BOARD OF ADJUSTMENT CASE NO. 2448 1009 TOWNSEND AVE



Presented by: Tyler Brewer Senior Planner

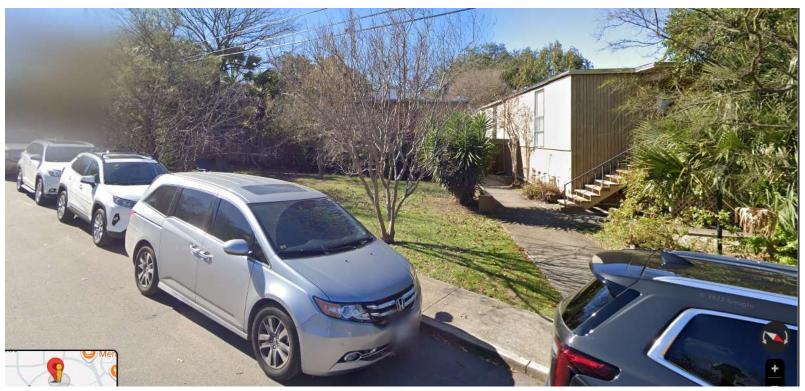
PROPERTY





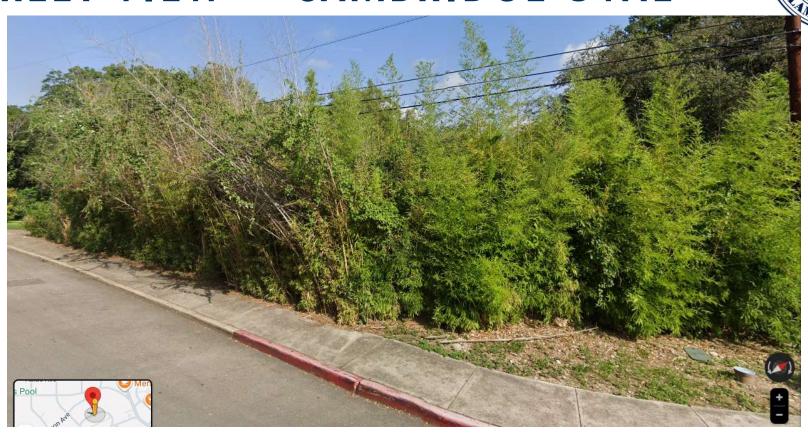
- MF-D
- Northwest corner of Townsend Ave and Cambridge Oval
- New Fence
- No variances on buildings
- Self-Identified

STREET VIEW — TOWNSEND AVE

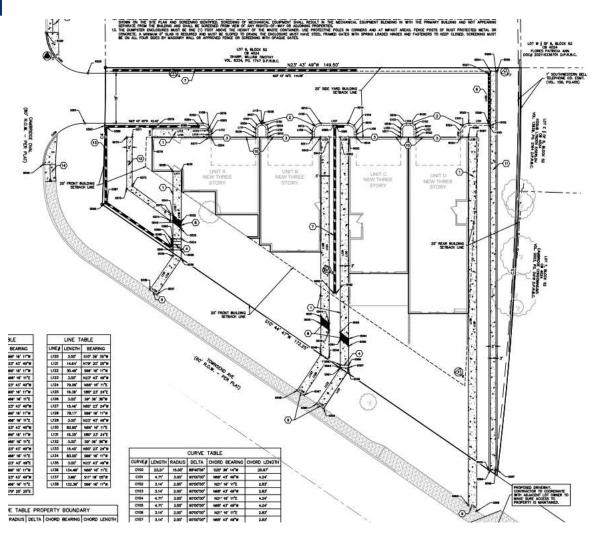




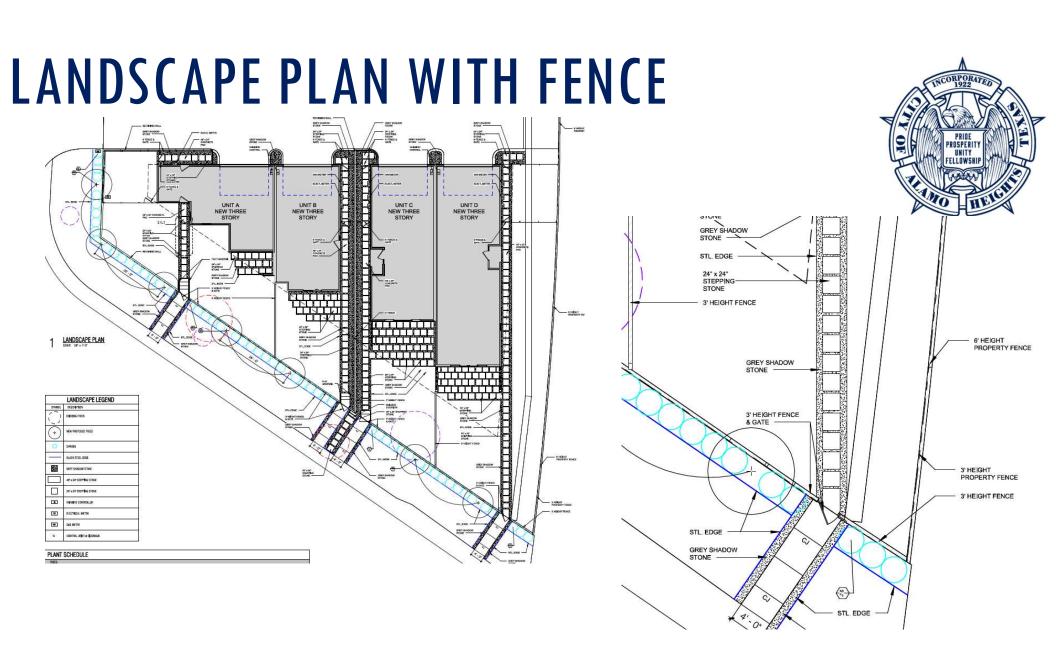
STREET VIEW — CAMBRIDGE OVAL



SITE PLAN







RENDERING OF PROJECT





POLICY ANALYSIS

- Hardships
 - None.





- 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. 2450 311 WILDROSE AVE



Presented by: Tyler Brewer Senior Planner

PROPERTY





- SF-A
- North side of WildroseAve and east ofButtercup Dr
- Addition and garage replacement

HISTORY



Proposed 2ft side yard setback to the accessory structure instead of the minimum 3ft required was approved by the BOA at the special meeting held on February 4, 2025

STREET VIEW



EXISTING CONDITIONS







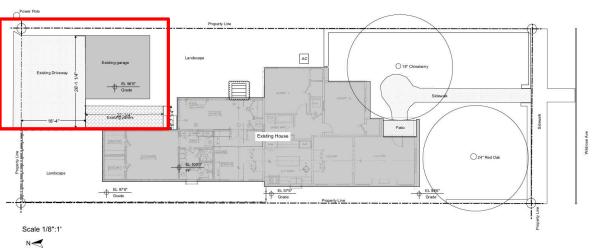
EXISTING CONDITIONS



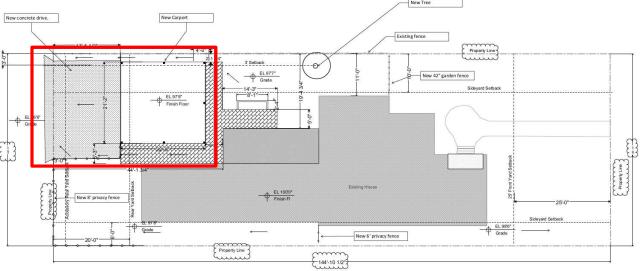




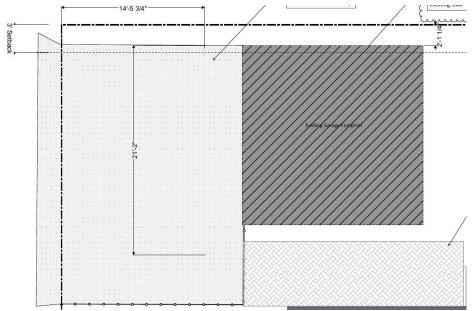
EXISTING VS. PROPOSED SITE PLAN



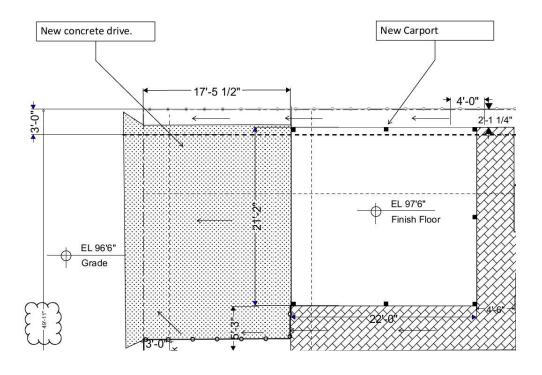




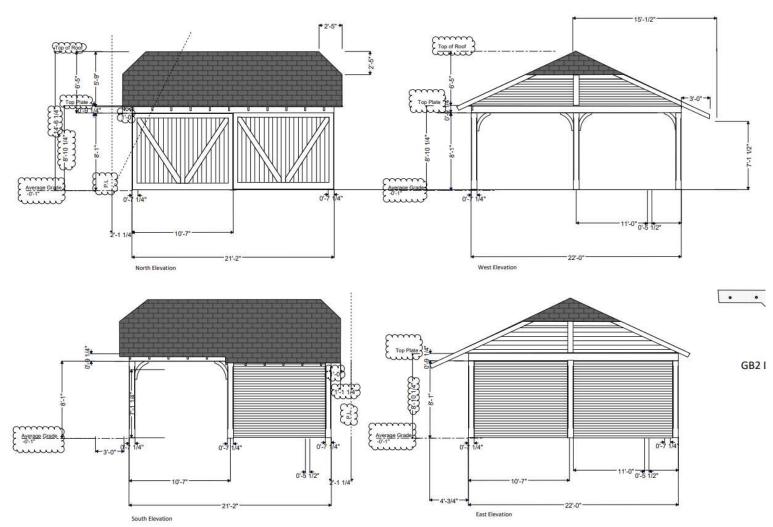
EXISTING VS. PROPOSED GARAGE/CARPORT





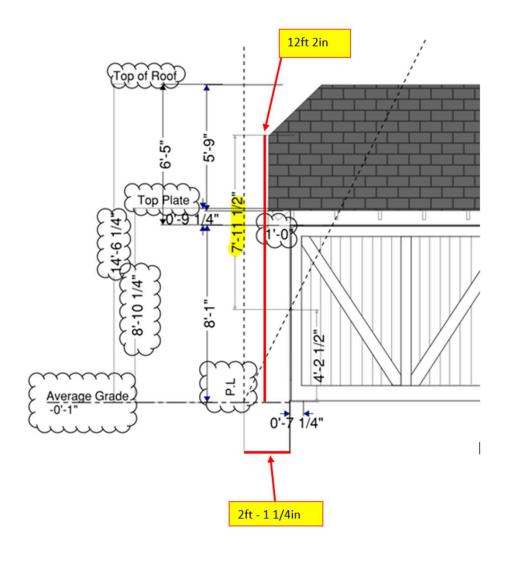


PROPOSED CARPORT ELEVATIONS





VARIANCE REQUEST





POLICY ANALYSIS

- Hardships
 - Lot Size (7,243 sq ft)





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. 2451 328 ALBANY AVE



COMMUNITY DEVELOPMENT

Presented by: Tyler Brewer Senior Planner

PROPERTY





SF-A

- South side of Albany St, west of Kokomo St
- New single-family dwelling

HISTORY

PRIDE PROSPERITY WAITY FELLOWSHIP

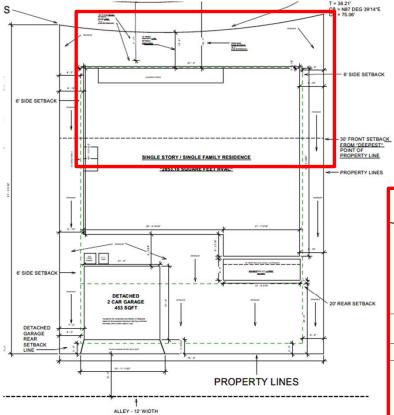
- ARB Demolition Review 07.22.2025
- City Council Demolition Approval –
 08.12.2025

STREET VIEW

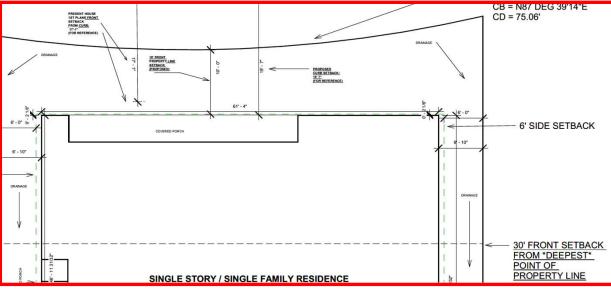




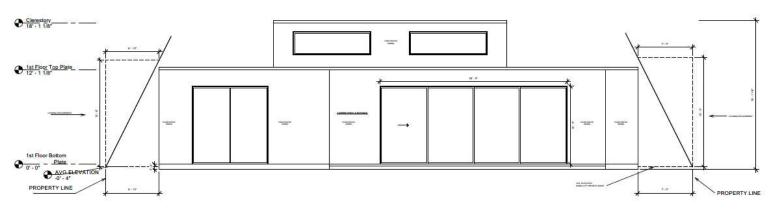
PROPOSED SITE PLAN





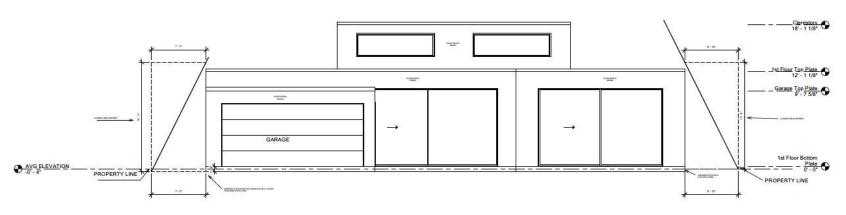


PROPOSED ELEVATIONS — NORTH/SOUTH



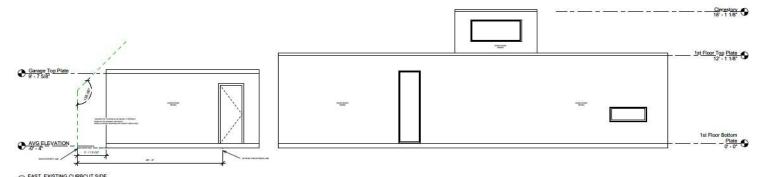


1/4" = 1'-0"

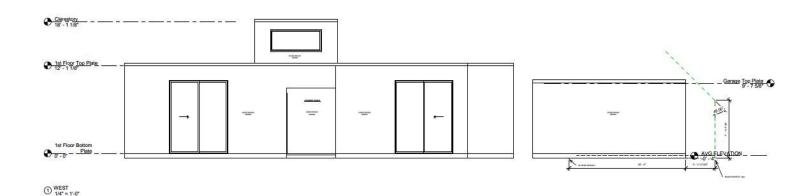


2 SOUTH ALLEY SIDE

PROPOSED ELEVATIONS — EAST/WEST







RENDERINGS



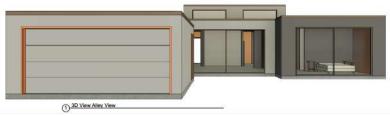
RENDERINGS







2 3D View 3 NE Comer Street View



POLICY ANALYSIS

- Hardships
 - Lot Size (7,125 sq ft)
 - Irregular shape





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. 2452 246 E. FAIR OAKS PL



Presented by: Tyler Brewer Senior Planner

PROPERTY





SF-A

South side of E. Fair Oaks Pl, west of N. New Braunfels

New deck and arbor

STREET VIEW





EXISTING CONDITIONS



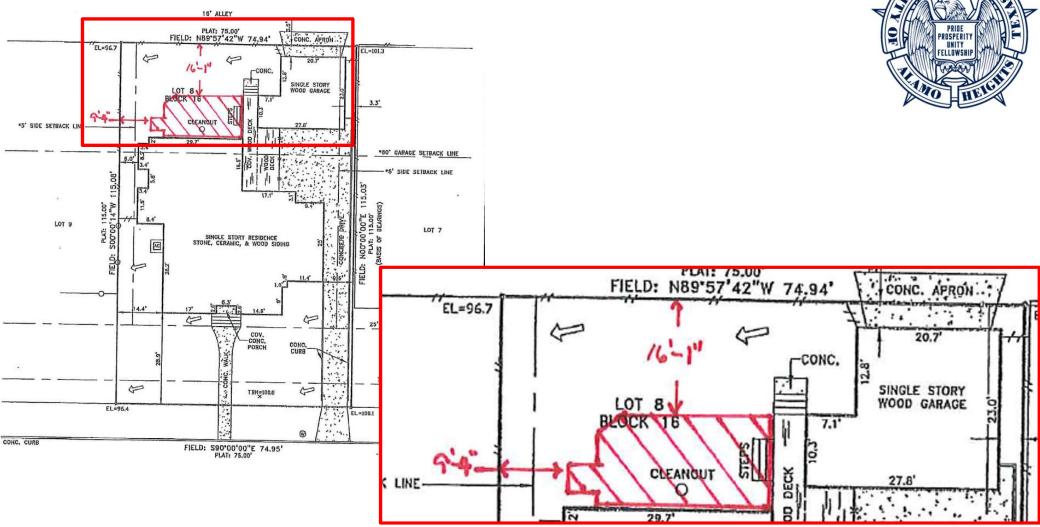


EXISTING CONDITIONS



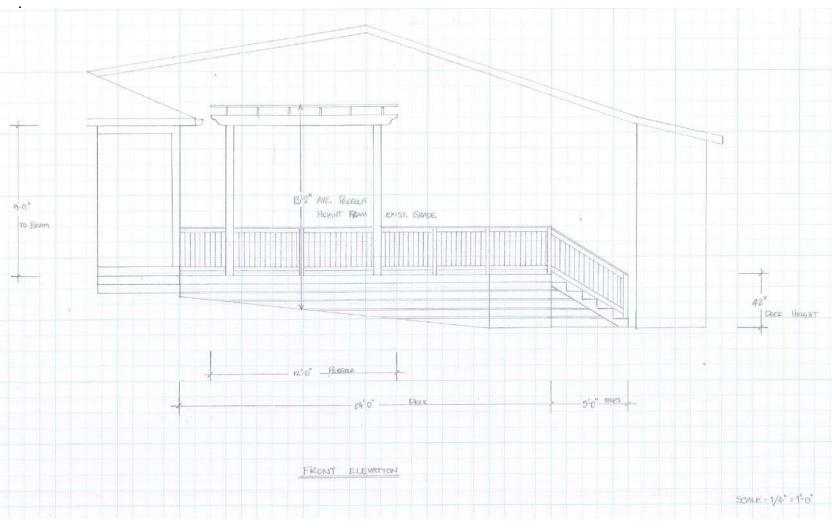


PROPOSED SITE PLAN



INCORPORATED

PROPOSED ELEVATION





POLICY ANALYSIS

- Hardships
 - None





Public Notice

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- 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)



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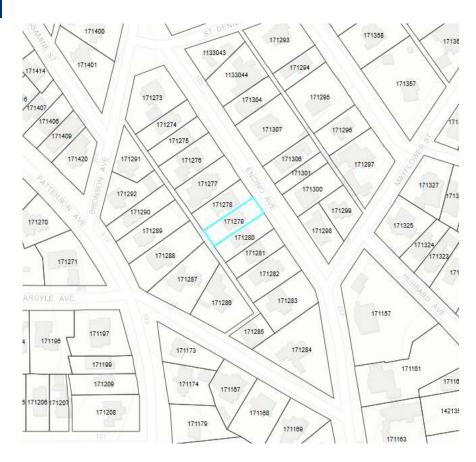
BOARD OF ADJUSTMENT CASE NO. 2453 315 ENCINO AVE



COMMUNITY DEVELOPMENT

Presented by: Tyler Brewer Senior Planner

PROPERTY





- SF-A
- West side of Encino Ave, north of Argyle Ave
- Replacing an existing driveway
- Self-Identified

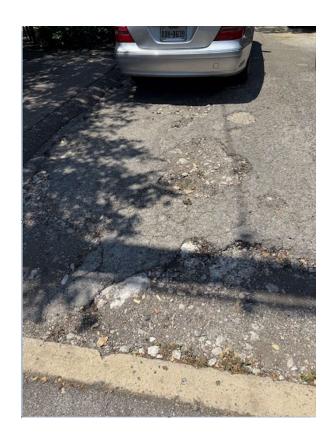
STREET VIEW





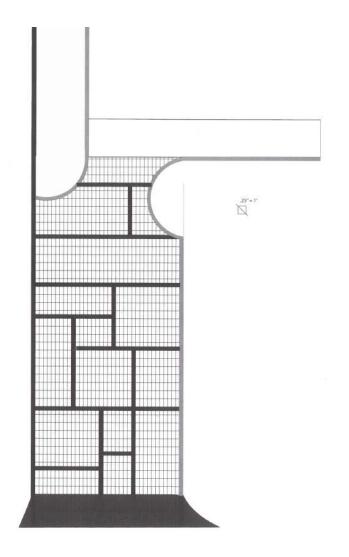
EXISTING CONDITIONS







PROPOSED DRIVEWAY AND MATERIALS







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)



