

**BOARD OF ADJUSTMENT  
CASE NO. 2394  
260 RETAMA PL**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

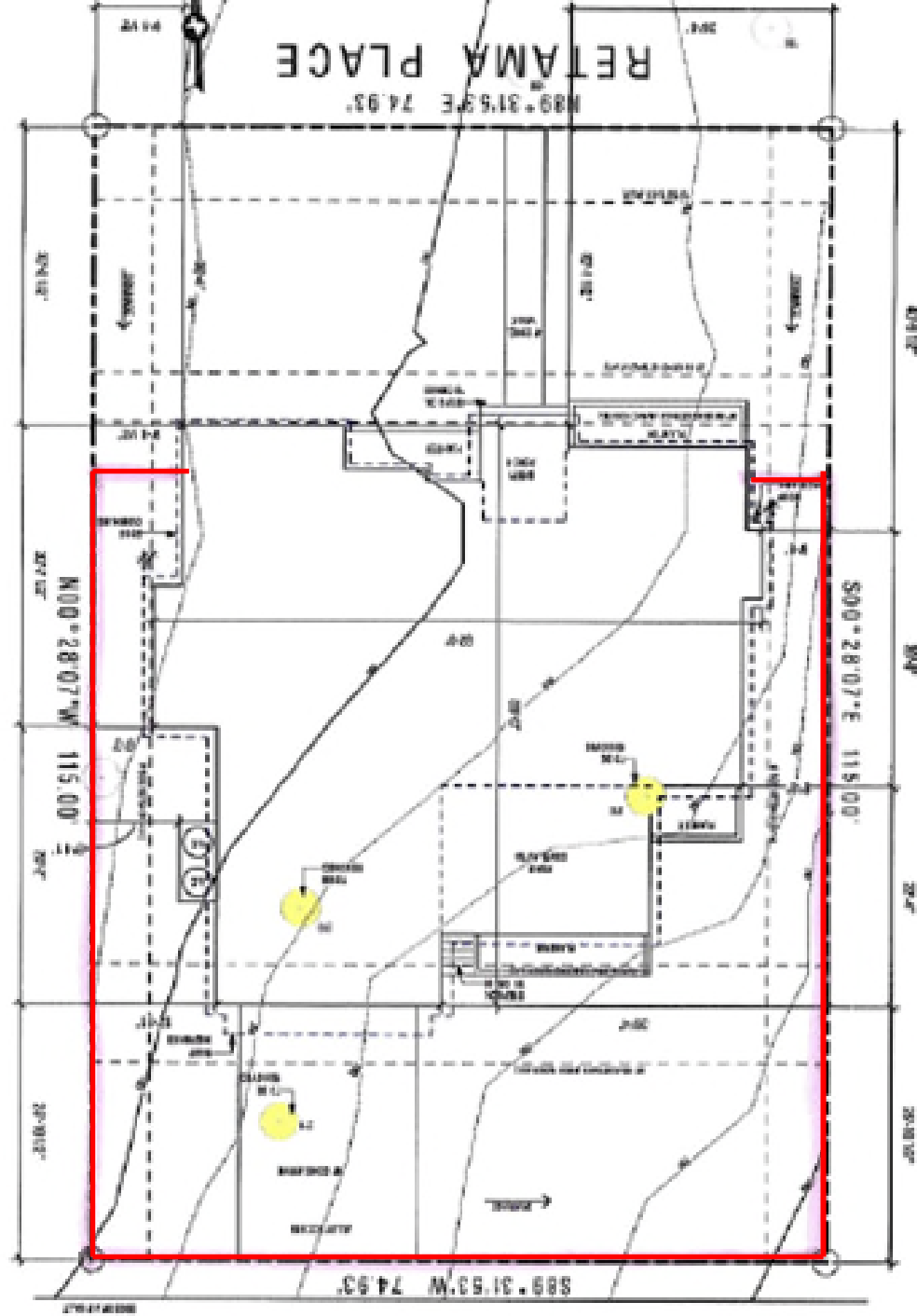


# PROPERTY



- SF-A
- Southside of street, east of N New Braunfels Ave
- New fence

# EXISTING SITE





# EXISTING SITE





# EXISTING SITE



# POLICY ANALYSIS



- **Hardships**

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

- **Considerations**

- 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)                      Neutral: (0)
- Oppose: (9)



**BOARD OF ADJUSTMENT  
CASE NO. 2396  
328 ALBANY ST**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



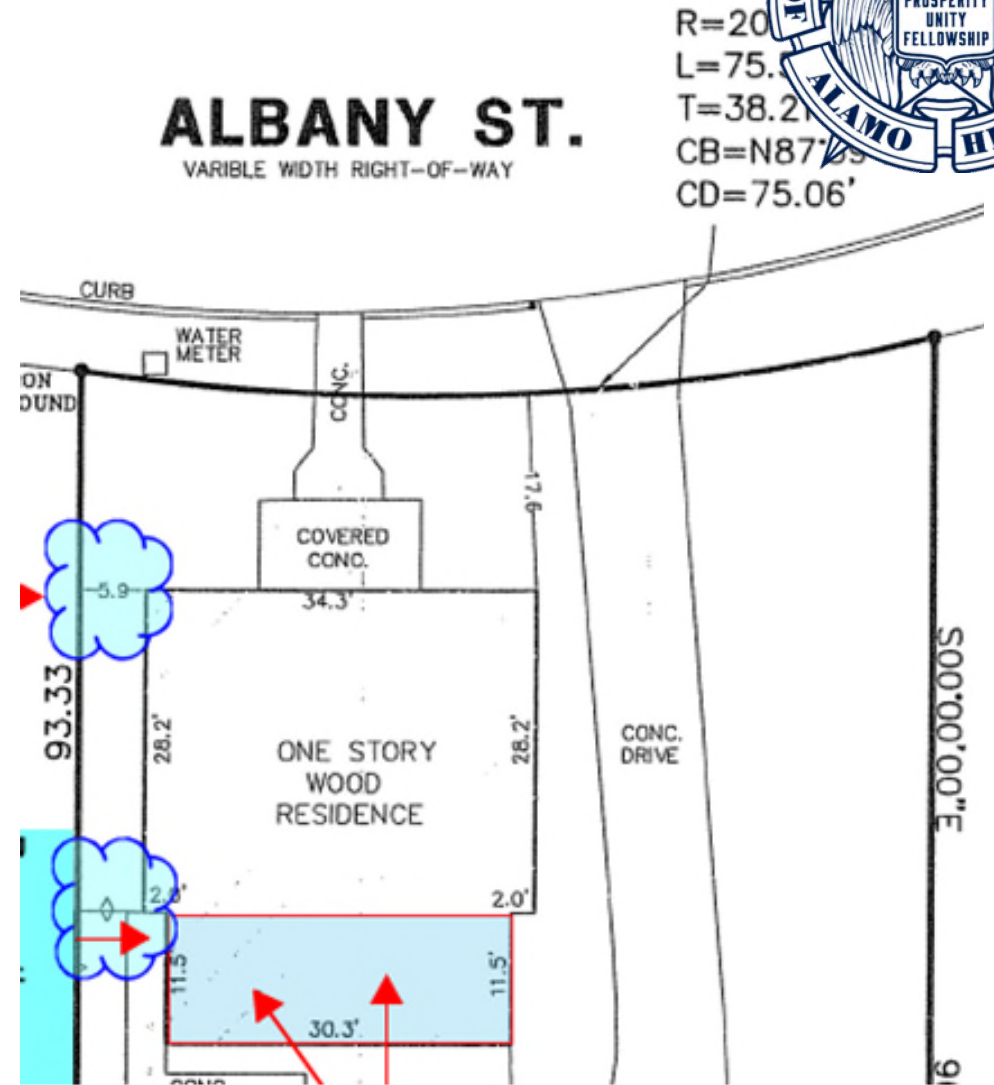
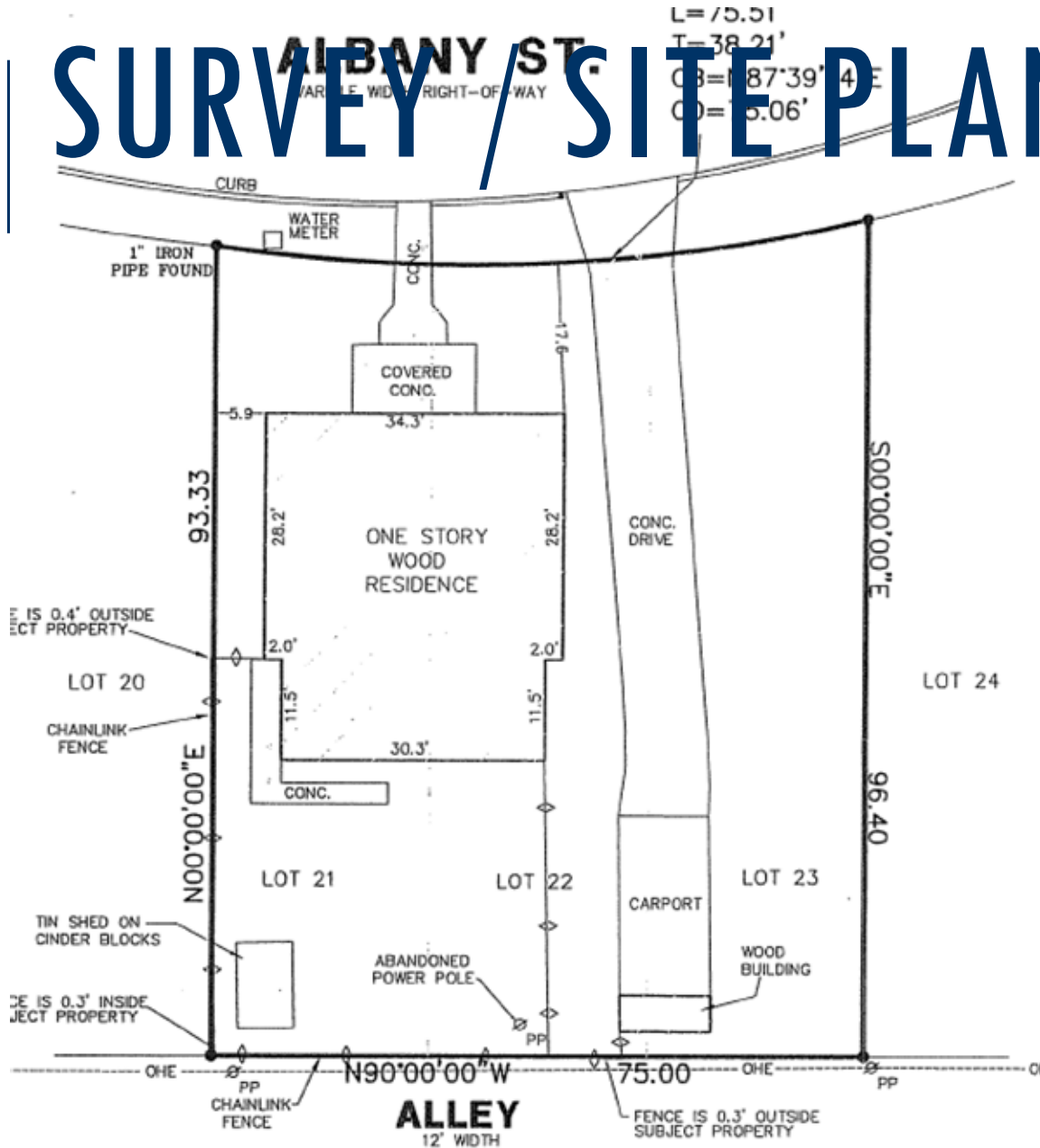


# PROPERTY



- SF-A
- South side of street between Lafayette Ave and Kokomo St
- Addition

# SURVEY / SITE PLAN





# EXISTING CONDITIONS



328 ALBANY STREET - FACING SOUTH



# EXISTING CONDITIONS



3 inch requested variance to align with current structure and maintain architectural continuity

Rear Substandard Structure to Be Removed and Replaced

# PROPOSED ELEVATIONS



**RIGHT ELEVATION**

## PROPOSED WEST ELEVATION (VARIANCE REQUESTED)

Note: Roof Structure for new addition is not yet finalized -  
this is DRAFT conceptual- may be reverse gable for aesthetics  
/ design

# PROPOSED ELEVATION

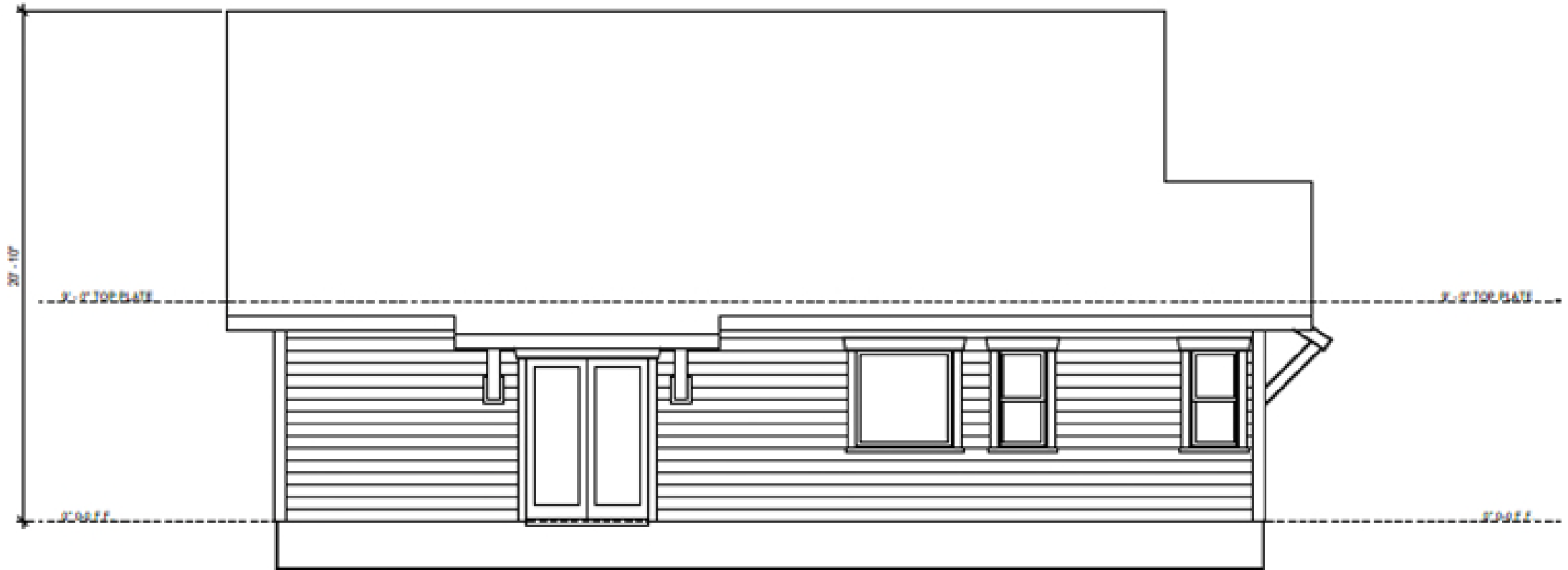


LEFT ELEVATION

PROPOSED EAST ELEVATION



# PROPOSED ELEVATION



**REAR ELEVATION**

# POLICY ANALYSIS



## ■ Hardships

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

## ■ Considerations

- Preservation of the existing structure limits placement of improvements.
- The proposed addition would not encroach further into the existing setback.



# 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: (1)                      Neutral: (0)
- Oppose: (0)





**BOARD OF ADJUSTMENT  
CASE NO. 2397  
307 JOLIET AVE**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



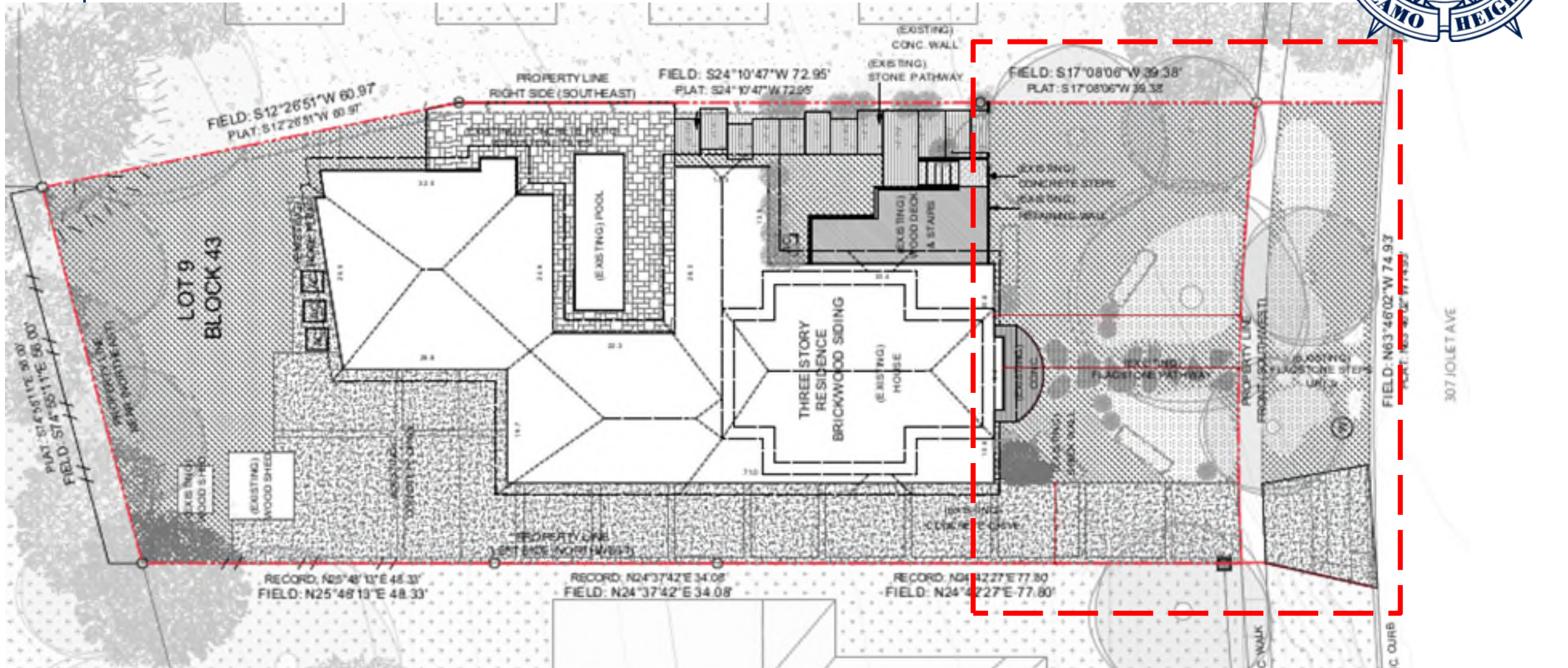
# PROPERTY



- MF-D
- West side of street between Willim Ave and St Dennis Ave
- Circular Driveway

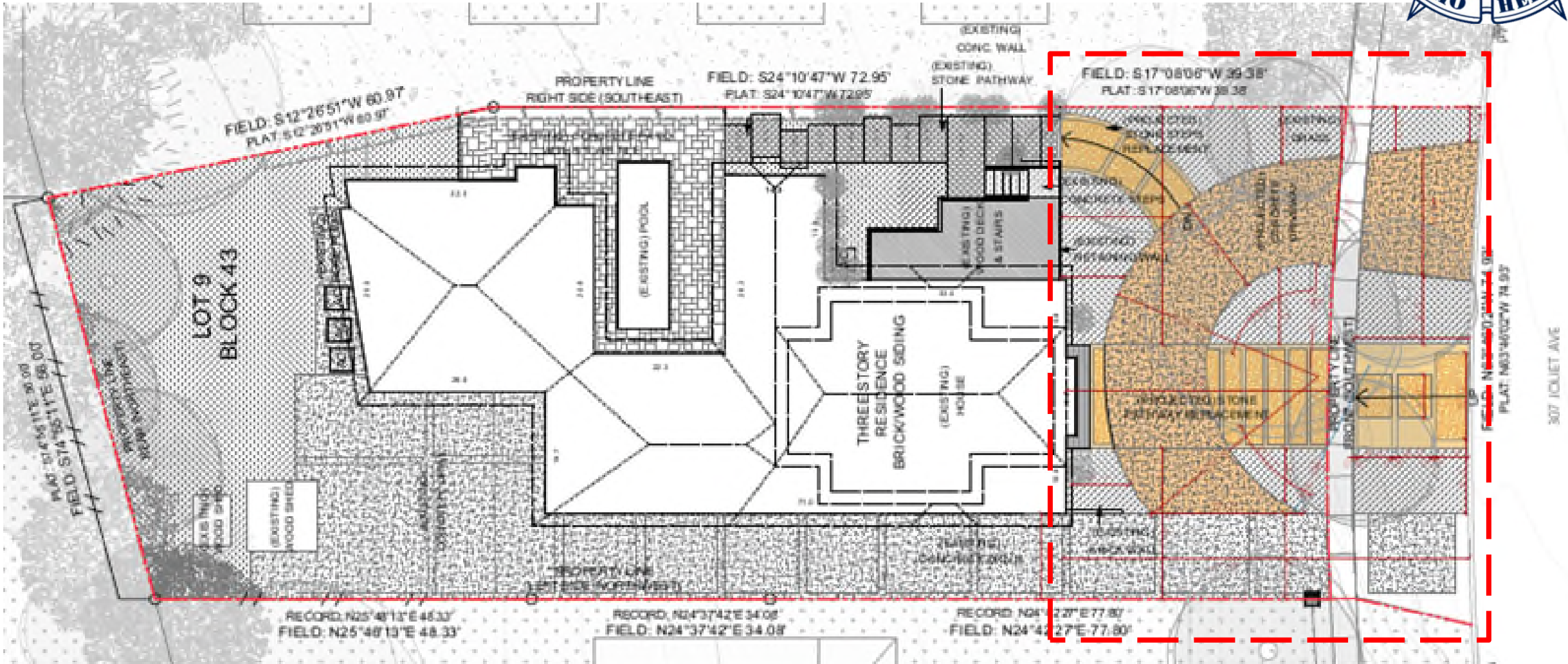


# SITE PLAN





# SITE PLAN



# POLICY ANALYSIS



- **Hardships**

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

- **Considerations**

- Multi-family regulations are applied to single-family use.
- Circular driveways are allowed on single-family zoned properties.



# PUBLIC NOTIFICATION - UPDATE

- 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)





**BOARD OF ADJUSTMENT  
CASE NO. 2398  
229 ROSEMARY AVE**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

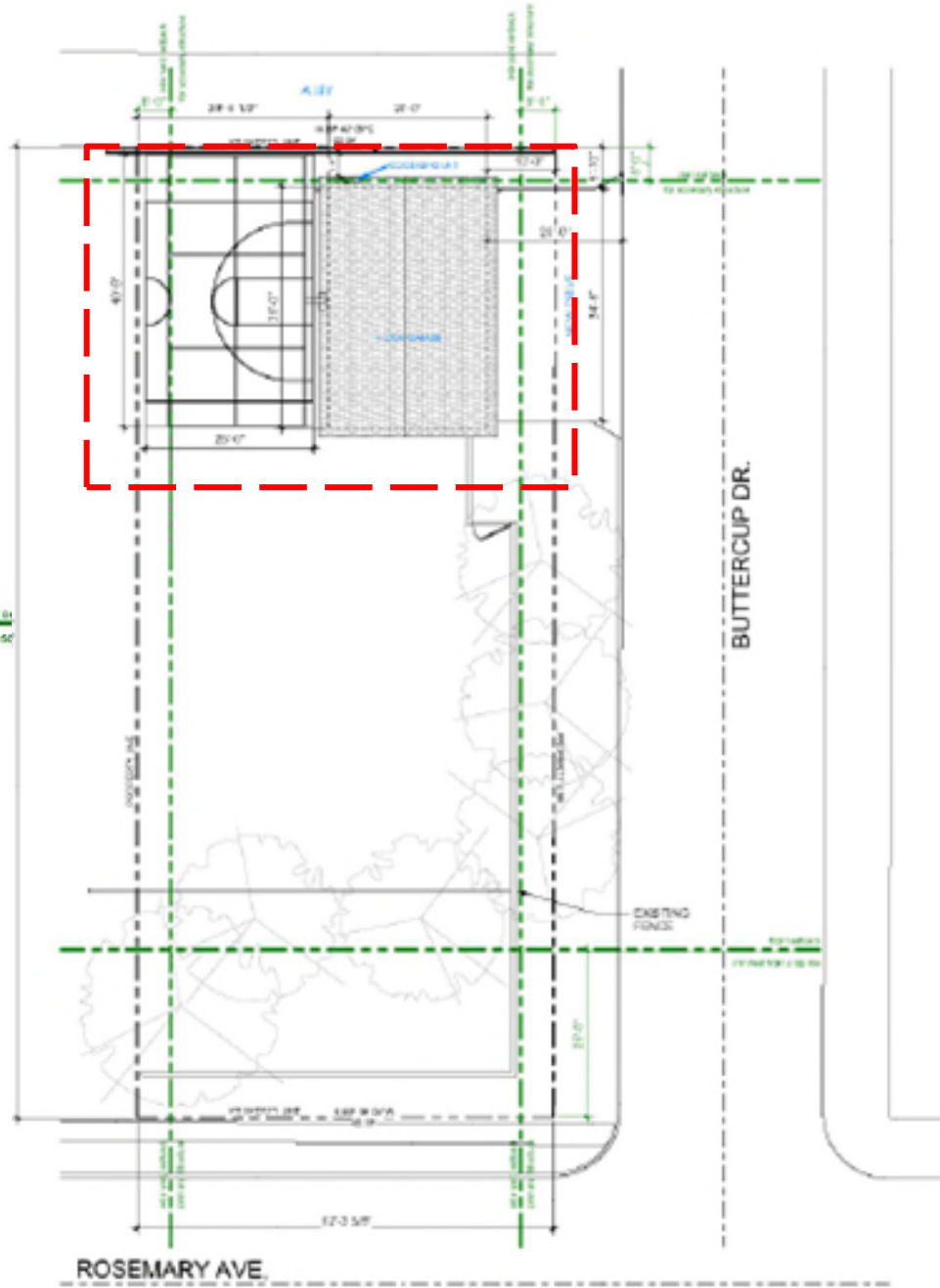
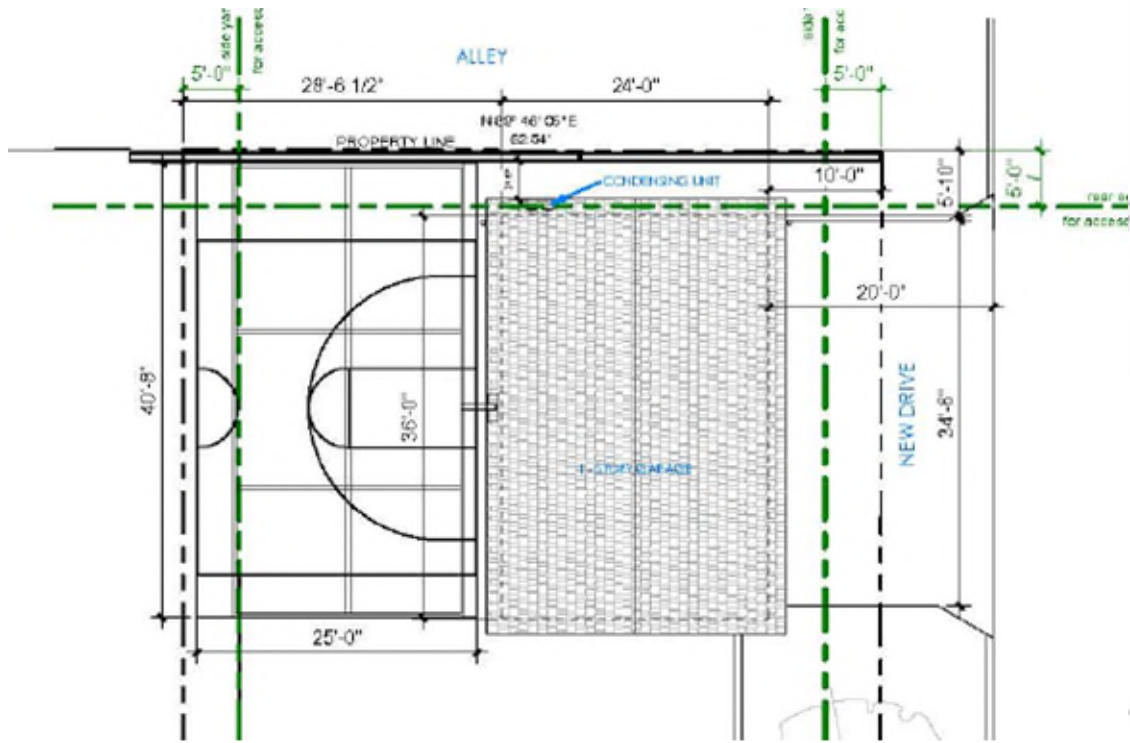


# PROPERTY

- SF-A
- North side of street at northwest corner of Rosemary and Buttercup St
- Garage structure



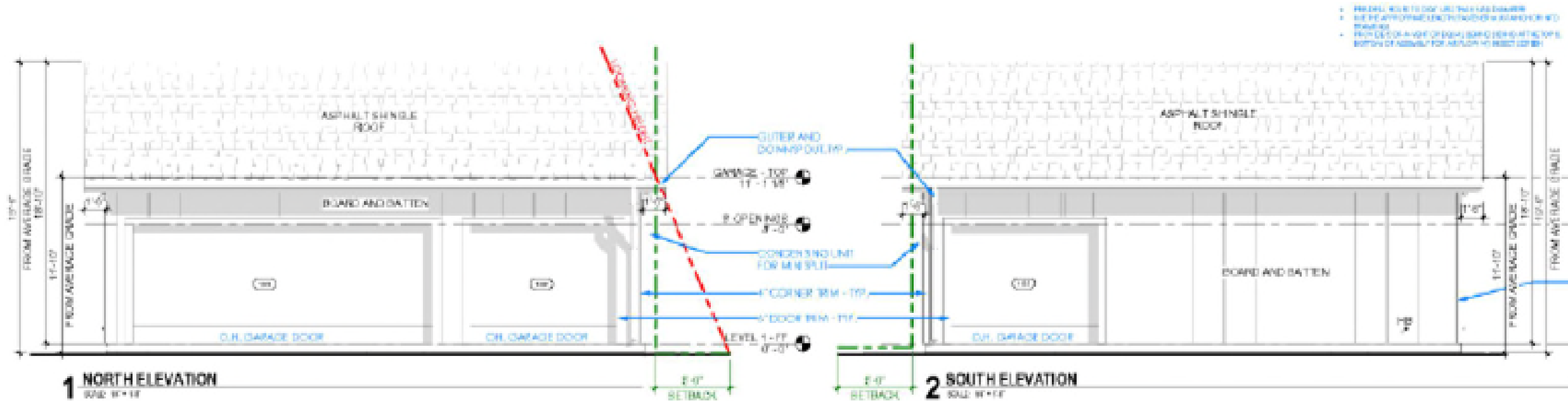
# SITE PLAN







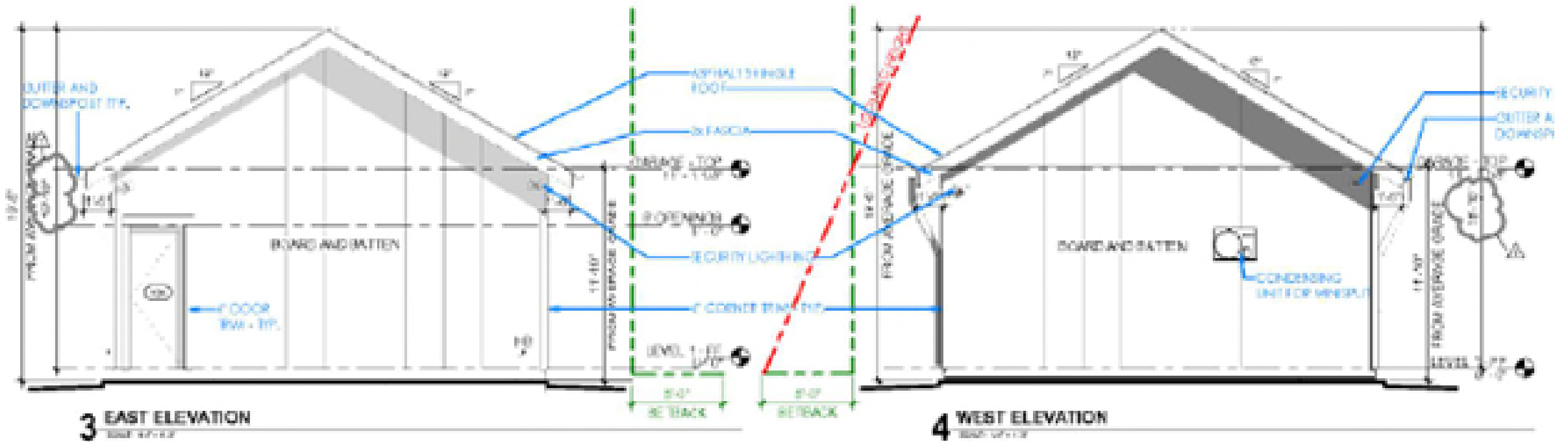
# PROPOSED ELEVATIONS



- FINISHES TO BE TO DOOR CASE TRIM AND CASING
- USE THE APPROPRIATE LEVEL FOR EACH CASE OR CASING FROM AFD ELEVATION
- FROM O.H. GARAGE DOOR CASE TO GARAGE DOOR CASE TOP IS BOTTOM OF ROOFLINE FOR APPROXIMATE ELEVATION



# PROPOSED ELEVATIONS



# POLICY ANALYSIS



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





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

