

BOARD OF ADJUSTMENT
CASE NO. 2448
1009 TOWNSEND AVE



COMMUNITY DEVELOPMENT

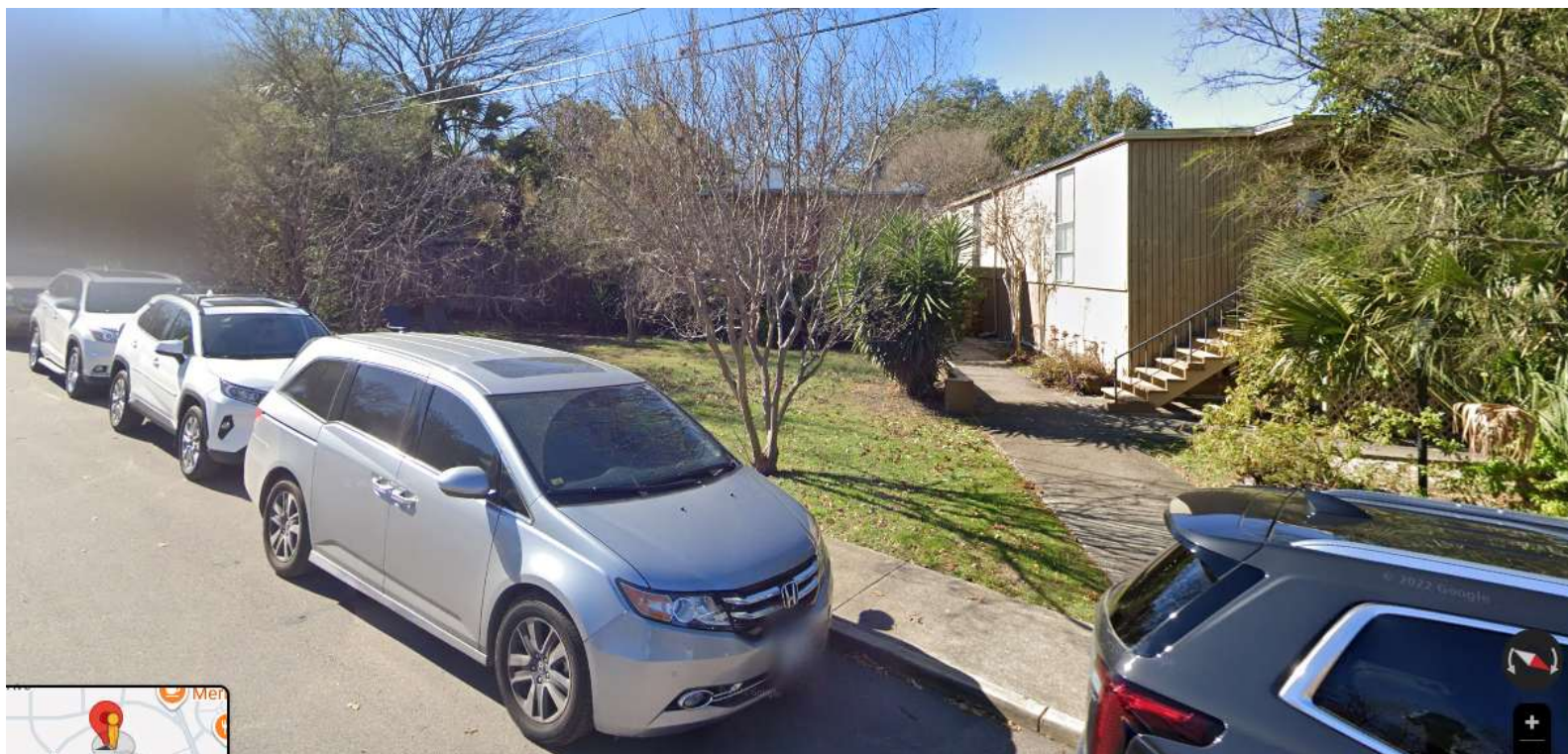
Presented by:
Tyler Brewer
Senior Planner

PROPERTY

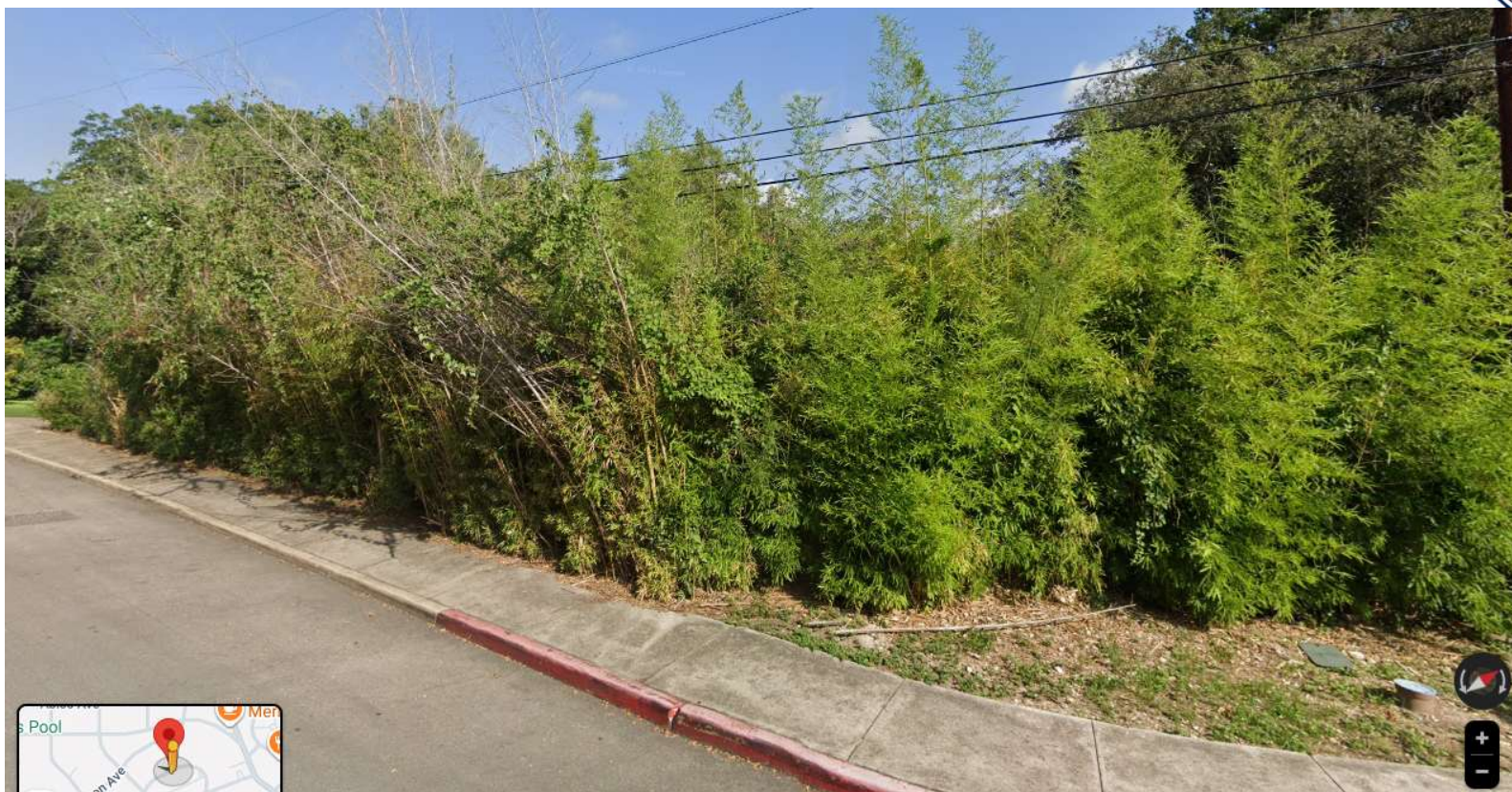


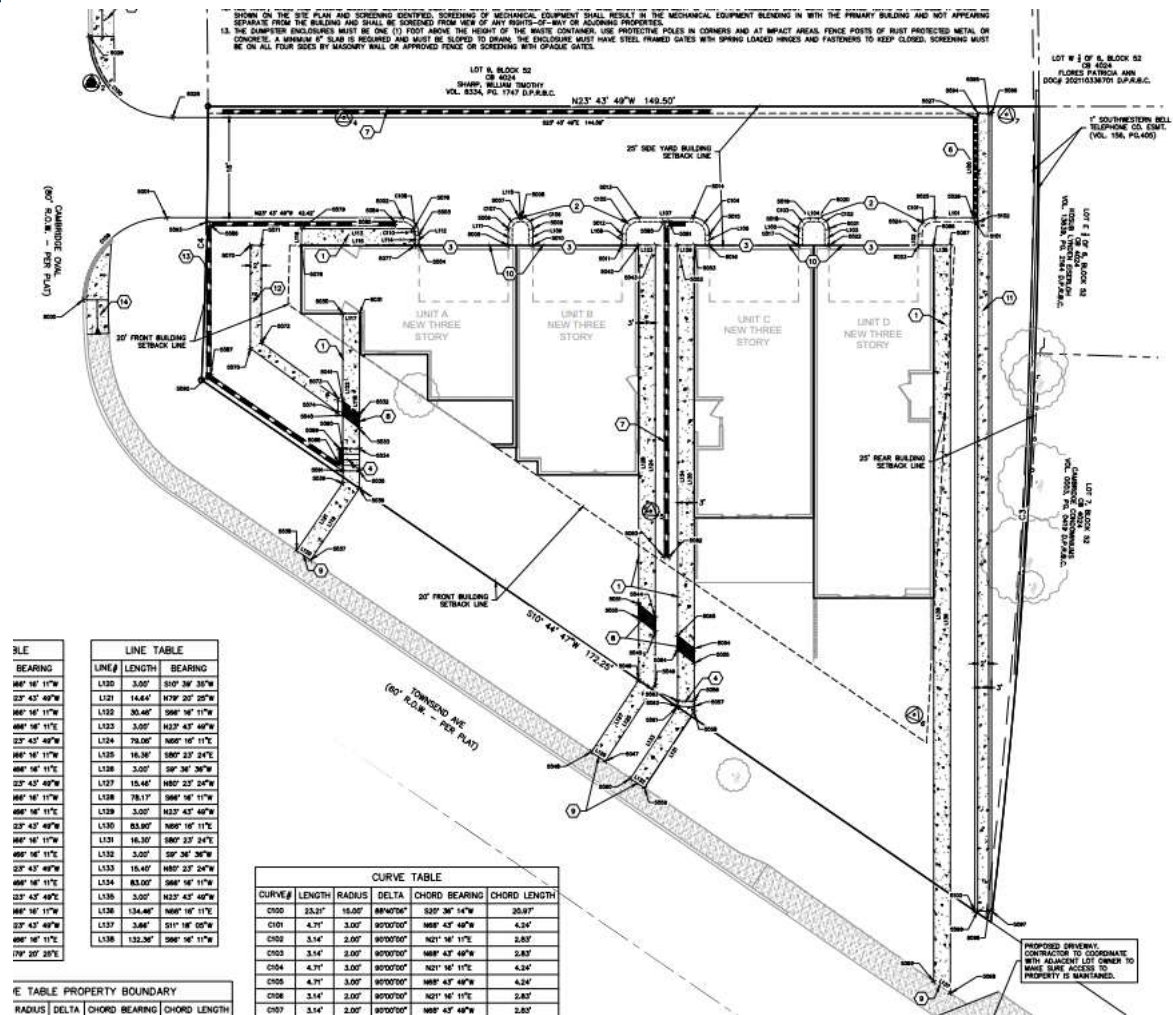
- MF-D
- Northwest corner of Townsend Ave and Cambridge Oval
- New Fence
- No variances on buildings
- Self-Identified

STREET VIEW — TOWNSEND AVE

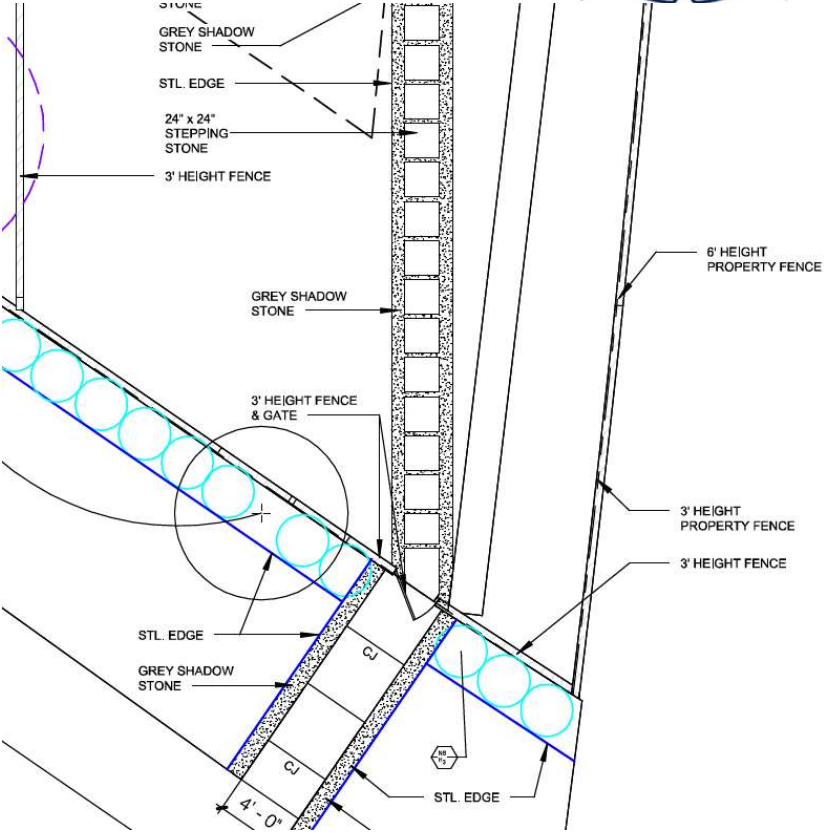
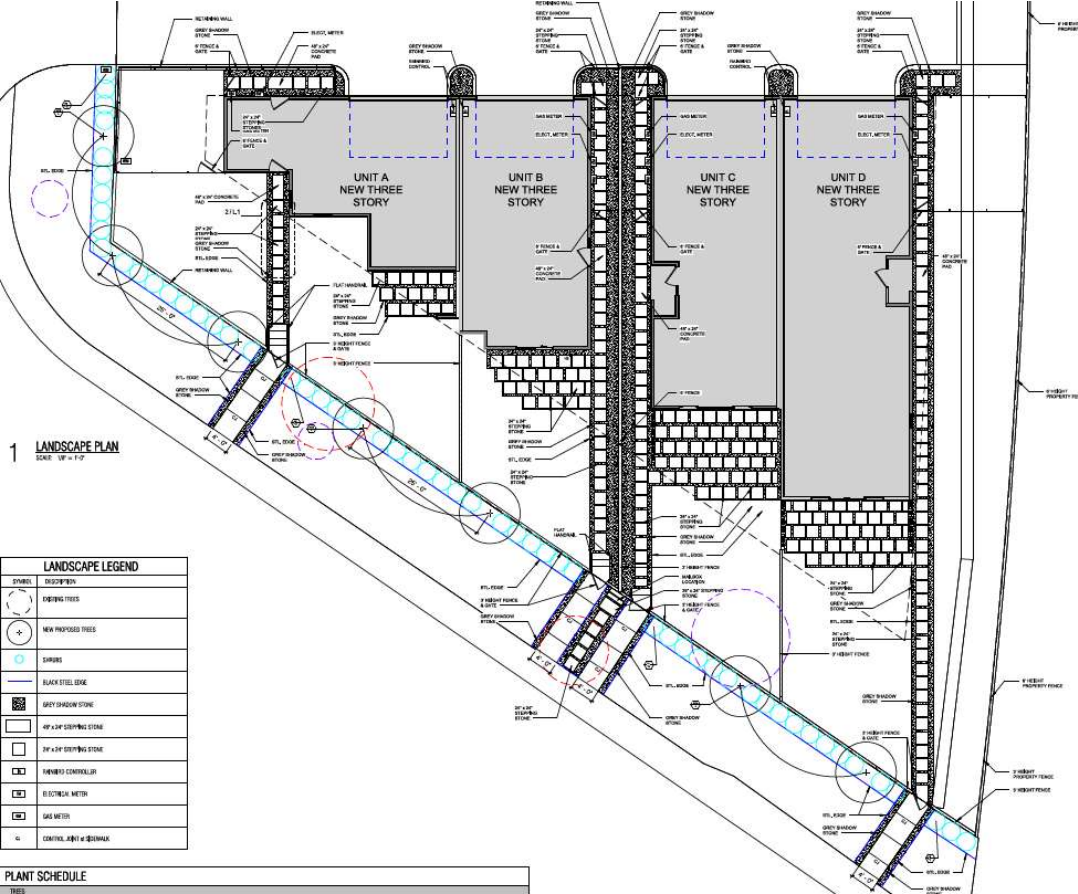


STREET VIEW — CAMBRIDGE OVAL





LANDSCAPE PLAN WITH FENCE



RENDERING OF PROJECT



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)



BOARD OF ADJUSTMENT CASE NO. 2450 311 WILDROSE AVE

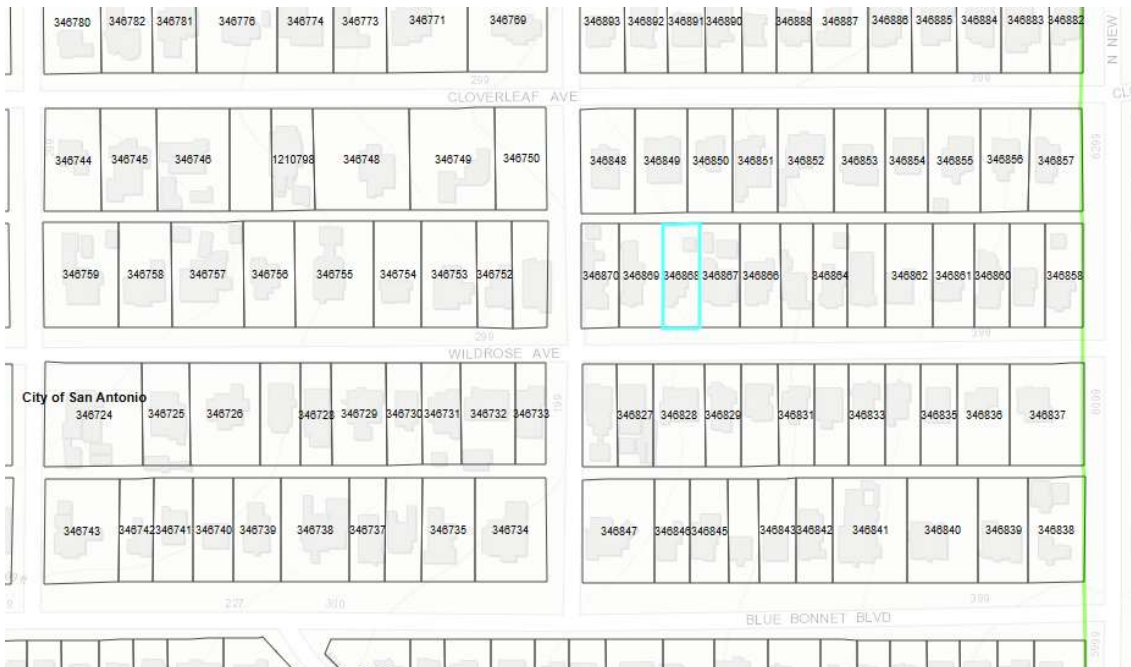


COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



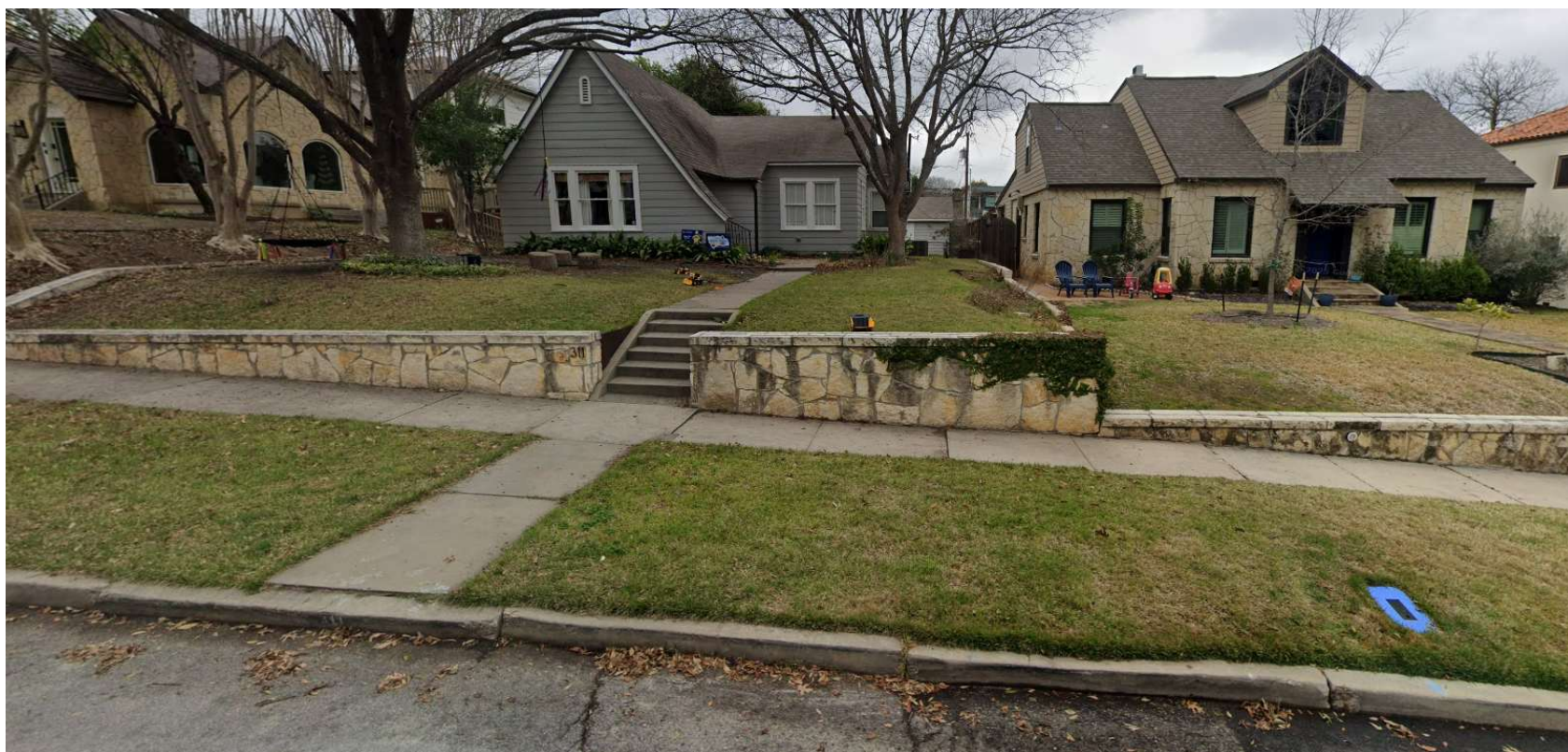
- SF-A
- North side of Wildrose Ave and east of Buttercup Dr
- Addition and garage replacement



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

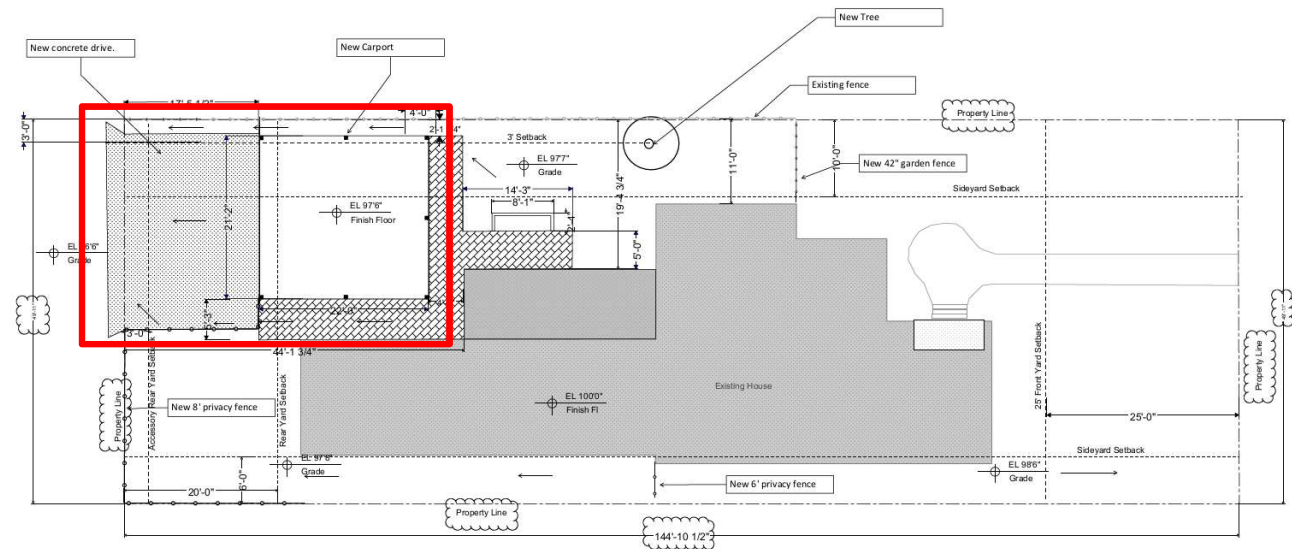


| EXISTING CONDITIONS

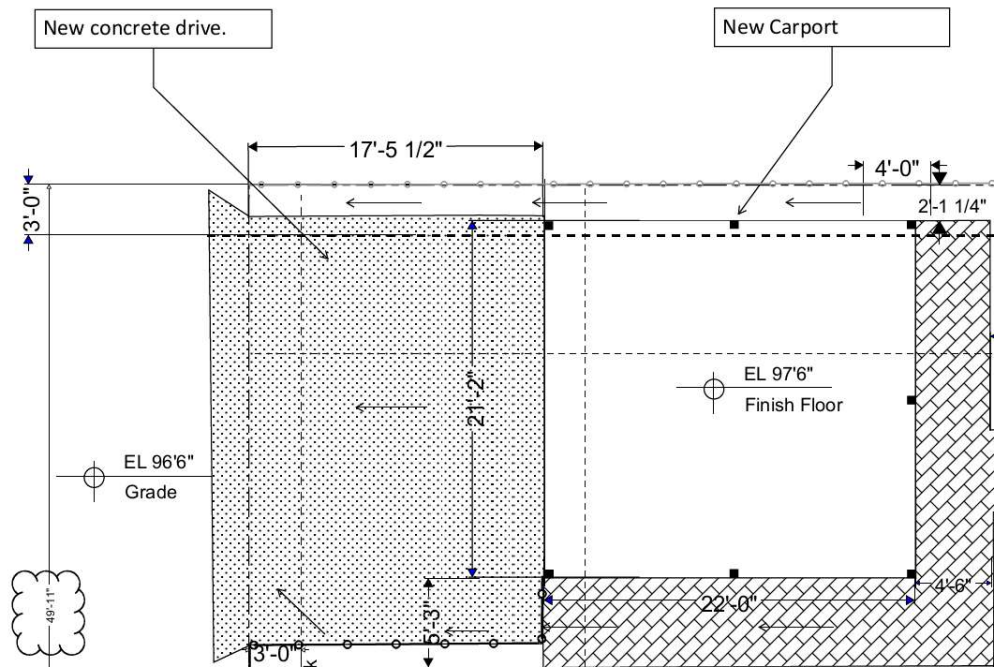
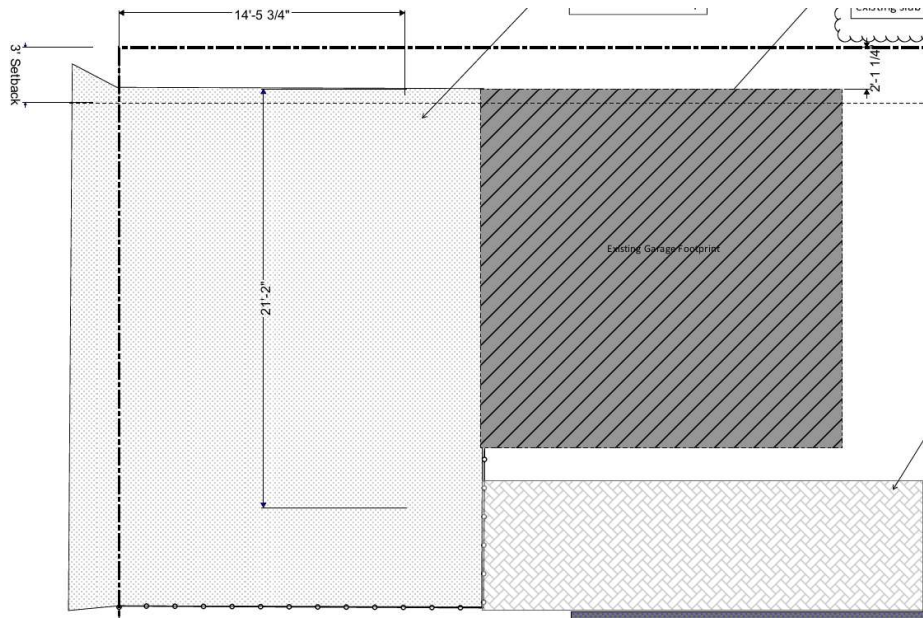


EXISTING CONDITIONS

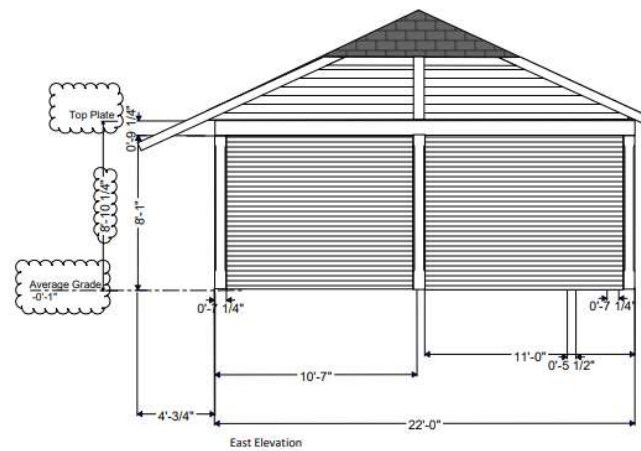
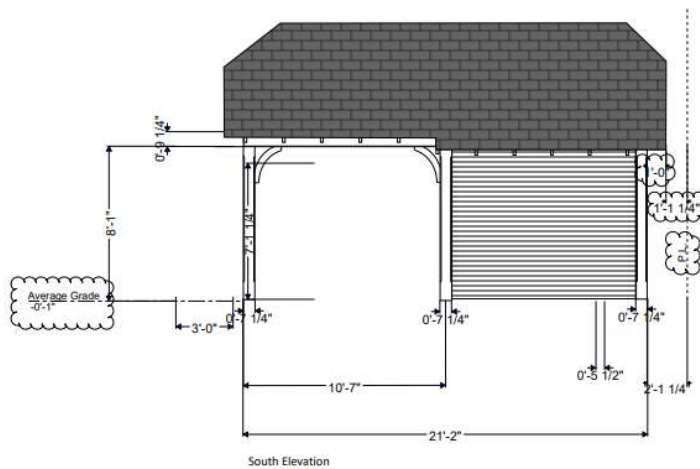
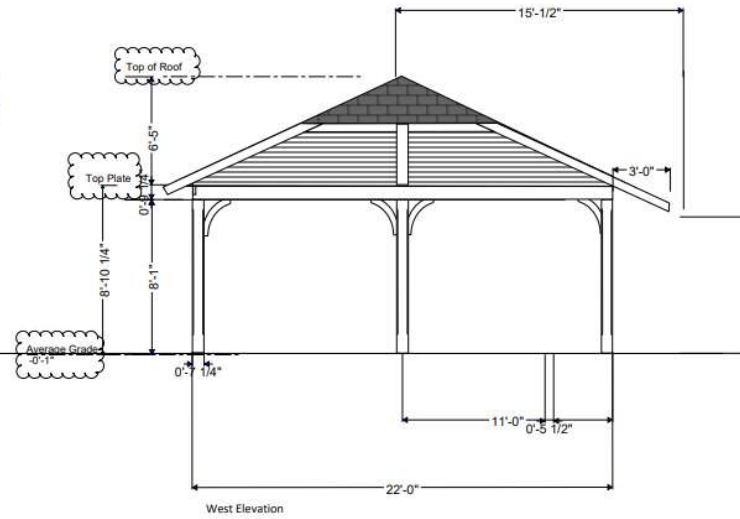
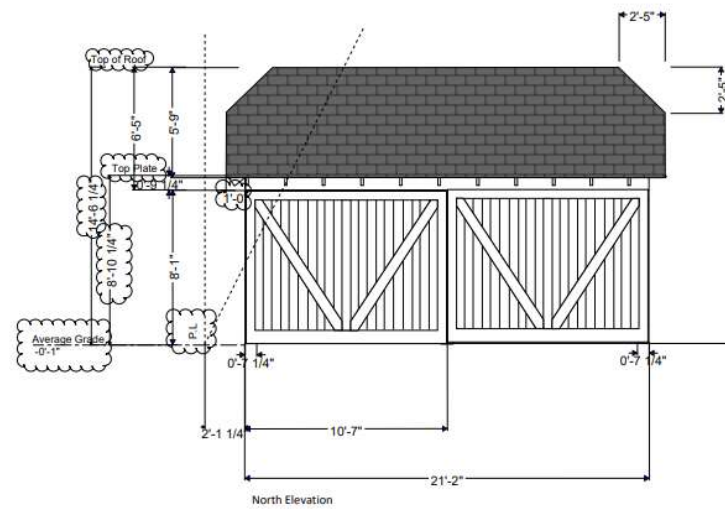




EXISTING VS. PROPOSED GARAGE/CARPORT

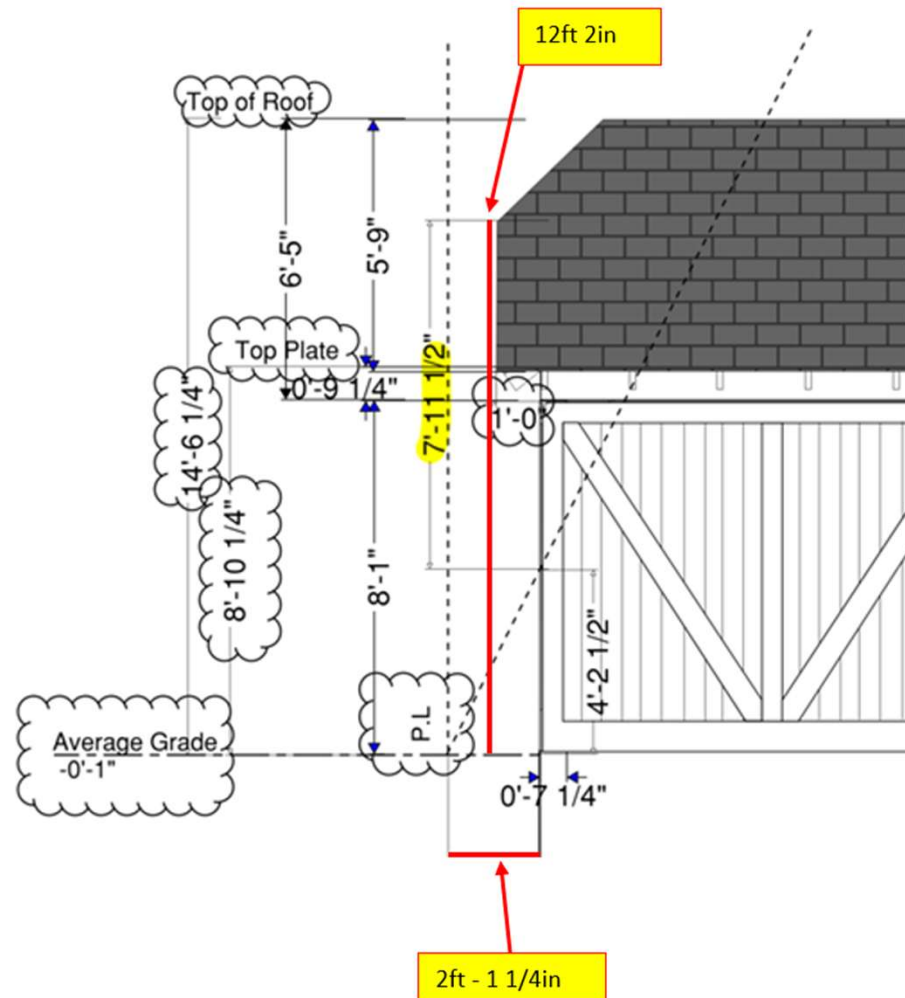
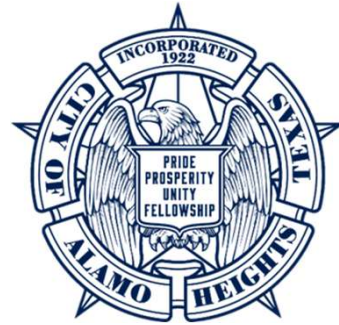


PROPOSED CARPORT ELEVATIONS



GB2 I

VARIANCE REQUEST



POLICY ANALYSIS

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





PUBLIC NOTIFICATION

Public Notice

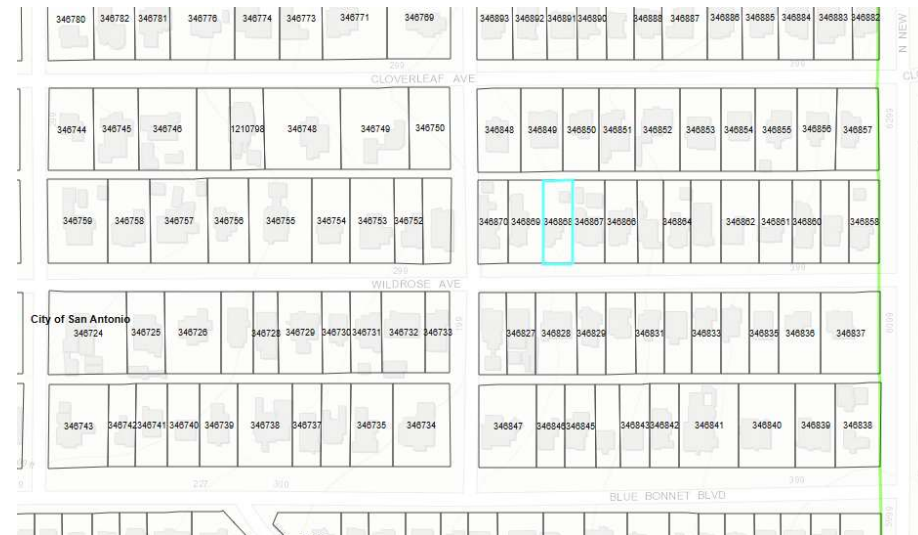
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Responses received within 200ft:

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Responses received outside 200ft:

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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



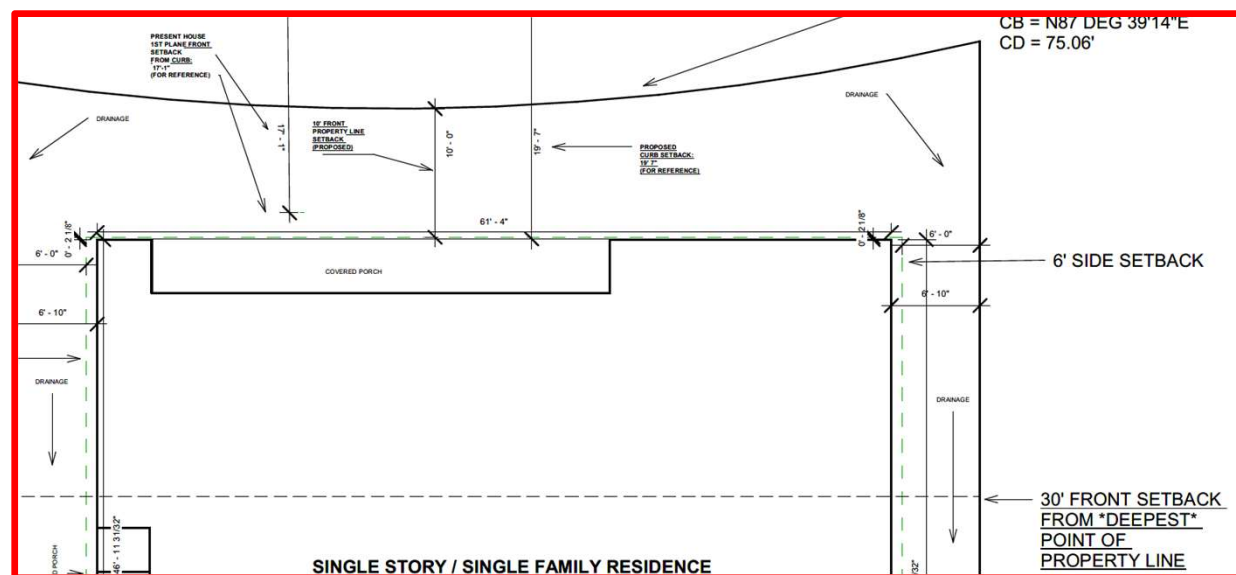
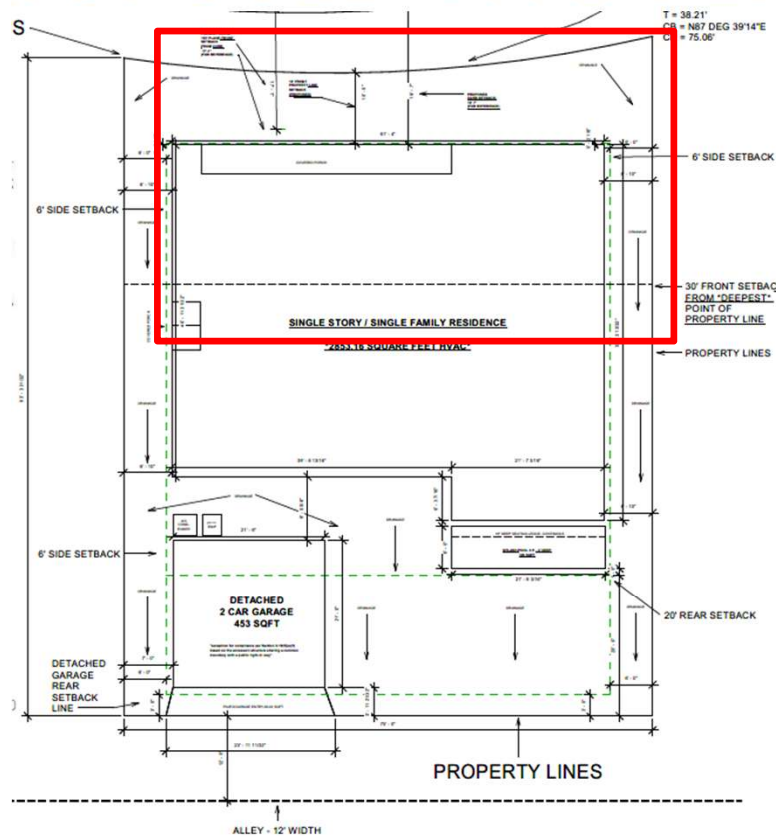
HISTORY

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

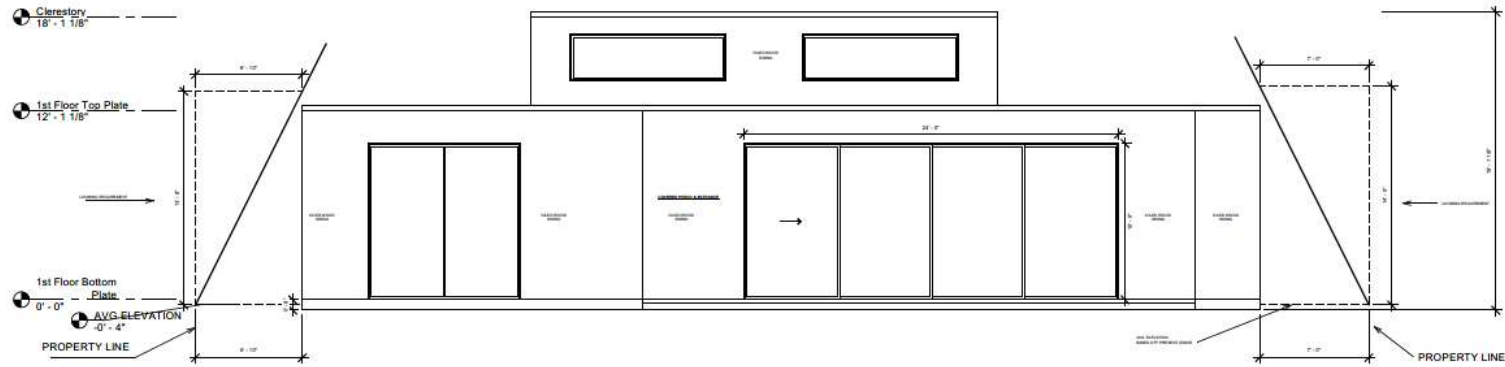
STREET VIEW



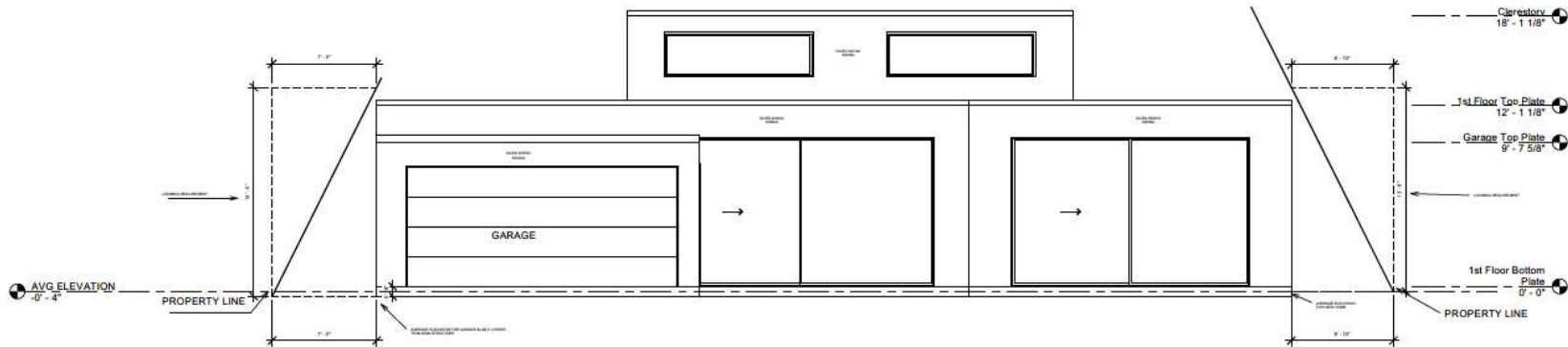
PROPOSED SITE PLAN



PROPOSED ELEVATIONS — NORTH/SOUTH

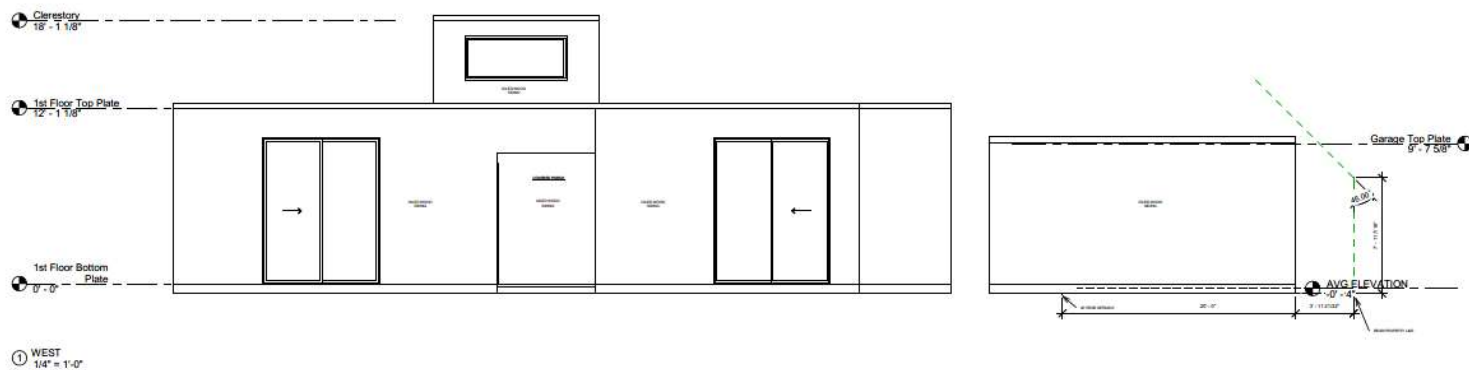
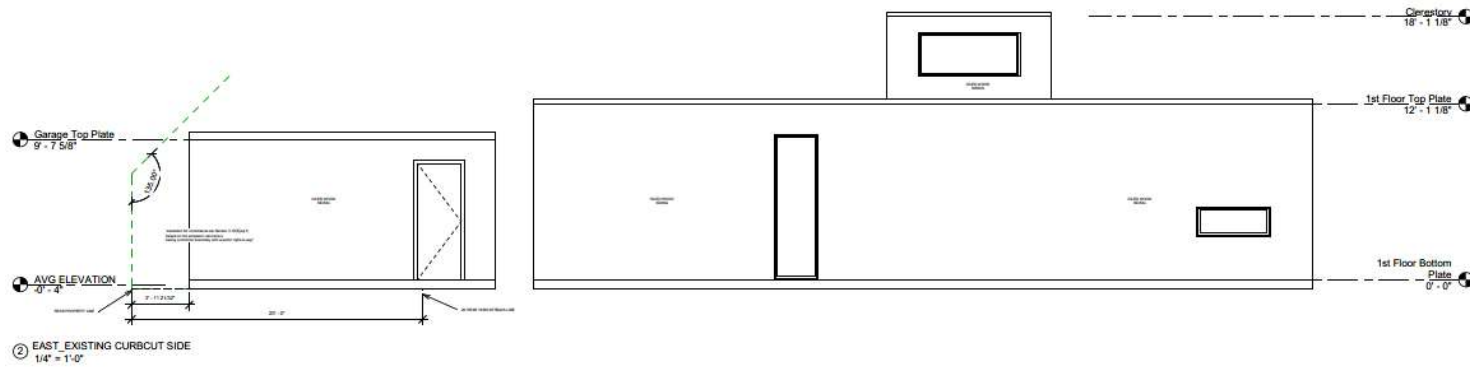


① NORTH STREETSIDE
1/4" = 1'-0"



② SOUTH ALLEY SIDE
1/4" = 1'-0"

PROPOSED ELEVATIONS — EAST/WEST



RENDERINGS



① 3D View Streetscape Perspective

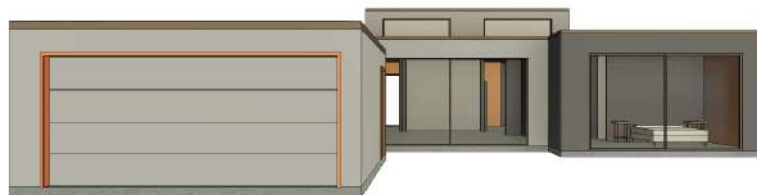
RENDERINGS



④ 3D View NW Corner Street View



② 3D View 3 NE Corner Street View



① 3D View Alley View

POLICY ANALYSIS

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





PUBLIC NOTIFICATION

Public Notice

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Responses received within 200ft:

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

Responses received outside 200ft:

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BOARD OF ADJUSTMENT
CASE NO. 2452
246 E. FAIR OAKS PL



COMMUNITY DEVELOPMENT

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



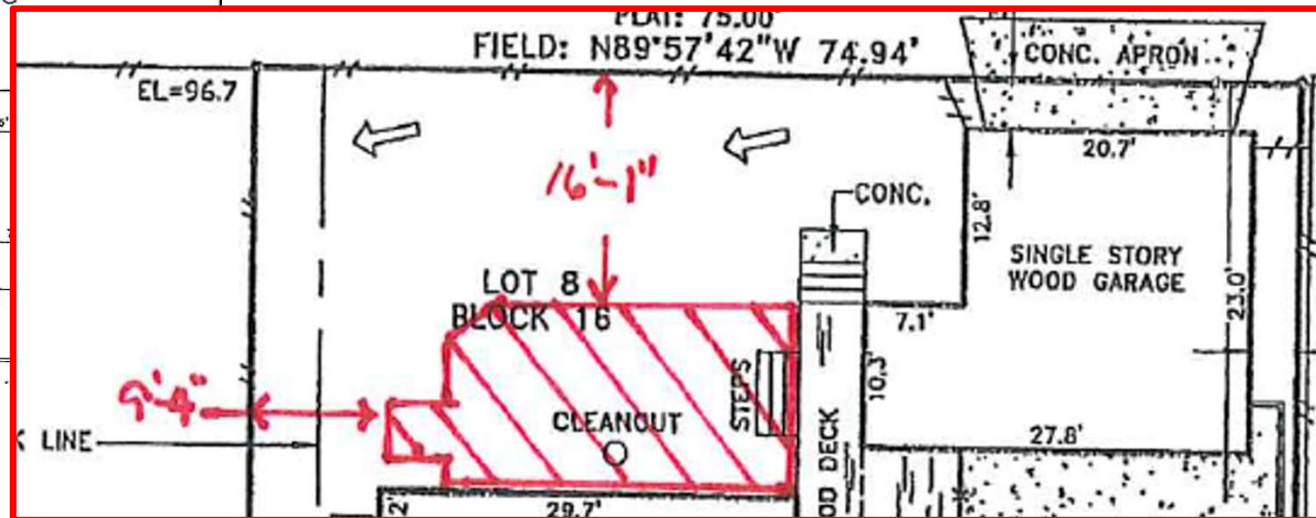
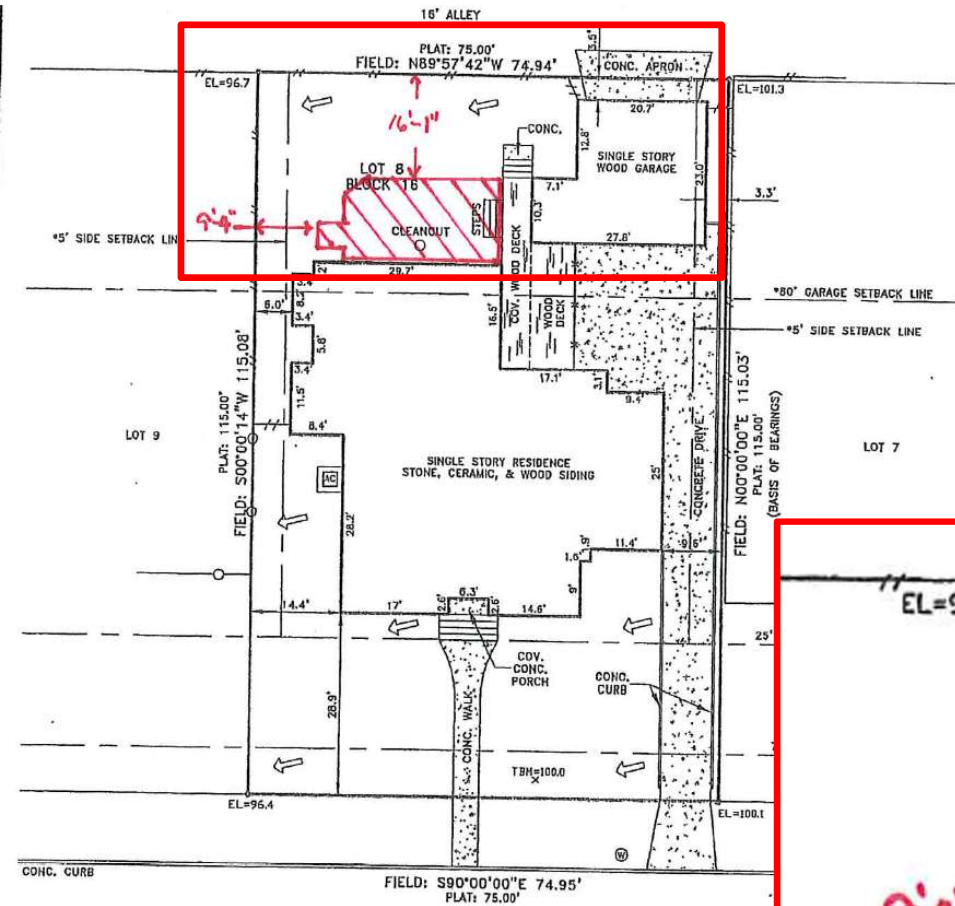
EXISTING CONDITIONS



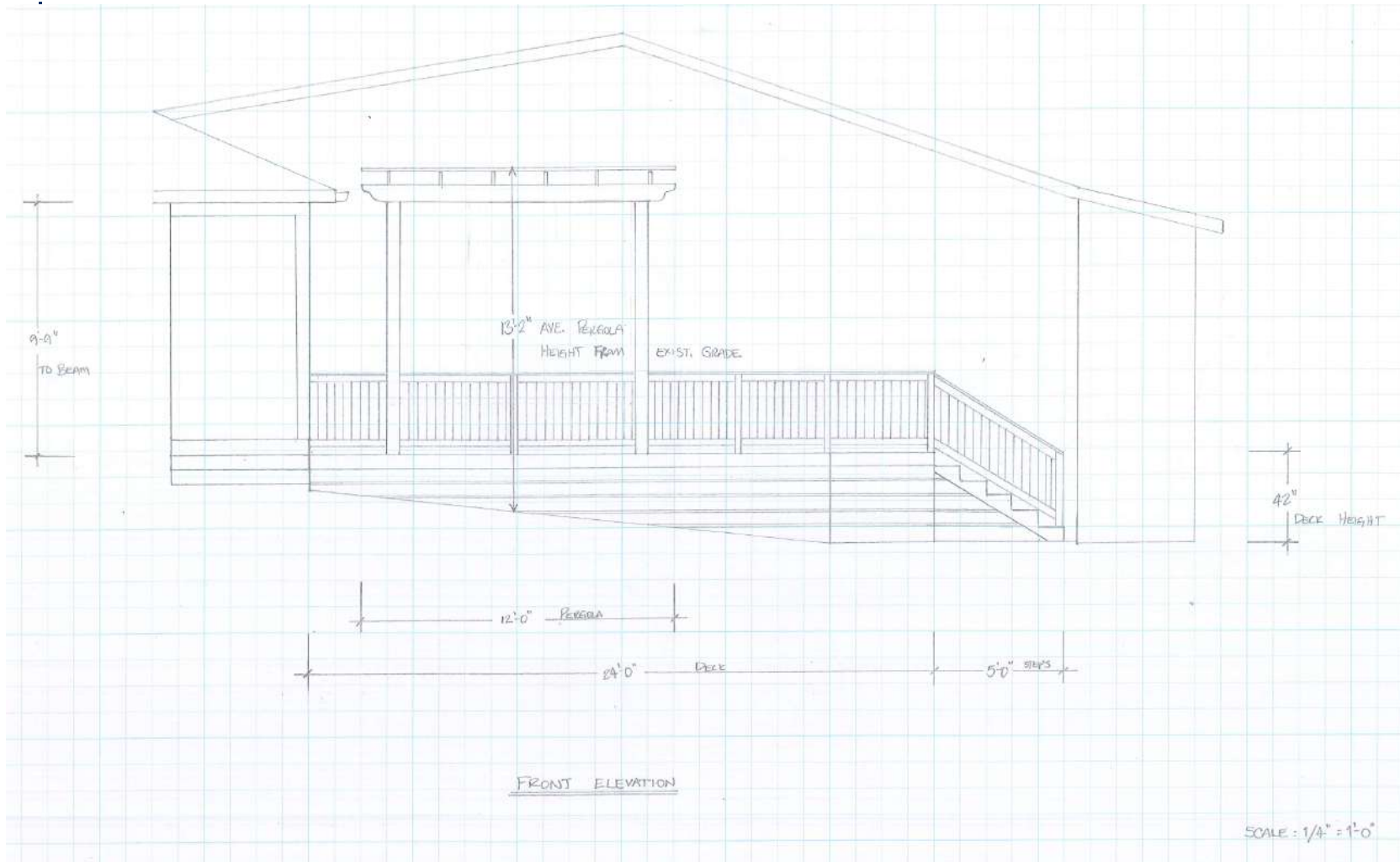
EXISTING CONDITIONS



PROPOSED SITE PLAN



PROPOSED ELEVATION



POLICY ANALYSIS

- **Hardships**
 - None





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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

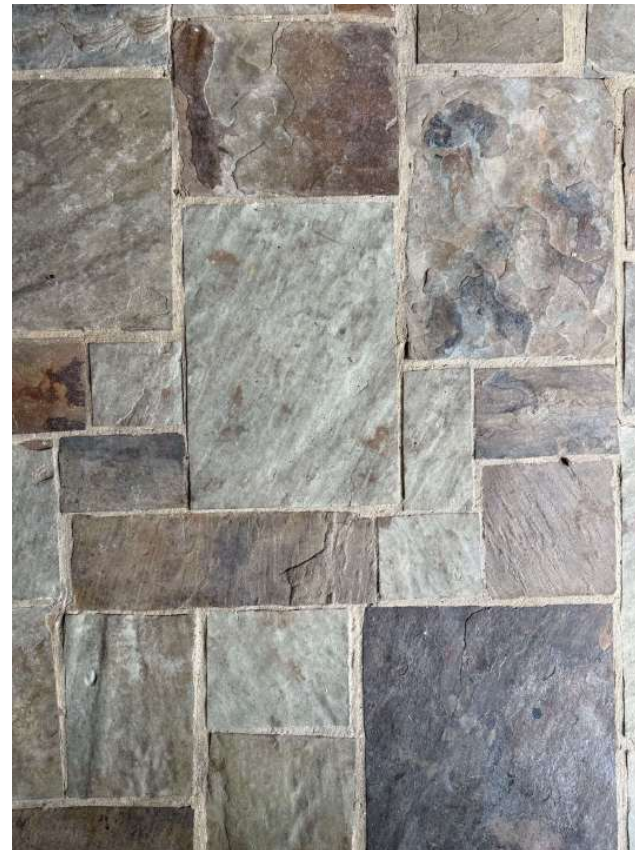
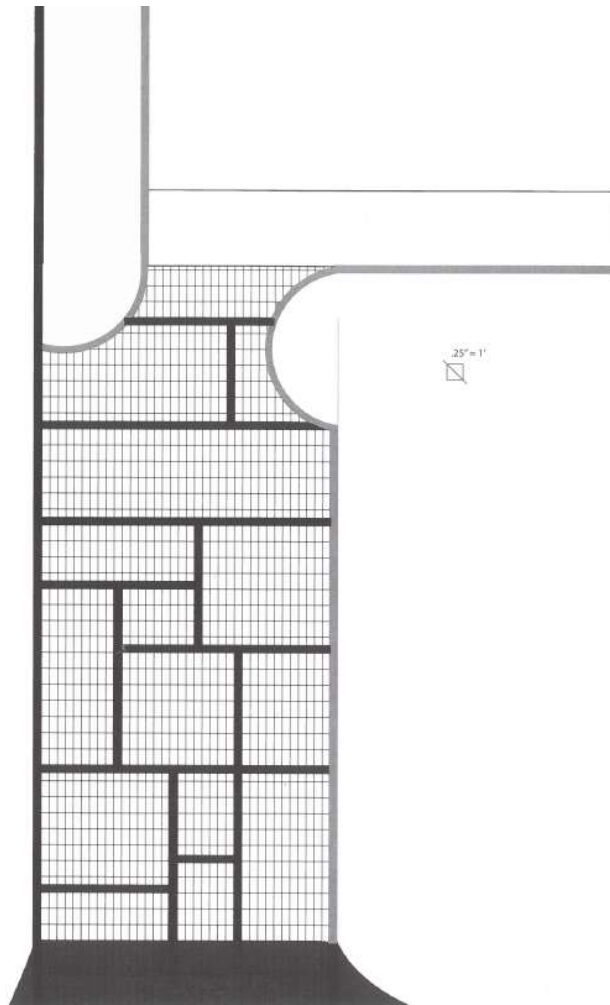
STREET VIEW



EXISTING CONDITIONS



PROPOSED DRIVEWAY AND MATERIALS



POLICY ANALYSIS

- **Hardships**
 - None





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