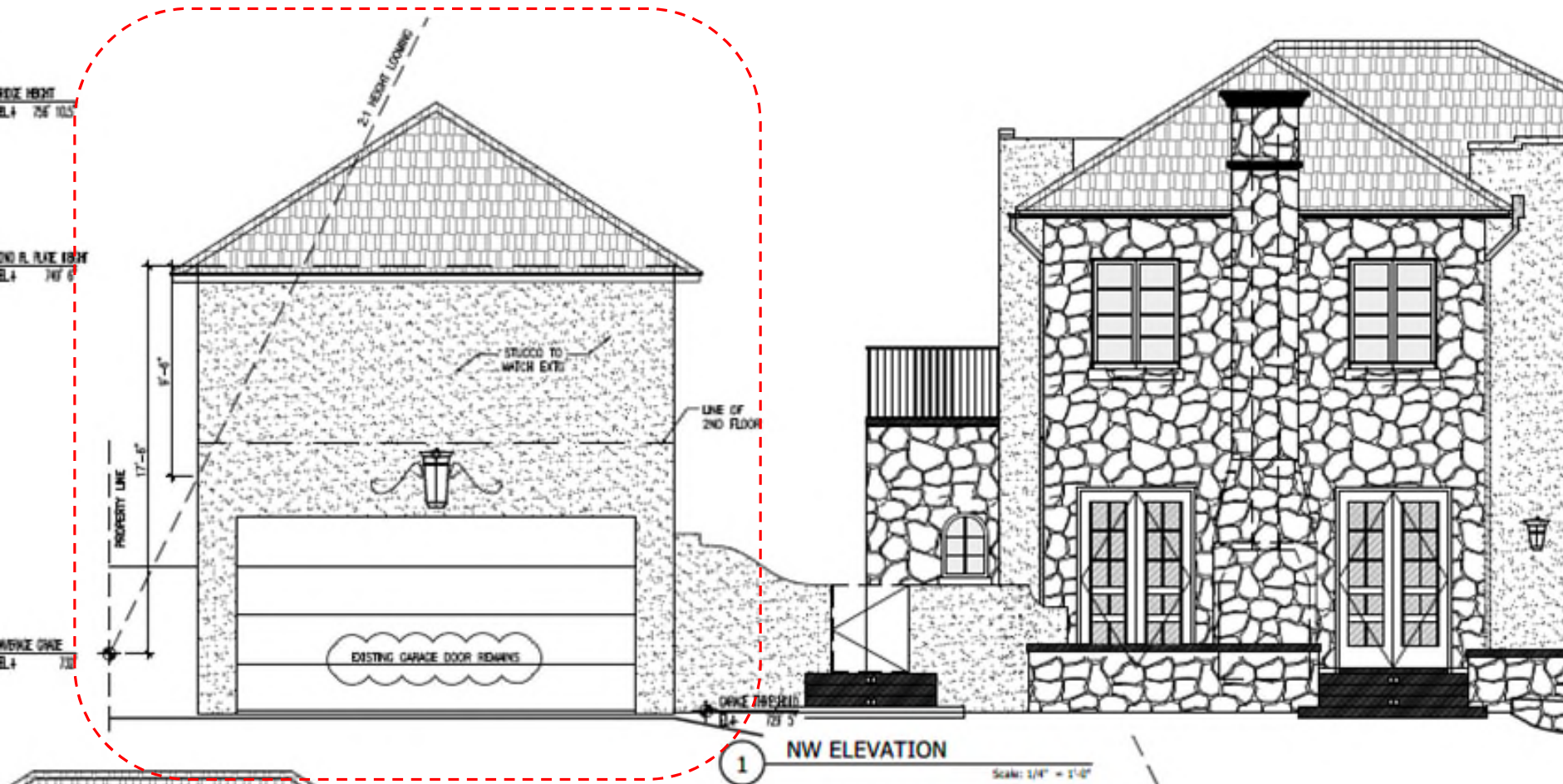
- SF-A
- Claiborne Way
 - Eastern side between Greely St and Harrison Ave
- 2nd story addition to detached accessory

SITE PLAN





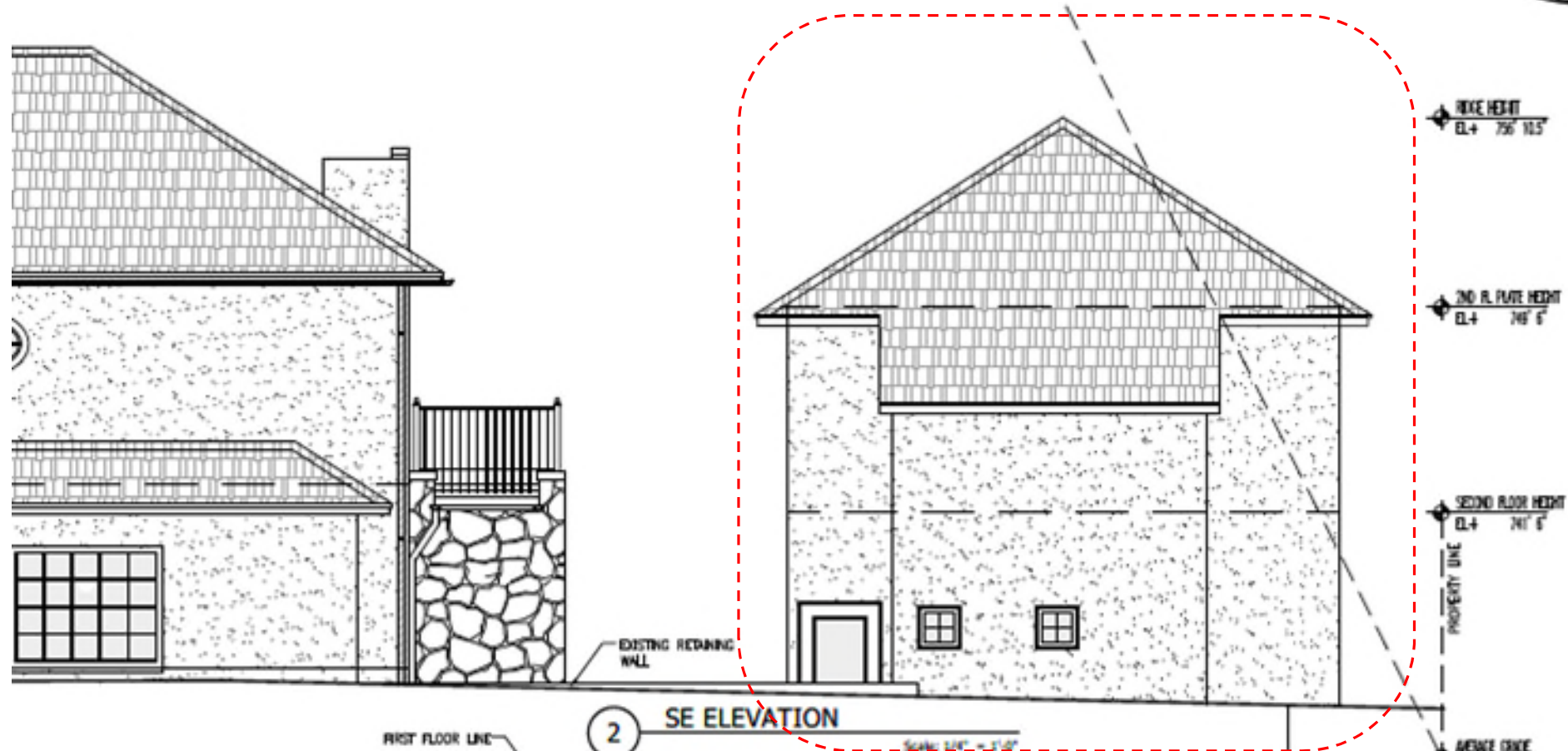
NORTHWEST ELEVATION



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

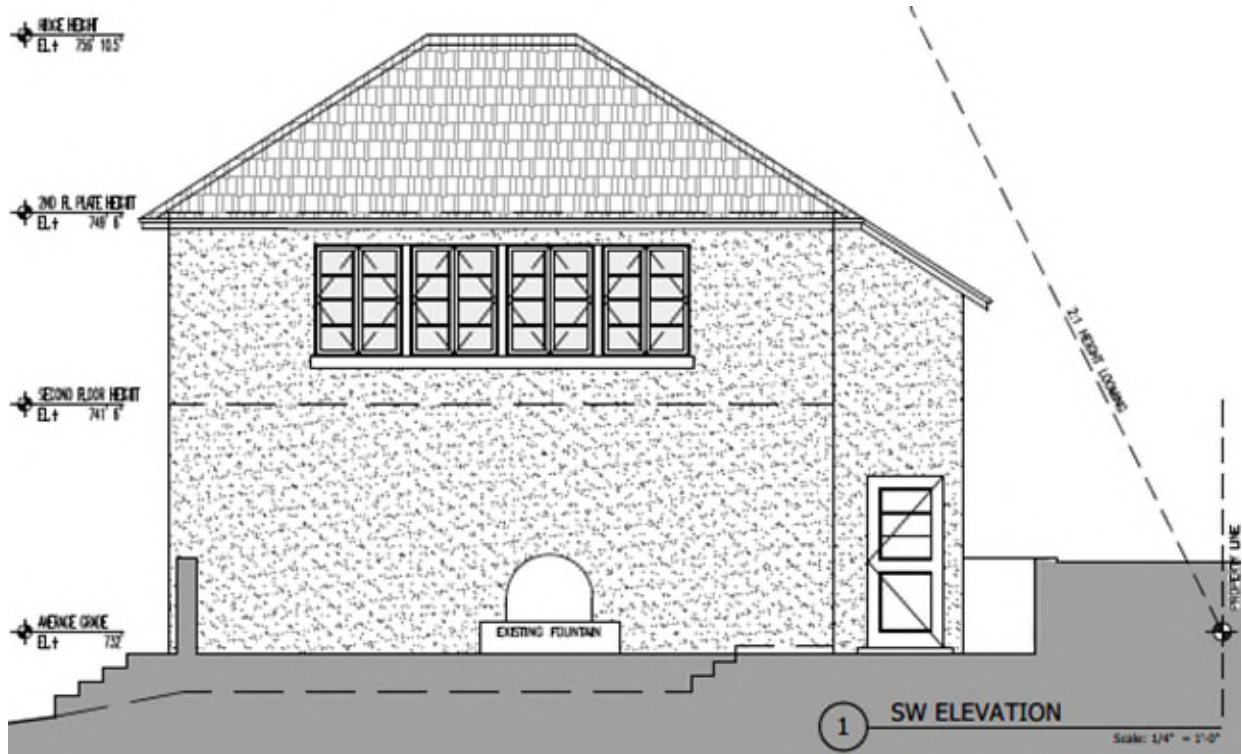


SOUTHEAST ELEVATION





SIDE ELEVATIONS



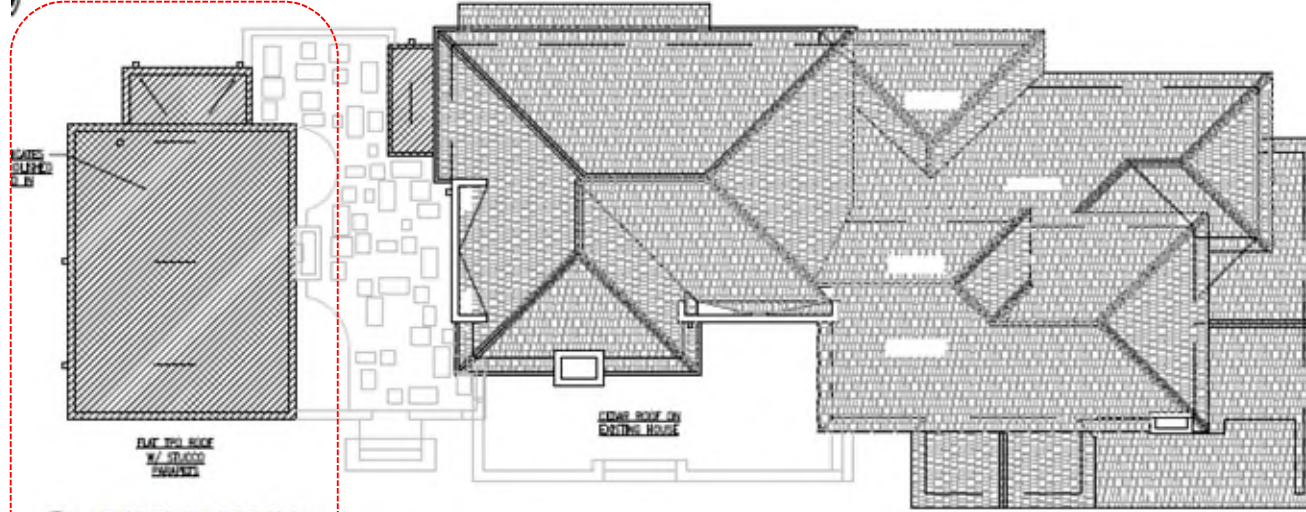
southwest



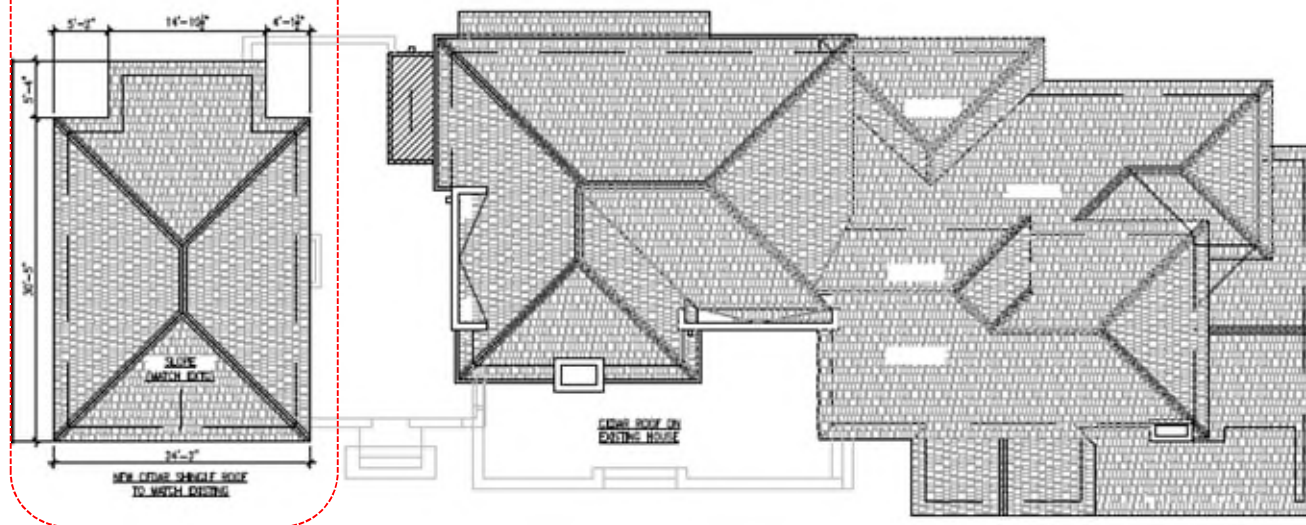
northeast



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

BACKGROUND

- The Architectural Review Board completed the compatibility review on July 18, 2023 and recommended approval of the proposed design as compatible. City Council approved the recommendation on July 24, 2023.
- Currently completing plan review process.





POLICY ANALYSIS

- **Hardships**

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

- **Considerations**

- Preservation of the existing structure limits placement of improvements.
- Received approval of variances (2012 & 2020) for a larger scope that included the 2nd story addition due to the historical use of the lots.



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: (4) Neutral: (0)
- Oppose: (0)



**BOARD OF ADJUSTMENT
CASE NO. 2390
218 E EDGEWOOD PL**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY

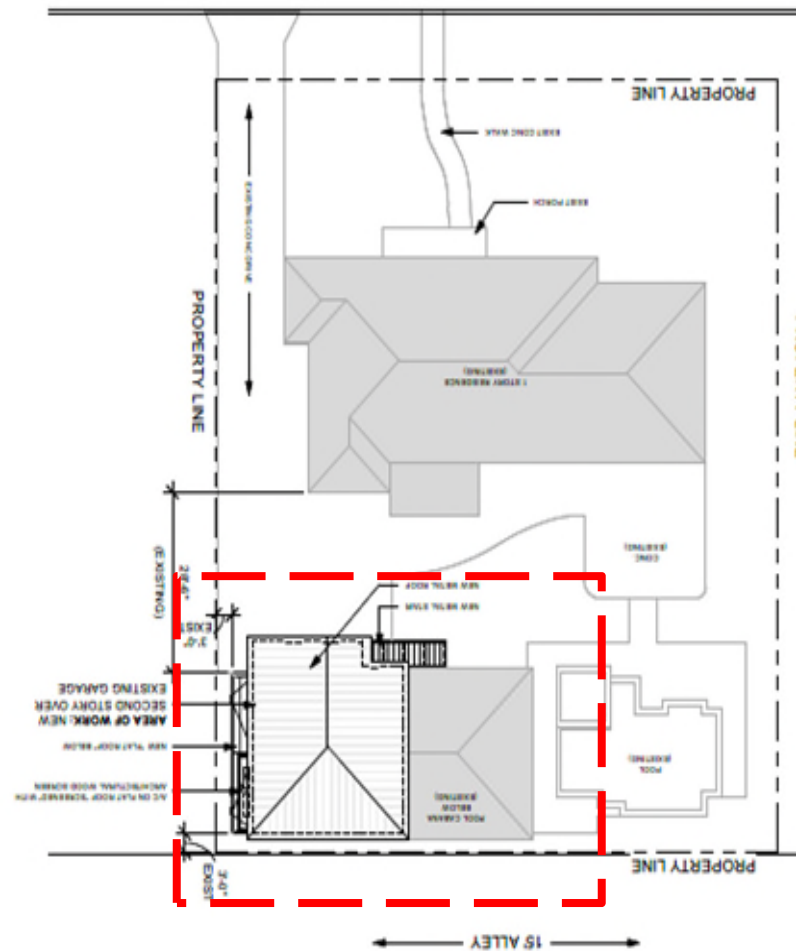
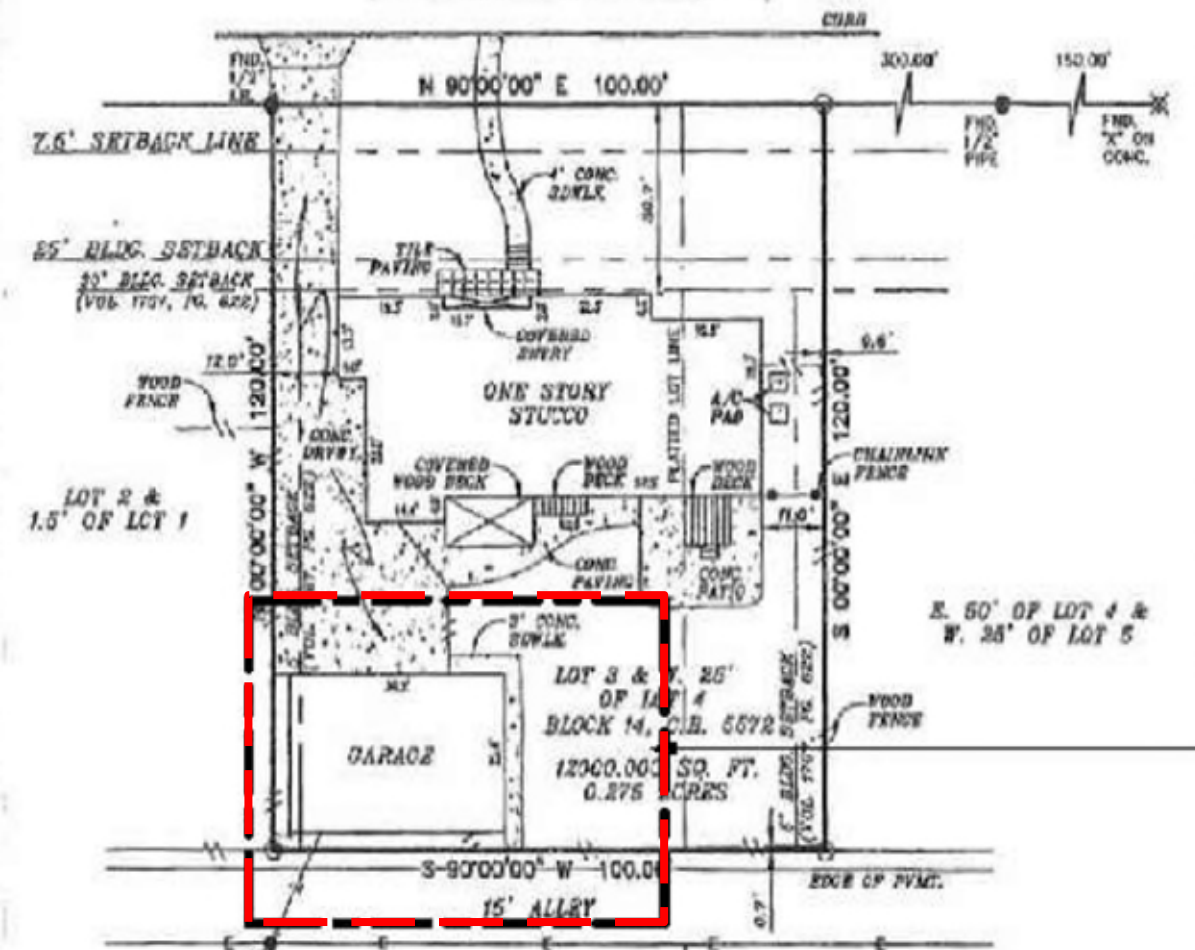


- SF-A
- North side of street, east of Vanderhoeven Dr.
- 2nd story Addition to Garage
- Tabled from July 05, 2023 meeting.

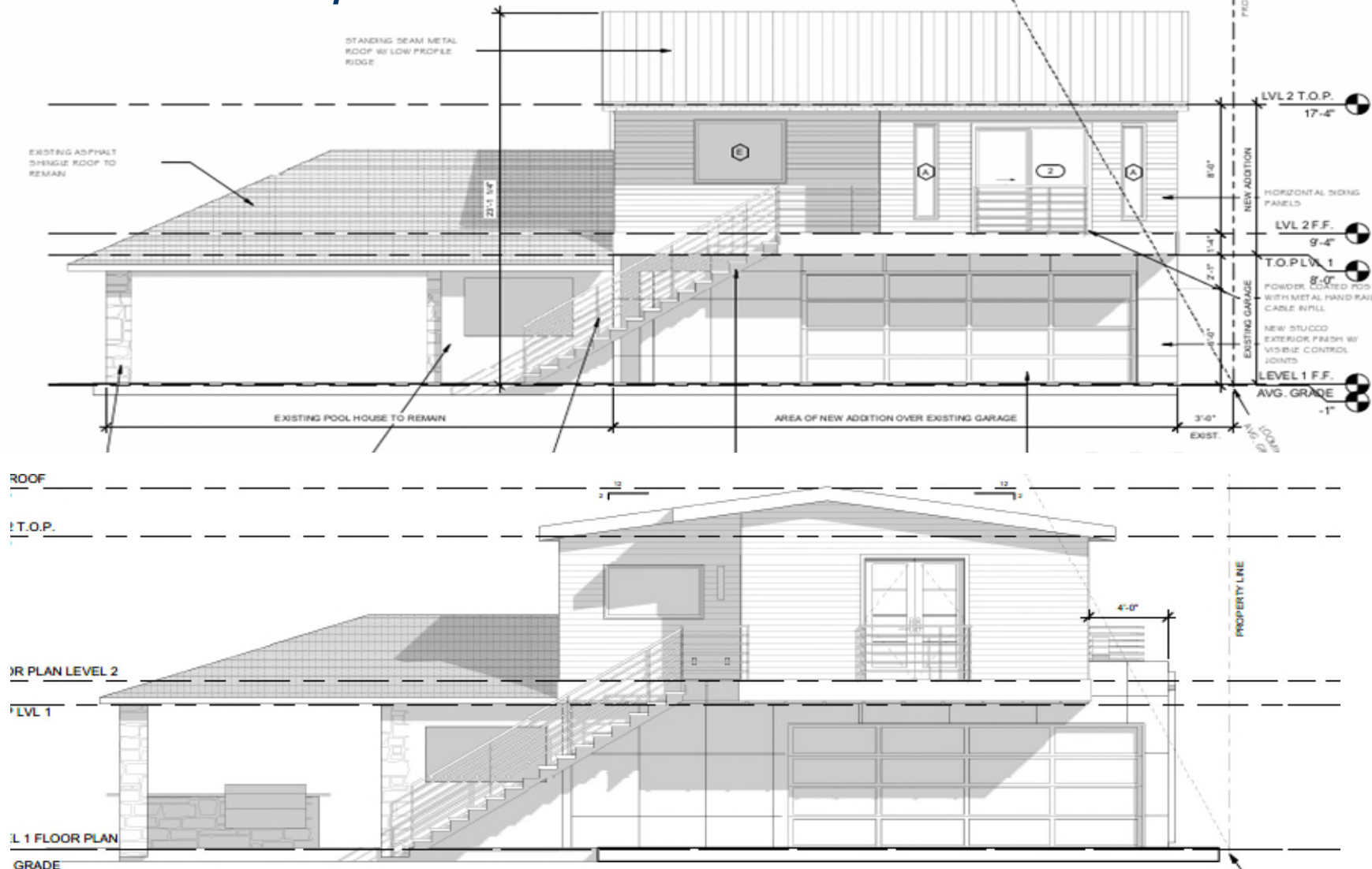
SURVEY / UPDATED SITE PLAN



EDGEWOOD PLACE (A.K.A. E. EDGEWOOD PLACE 60' R.O.W.)

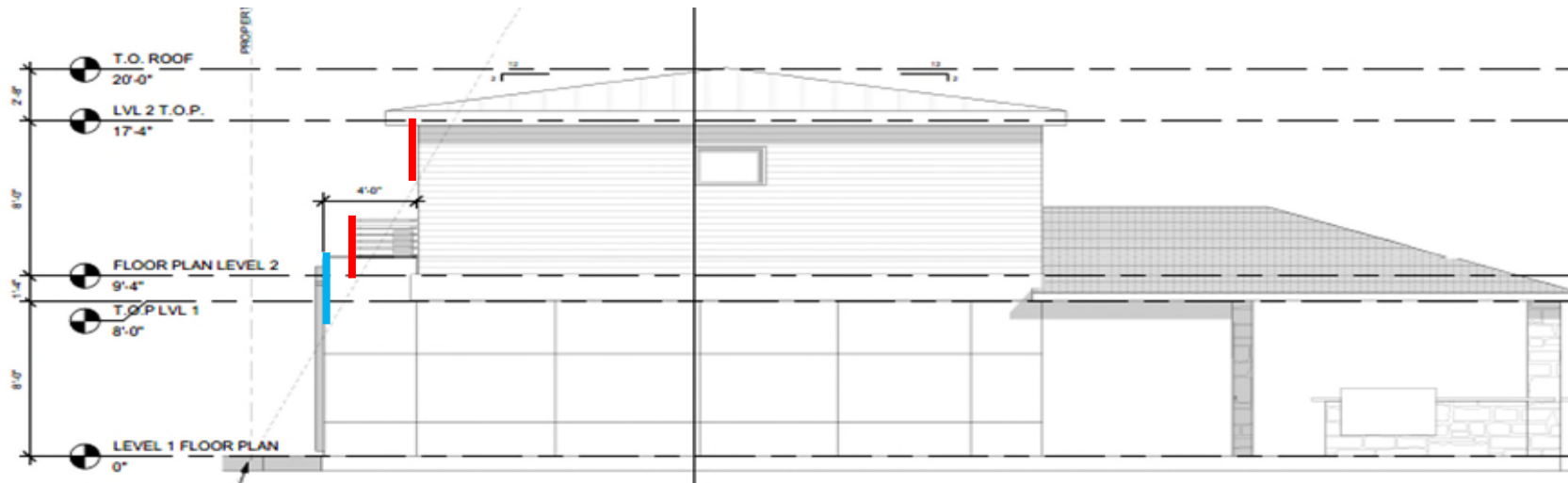
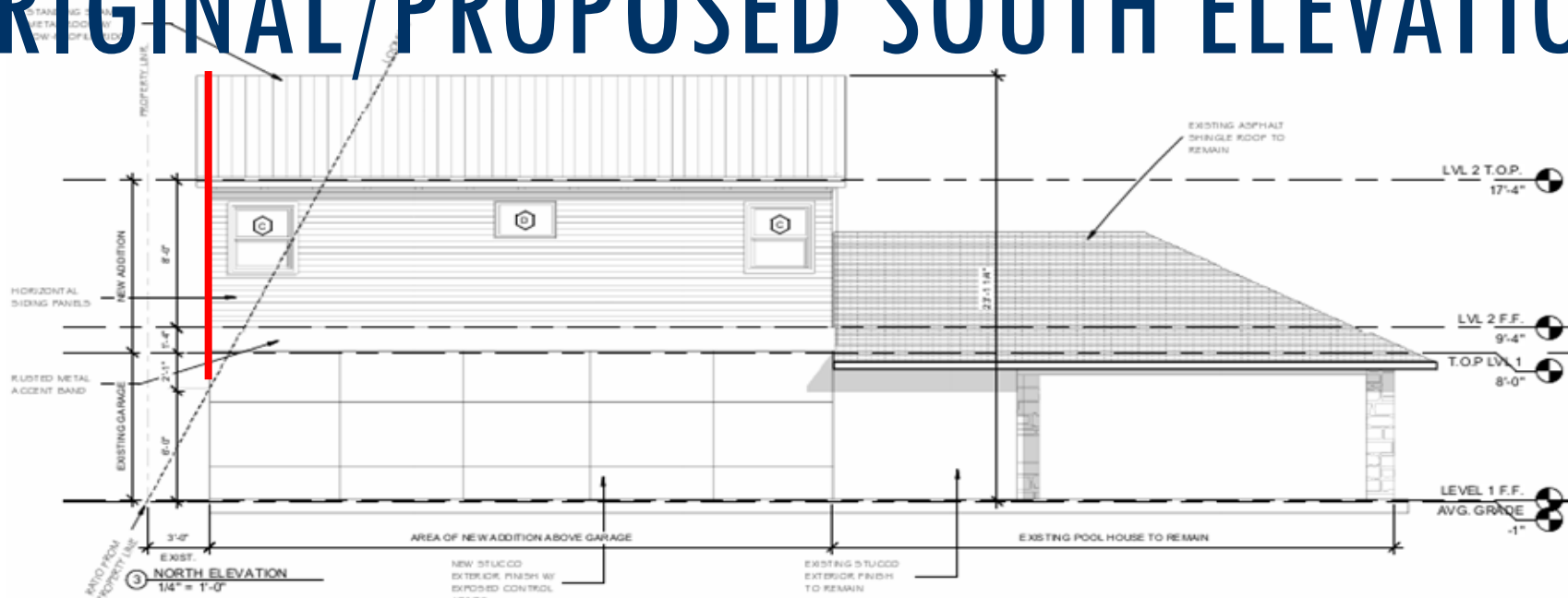


ORIGINAL/PROPOSED NORTH ELEVATIONS



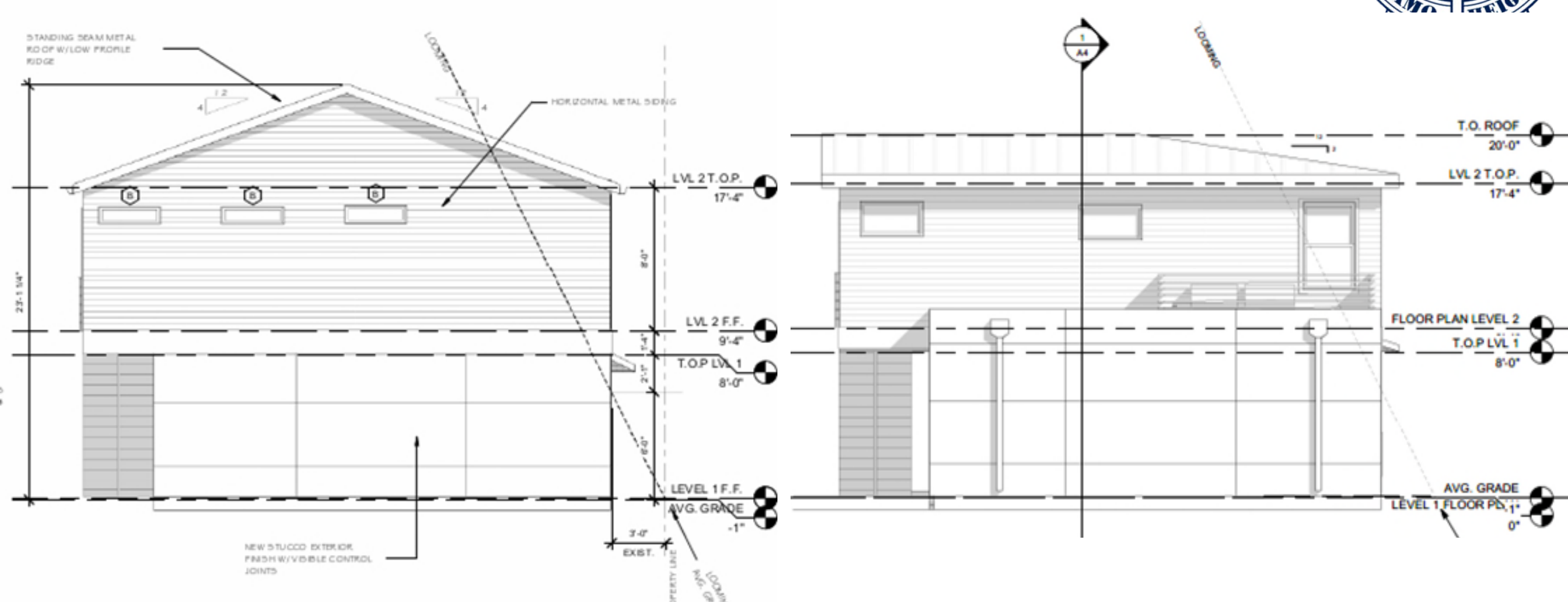


ORIGINAL/PROPOSED SOUTH ELEVATIONS



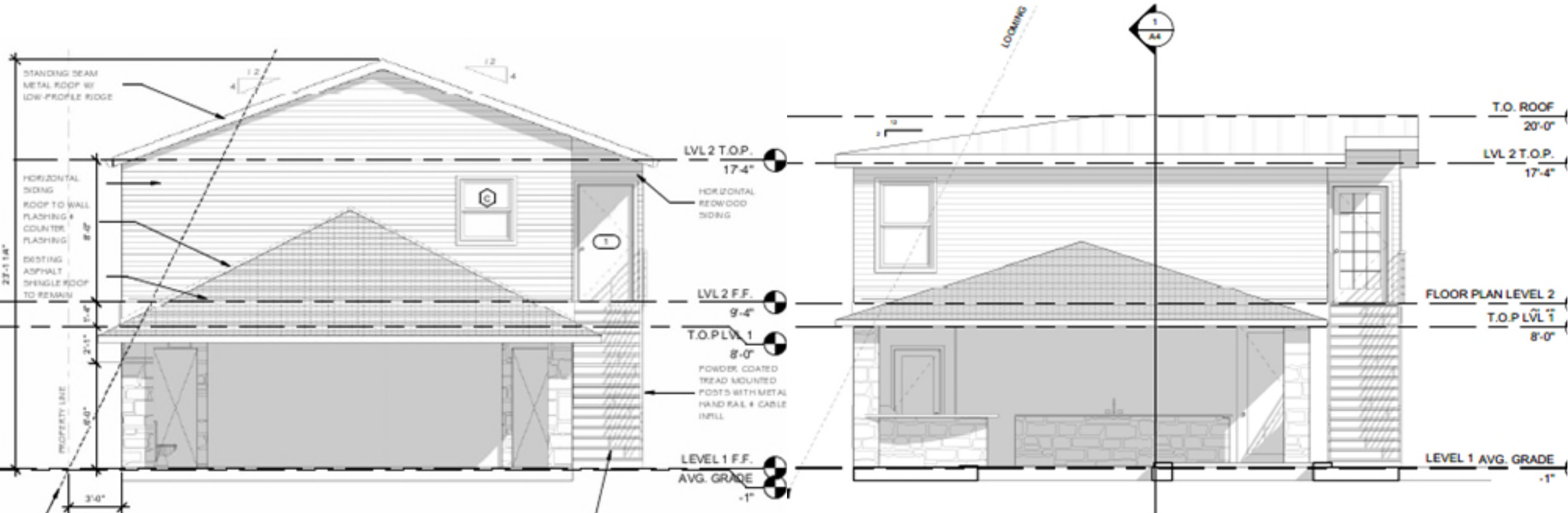


ORIGINAL/PROPOSED WEST ELEVATIONS





ORIGINAL/PROPOSED EAST ELEVATIONS



POLICY ANALYSIS



■ Variances

- Gable exemption does not apply
 - Variance eliminated
- Proposed 23ft 1¼-inch overall height from average grade
 - Overall height reduced to 20ft 1-inches (*3ft ¼-inch decrease*)
- Proposed 17ft 5-inch top of plate height
 - Encroachment decreased due to offset
- Proposed 5ft 8¼-inch gable encroachment
 - Variance eliminated

POLICY ANALYSIS



- **Hardships**

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

- **Considerations**

- Preservation of the existing structure limits placement of improvements.



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: (1)



**BOARD OF ADJUSTMENT
CASE NO. 2392
818 COLLEGE BLVD**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



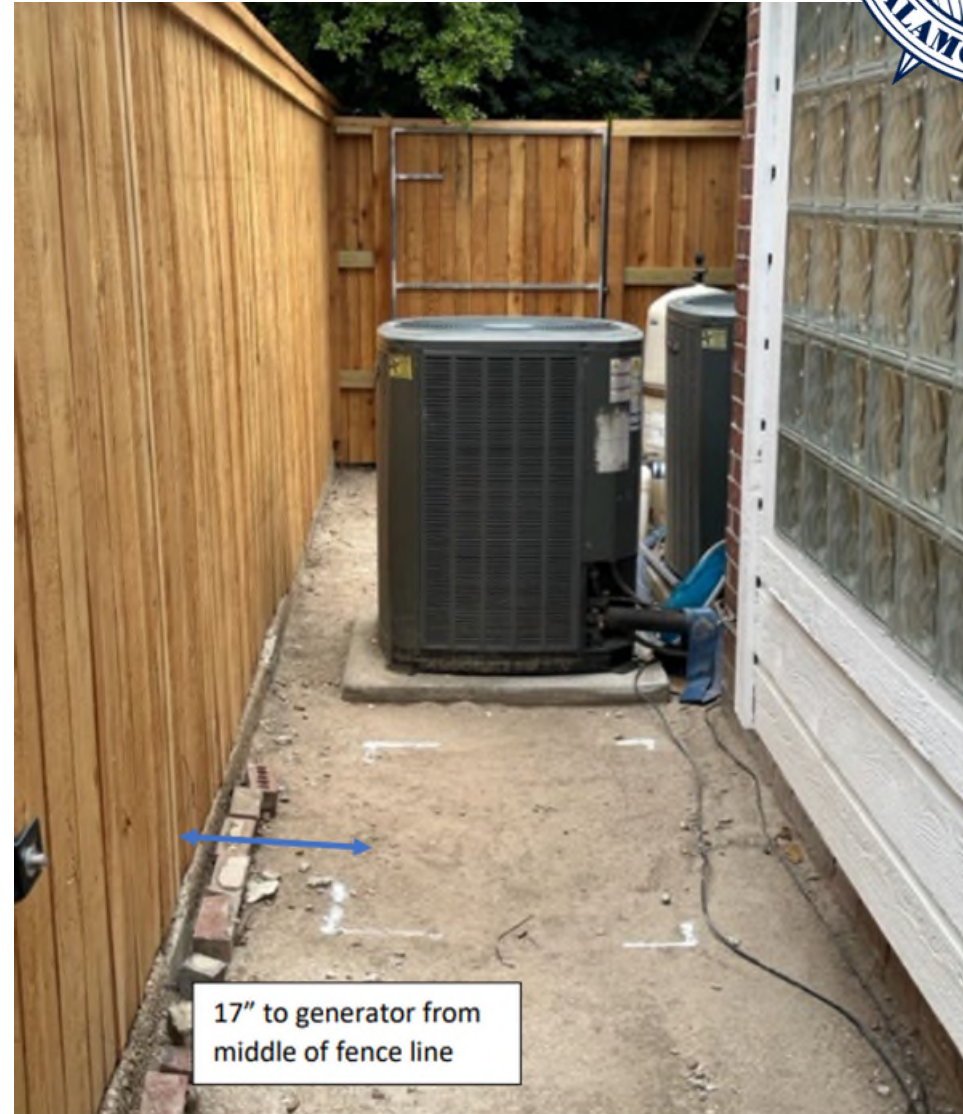
PROPERTY



- SF-A
- Southside of street, east of Ciruela St
- New generator



EXISTING SITE PLAN





POLICY ANALYSIS

■ Hardships

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

■ Considerations

- Preservation of the existing main structure limits placement of improvements.
- The proposed generator would be placed near existing non-conforming equipment.
- Staff was not unable to confirm if the fence is indeed on the property line due to lack of survey/site plan.
- No comments were received from the Fire Dept. regarding request.



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

