

ARB CASE NO. 1007F 200 GRANT AVE COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- Southwest corner of Grant Ave and Morton Ave
- New Single-Family Residence



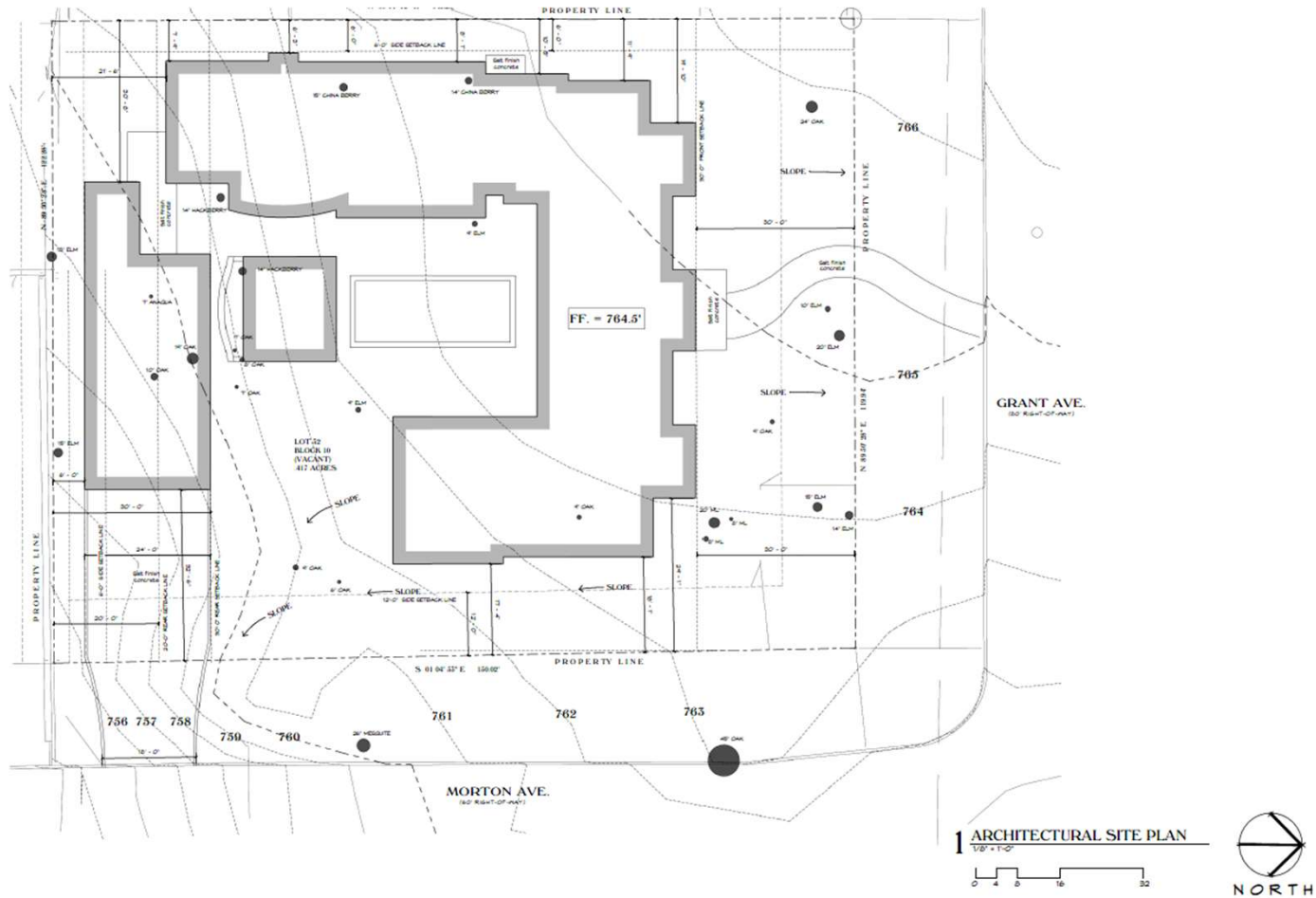
SUMMARY

- Demolition Review
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING CONDITIONS



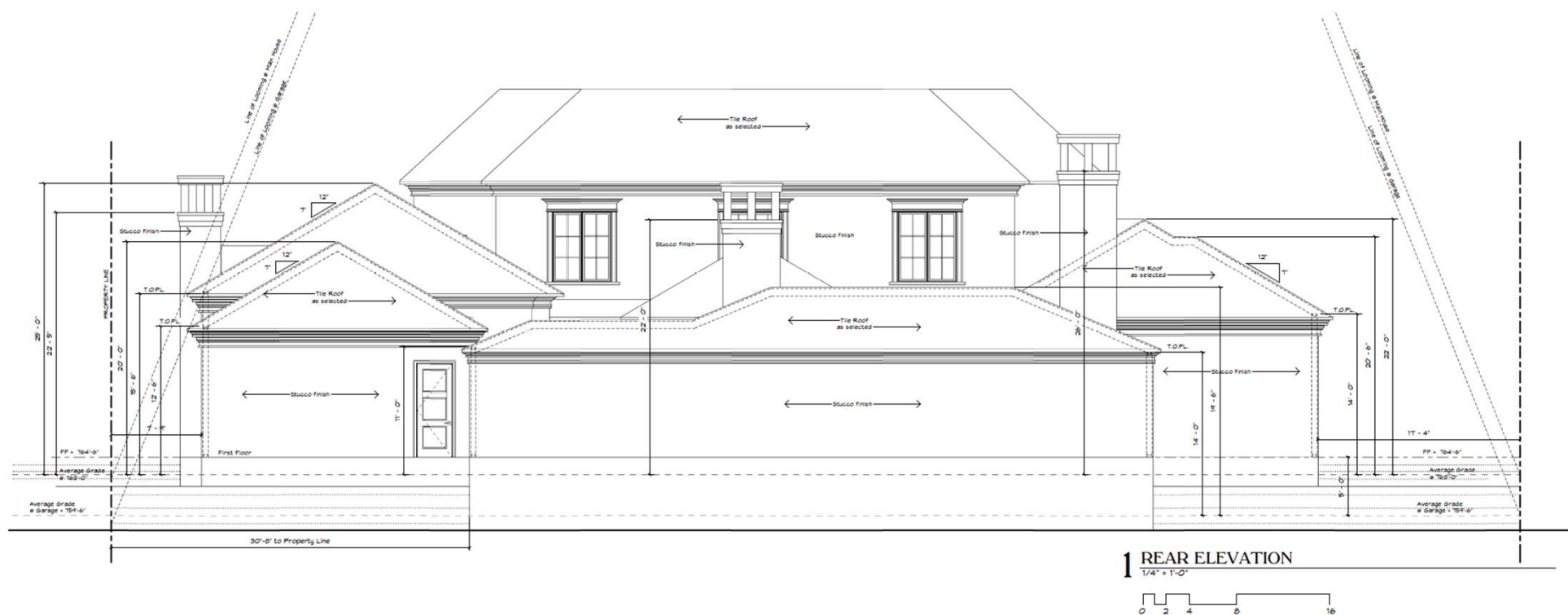
SITE PLAN



PROPOSED ELEVATION - NORTH



PROPOSED ELEVATION - SOUTH



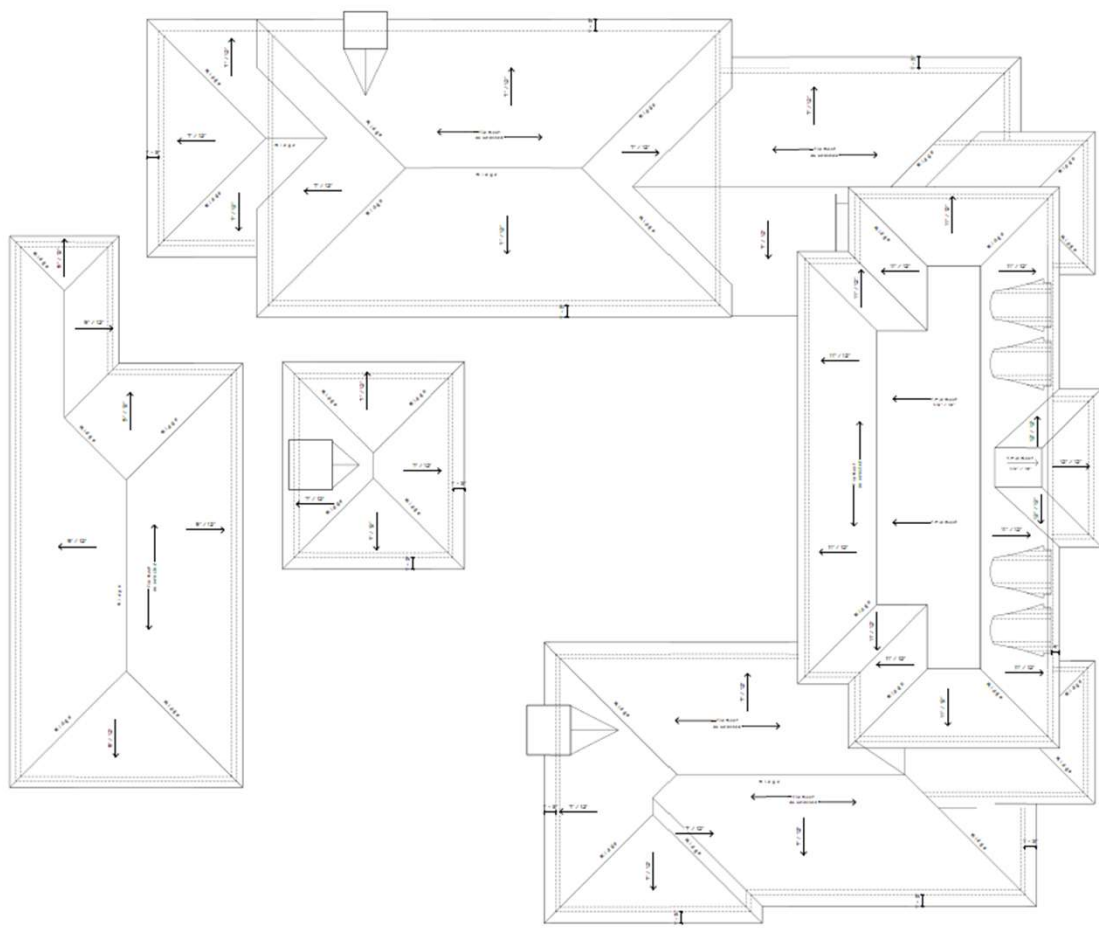
PROPOSED ELEVATION - EAST



PROPOSED ELEVATION - WEST



PROPOSED PLAN - ROOF



1 ROOF PLAN
1/8" = 1'-0"

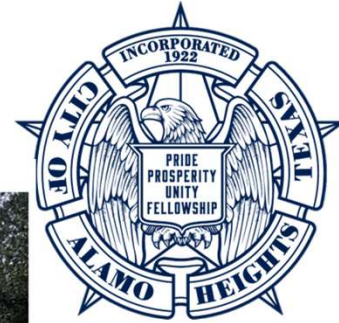
RENDERING



RENDERING



PROPOSED STREET VIEW



140 Grant



200 Grant: Proposed Elevation



216 Grant



151 Grant



203 Grant



215 Grant

LOT COVERAGE/FAR



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	18208	18208	Footprint of all structures		6578
Main house: 1st floor*		4946	Driveway/Parking Pad		765
Main house: 2nd floor		1150	Walkways		268
Front porch*			Swimming Pool/Spa		477
Side porch*		180	Other impervious cover: _____		
Rear porch*			Total Impervious Cover:		8088
Garage/Carport: 1st floor*			Stormwater Development Fee:		
Garage: 2nd floor			Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*			Front yard setback area		3635
Breezeway*			Footprint of any structure(s)		
Covered patio structure*		345	Driveway/Parking Pad		
Other accessory structures*		1107	Walkways		268
Total Square Footage:	18208	7728	Other impervious cover: _____		
Total Lot Coverage*:		40%	Total Impervious Cover within Front Yard Setback:		13%
Total FAR:		42%			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated



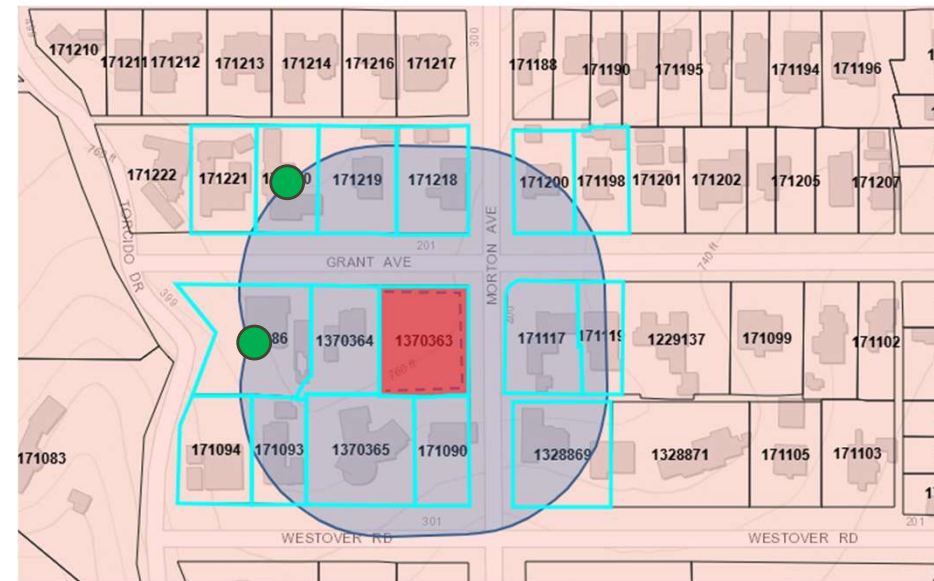
POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the December 8, 2025 City Council Regular Meeting, pending recommendation from the board.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (2) Neutral: (0)
 - Oppose: (0)
- Responses received outside 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 1004F 4820 BROADWAY ST

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



- B-1
- Southeast corner of
Broadway St and
Terrell Rd
- Exterior
Improvements

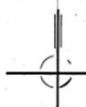
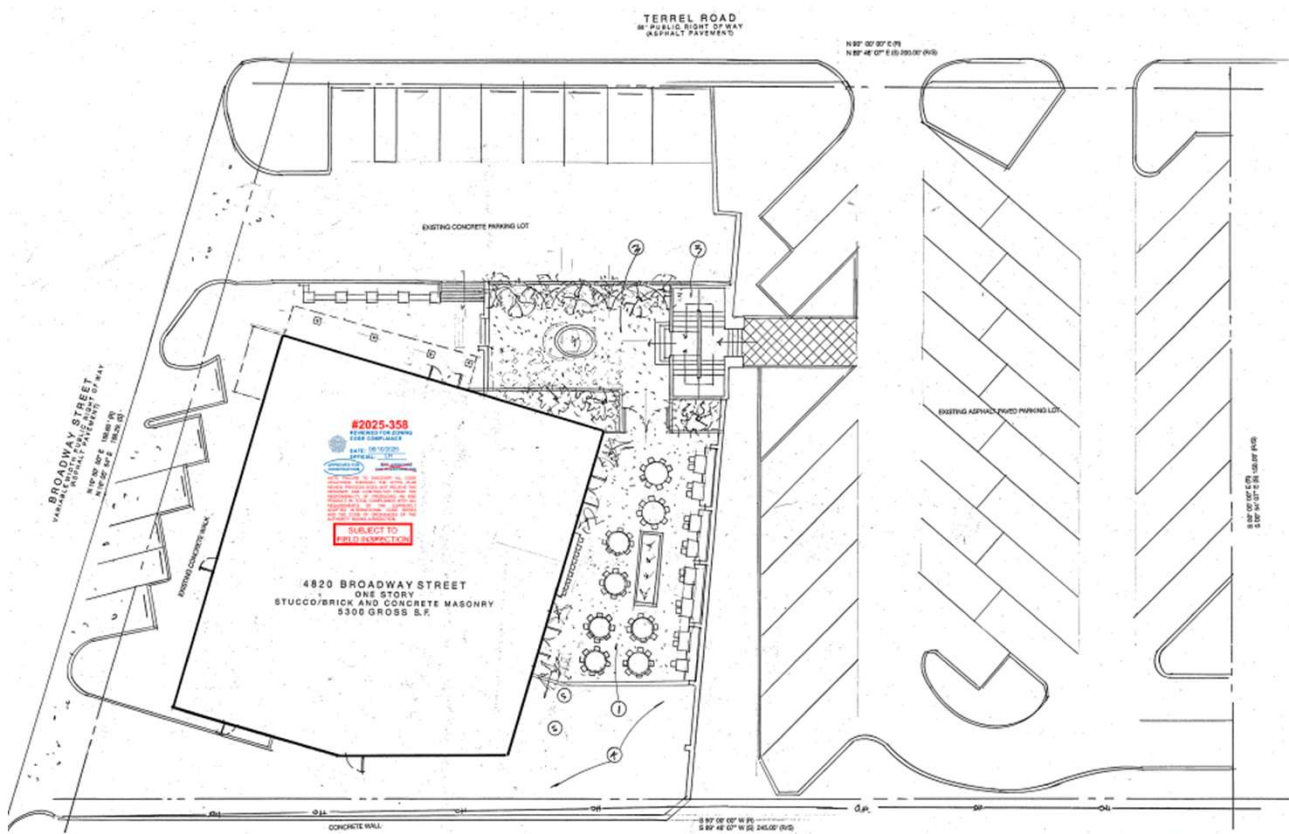
EXISTING CONDITIONS - WEST



EXISTING CONDITIONS - NORTH



PROPOSED SITE PLAN



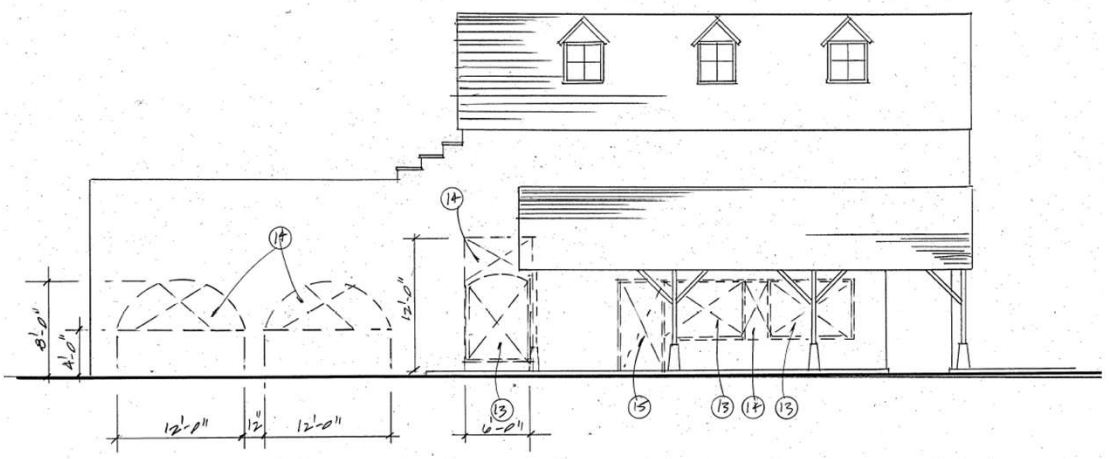
SITE PLAN

PARKING CALCULATIONS

REQUIRED PARKING SPACES	40 SPACES
1. RESIDENTIAL GARAGE SQUARE FOOTAGE, LESS RESTROOMS AND STORAGE AREAS = 1800 S.F. S.E.	
2. AREA OF LOT CALCULATED AT 1 SPACE PER 100 SQUARE FEET OF LOT AREA	
3. RESTROOMS AND STORAGE AREAS UNDER SQUARE FOOTAGE = 500 S.F. S.E.	
4. AREA OF LOT CALCULATED AT 1 SPACE PER 100 SQUARE FEET OF LOT AREA	
TOTAL PROVIDED PARKING SPACES	40 SPACES

- ~~REVED NOTES:~~
- 1. PROPOSED DRIVE
 - 2. PROPOSED DRIVE
 - 3. PROPOSED DRIVE
 - 4. PROPOSED DRIVE
 - 5. PROPOSED DRIVE
 - 6. PROPOSED DRIVE

EXISTING VS PROPOSED ELEVATIONS - NORTH

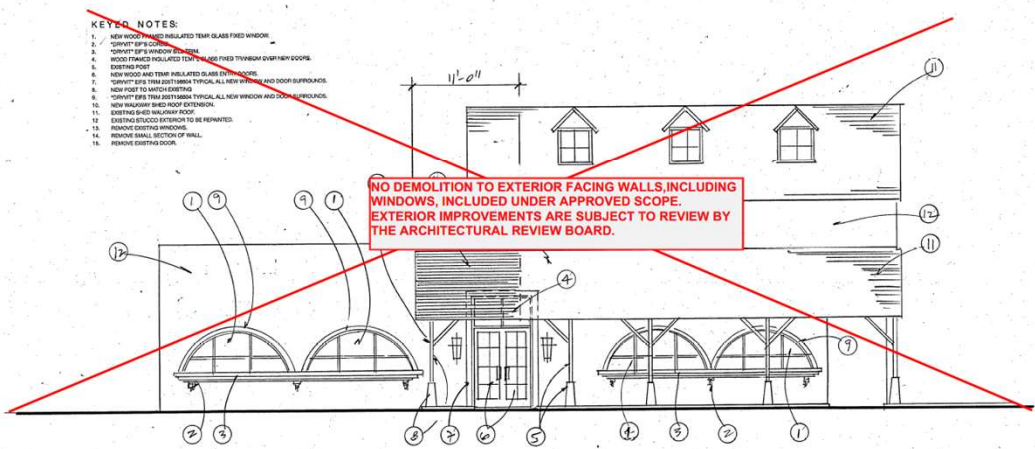


2 EXTERIOR ELEVATION
EXISTING NORTH - EAST FACING
MAIN ENTRANCE

Existing

1/4" = 1'-0"

Proposed



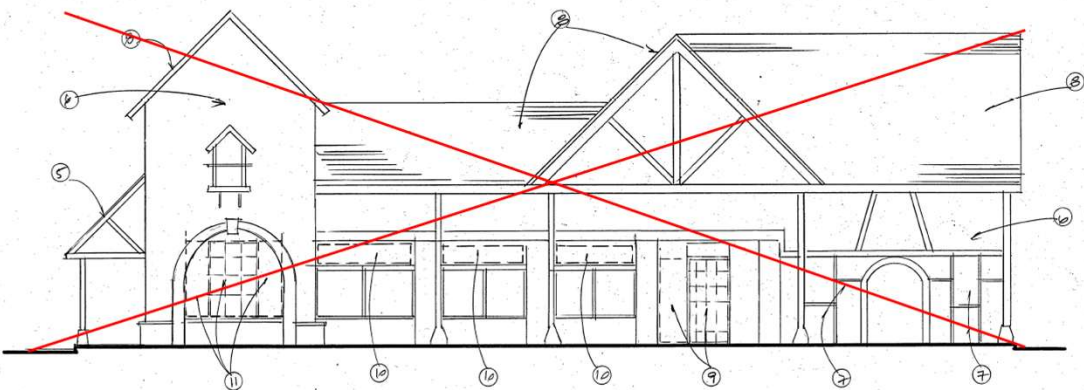
- KEY NOTES:
- 1. NEW WOOD FRAMED INSULATED TEMPER GLASS FIBER WINDOW.
 - 2. "CONVINT" EPS CORE.
 - 3. "CONVINT" EPS WINDOW FRAME.
 - 4. WOOD FRAMED INSULATED TEMPER GLASS FIBER THROUGH GLASS WINDOW.
 - 5. EXISTING DOOR.
 - 6. NEW WOOD AND TEMPER INSULATED GLASS FIBER WINDOW.
 - 7. "CONVINT" EPS TRIM AND TUBING TYPICAL ALL NEW WINDOW AND DOOR SURROUNDS.
 - 8. NEW FIBER TO MATCH EXISTING.
 - 9. "CONVINT" EPS TRIM AND TUBING TYPICAL ALL NEW WINDOW AND DOOR SURROUNDS.
 - 10. NEW INSULATION SHED ROOF EXTENSION.
 - 11. EXISTING 5-1/2" NALOMAY ROOF.
 - 12. EXISTING BRICK EXTERIOR TO BE REPAIRED.
 - 13. REMOVE EXISTING WINDOWS.
 - 14. REMOVE SMALL SECTION OF WALL.
 - 15. REMOVE EXISTING DOOR.

NO DEMOLITION TO EXTERIOR FACING WALLS, INCLUDING WINDOWS. INCLUDED UNDER APPROVED SCOPE. EXTERIOR IMPROVEMENTS ARE SUBJECT TO REVIEW BY THE ARCHITECTURAL REVIEW BOARD.

1 EXTERIOR ELEVATION
NEW NORTH - EAST FACING
MAIN ENTRANCE

1/4" = 1'-0"

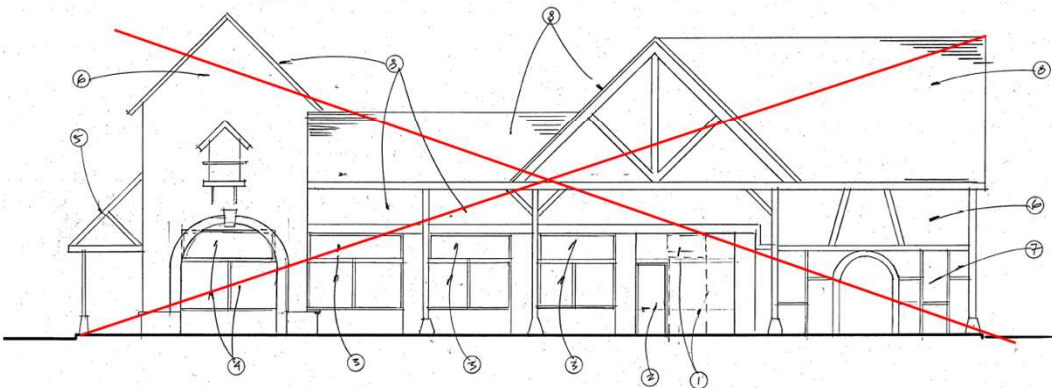
EXISTING VS PROPOSED ELEVATIONS - WEST



Existing

Proposed

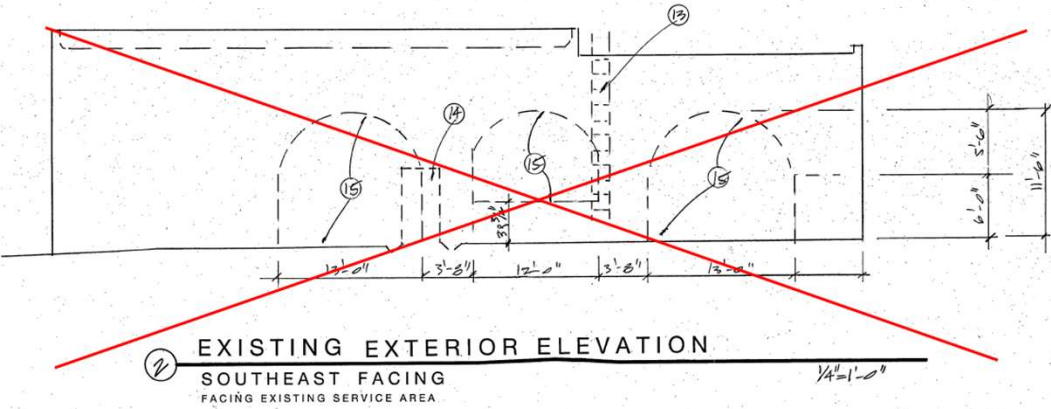
- KEYED NOTES:
- 1. INFILL AREA WHERE EXISTING DOOR AND SIDE LITES WERE REMOVED WITH EXISTING GLASS TO MATCH ADJACENT EXISTING ETUDES.
 - 2. NEW EXT DOOR INSULATED METAL FINISH.
 - 3. NEW TRANSOM OVER EXISTING WOOD FRAMED PINE GLASS WINDOW, ALL GLASS TO BE NEW INSULATED TEMPERED GLASS.
 - 4. NEW WOOD TRANSOM PINE TRIMMED INSULATED GLASS WINDOW WITH TRANSOM ABOVE.
 - 5. EXISTING SHED ROOF OVER EXISTING SIDE LITE.
 - 6. EXISTING STUCCO EXTERIOR WALL FINISH.
 - 7. EXISTING BRICK ROOF TO REMAIN AS IS.
 - 8. EXISTING BRICK ROOF TO REMAIN AS IS.
 - 9. REMOVE EXISTING DOOR AND BRILL ADJACENT WALL SECTION.
 - 10. REMOVE EXISTING PANEL OVER WINDOW TO MAKE ROOM FOR NEW TRANSOM.
 - 11. REMOVE EXISTING GLASS WINDOW AND ADJACENT SMALL PORTION OF WALL TO MAKE ROOM FOR NEW WINDOW WITH TRANSOM ABOVE.



1 EXTERIOR ELEVATION
NEW ELEVATION FACING BROADWAY

1/4" = 1' - 0"

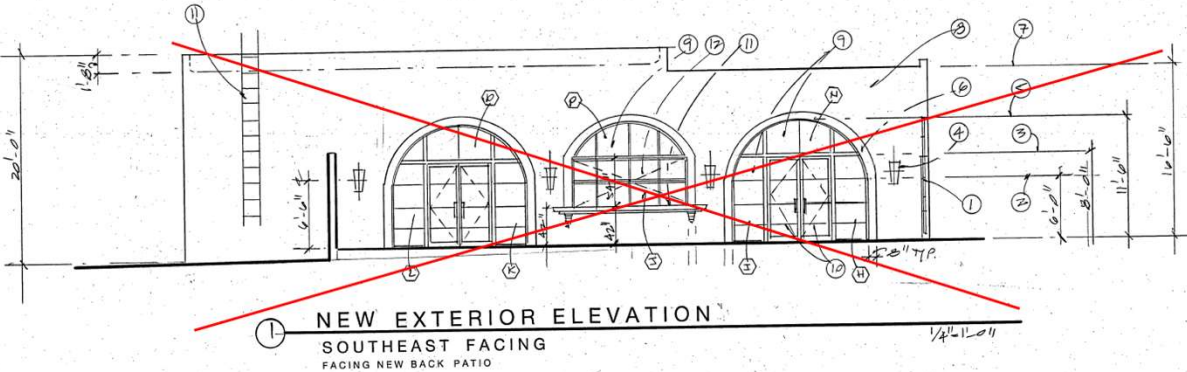
EXISTING VS PROPOSED ELEVATIONS - EAST



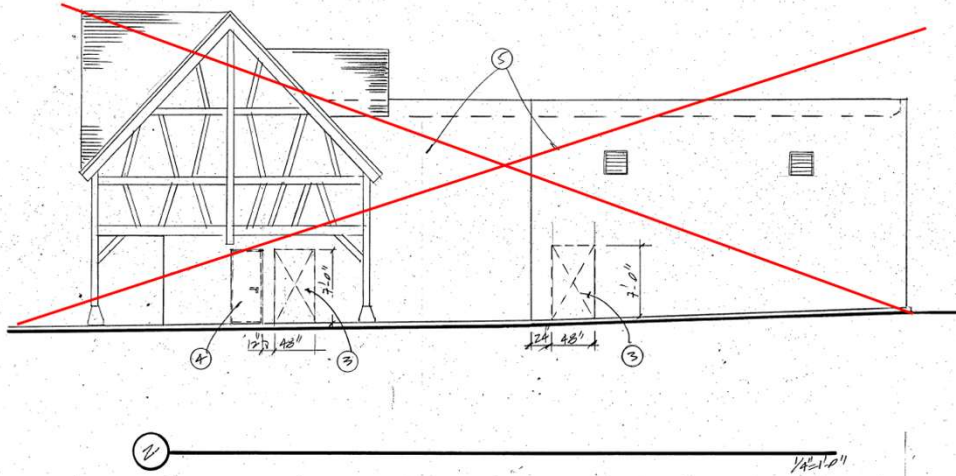
Existing

Proposed

- KEYED NOTES
1. NEW WROUGHT IRON DOUBLE GATES BY OTHERS.
 2. SPRING POINT OF ARCH.
 3. TOP OF DOOR, TRANSOM OF TRANSOM ABOVE.
 4. TYPICAL NEW CUTTING BOARD, TO BE SELECTED.
 5. TOP OF ANCHORED TRANSOM, AND TOP OF WROUGHT IRON GATE.
 6. "DRY" JUST INSIDE THE TYPICAL ALL OPENING UNFOLDED.
 7. TOP OF EXISTING LOWER PORTICO BUILDING.
 8. PAINT ALL EXISTING BUILDING EXTERIOR IN OPERA COLOR.
 9. STEEL AND TEMPERED INSULATED LOW IRON GLASS UNITS AND TRANSOM ABOVE.
 10. NEW STEEL AND TEMPERED INSULATED LOW IRON GLASS DOUBLE 50' X 80' DOORS.
 11. NEW 50' X 80' BOARDSTONE EXTERIOR BAR DOOR/TRANSOM.
 12. NEW STEEL AND INSULATED TEMPERED LOW IRON GLASS.
 13. UNFOLDING 4' GATES OF POWER OPERATED WINDOW, AS CUSTOM MANUFACTURED BY "RENTLY" SAME HINGING.
 14. RELOCATING RELOCATE ROOF ACCESS LADDER.
 15. REMOVE EXISTING DOOR.
 16. CUT NEW OPENINGS IN EXTERIOR WALL FOR NEW DOORS, TRANSOMS, SIDE LITES AND TRANSOMS. PROVIDE SHORING AND UNITS AS REQUIRED.

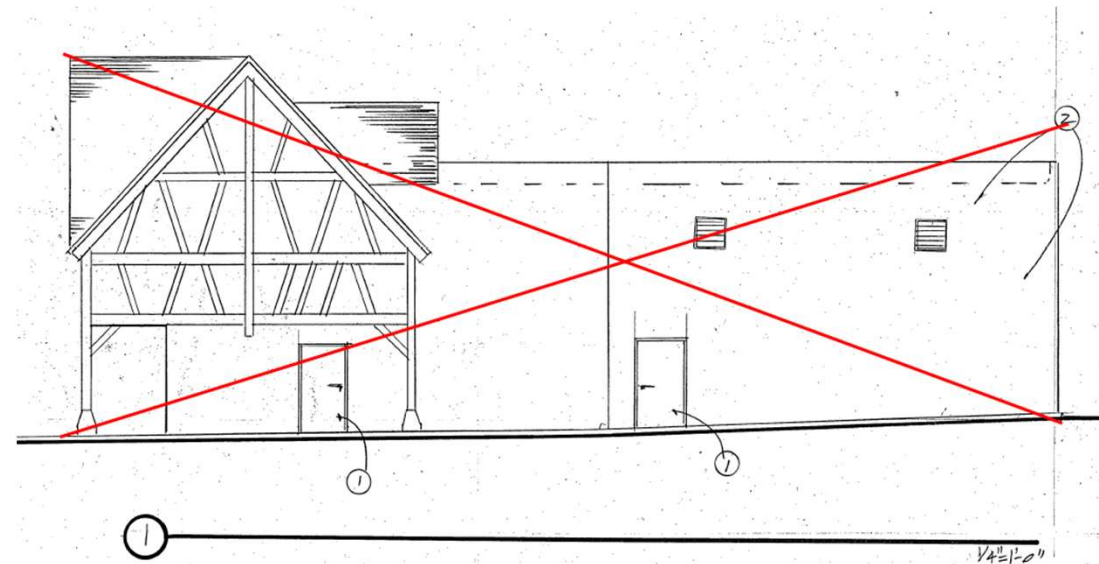


EXISTING VS PROPOSED ELEVATIONS - SOUTH



Existing

Proposed



POLICY ANALYSIS



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