

BOARD OF ADJUSTMENT

CASE NO. 2369

321 ARGO AVE

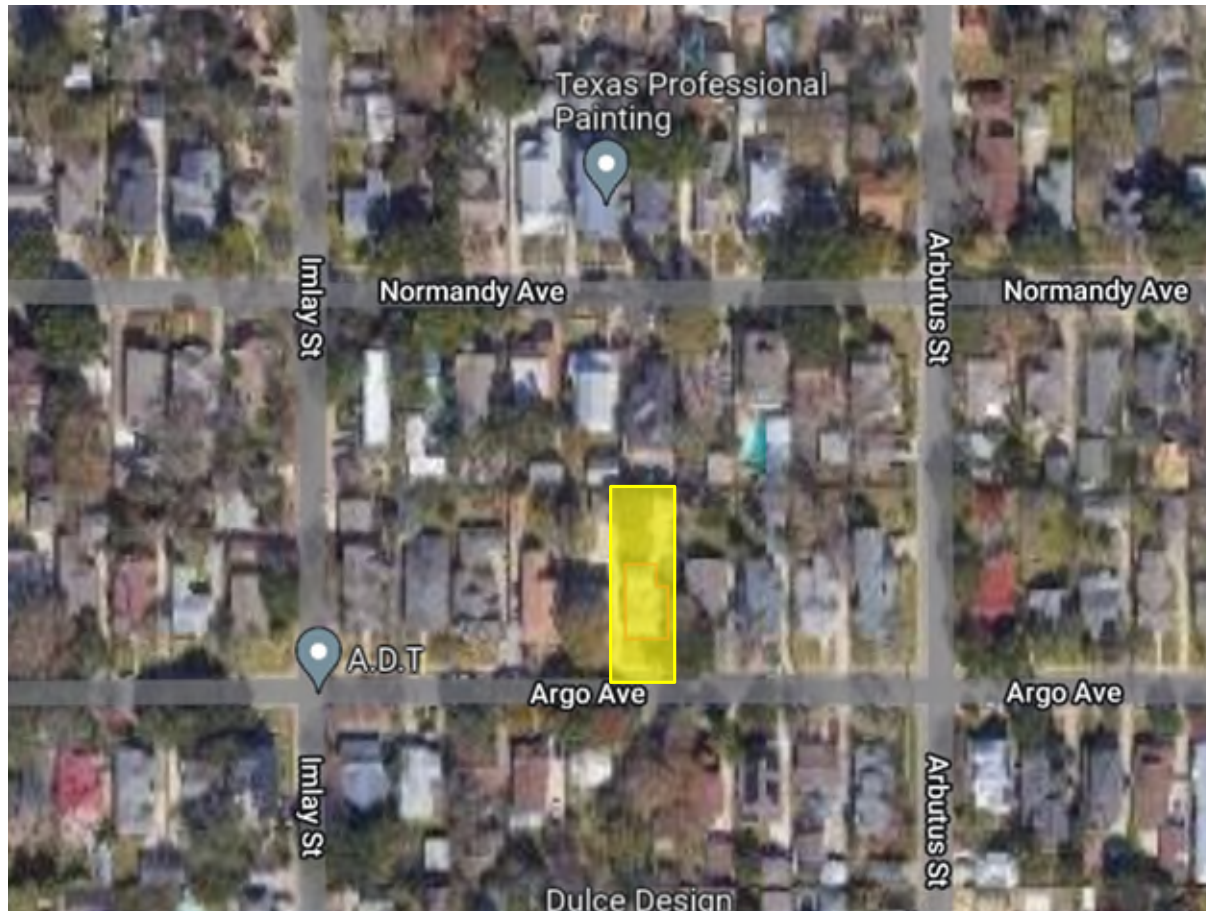


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

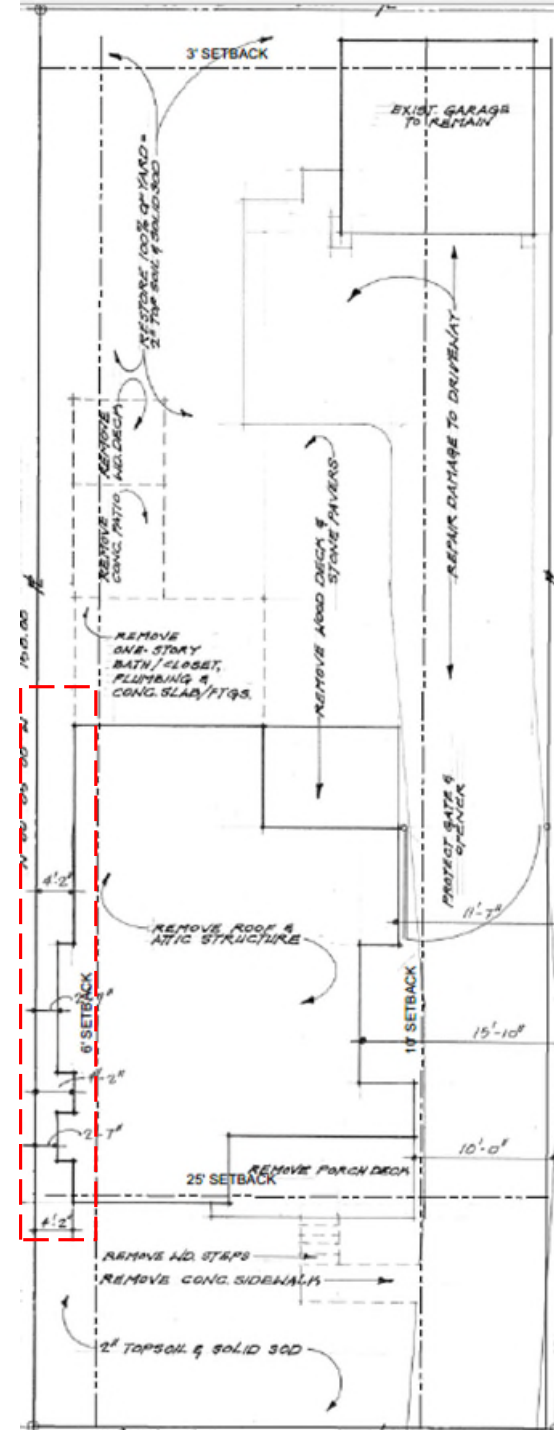
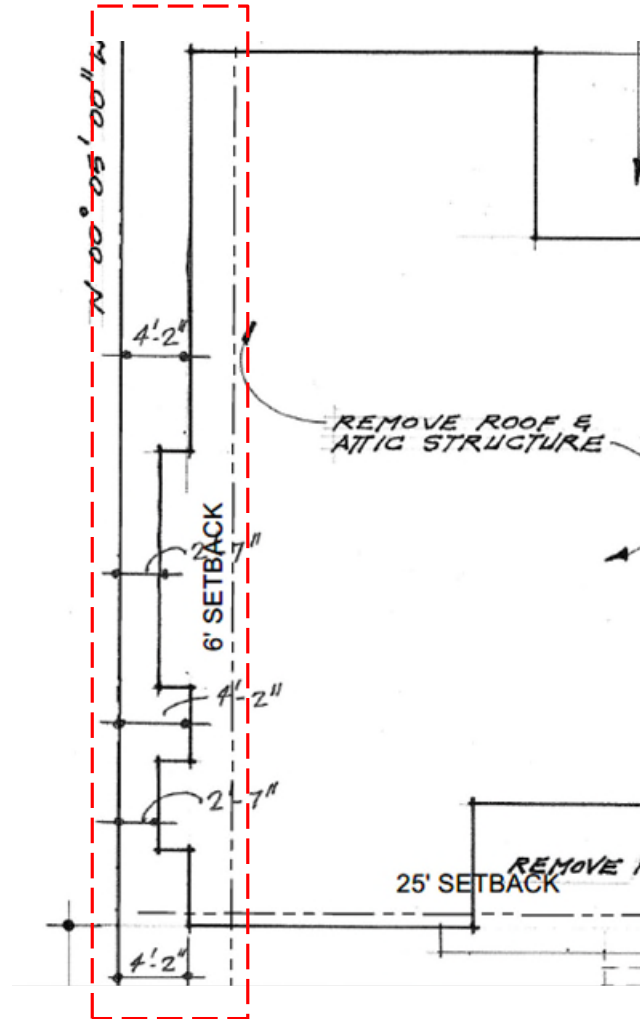


PROPERTY



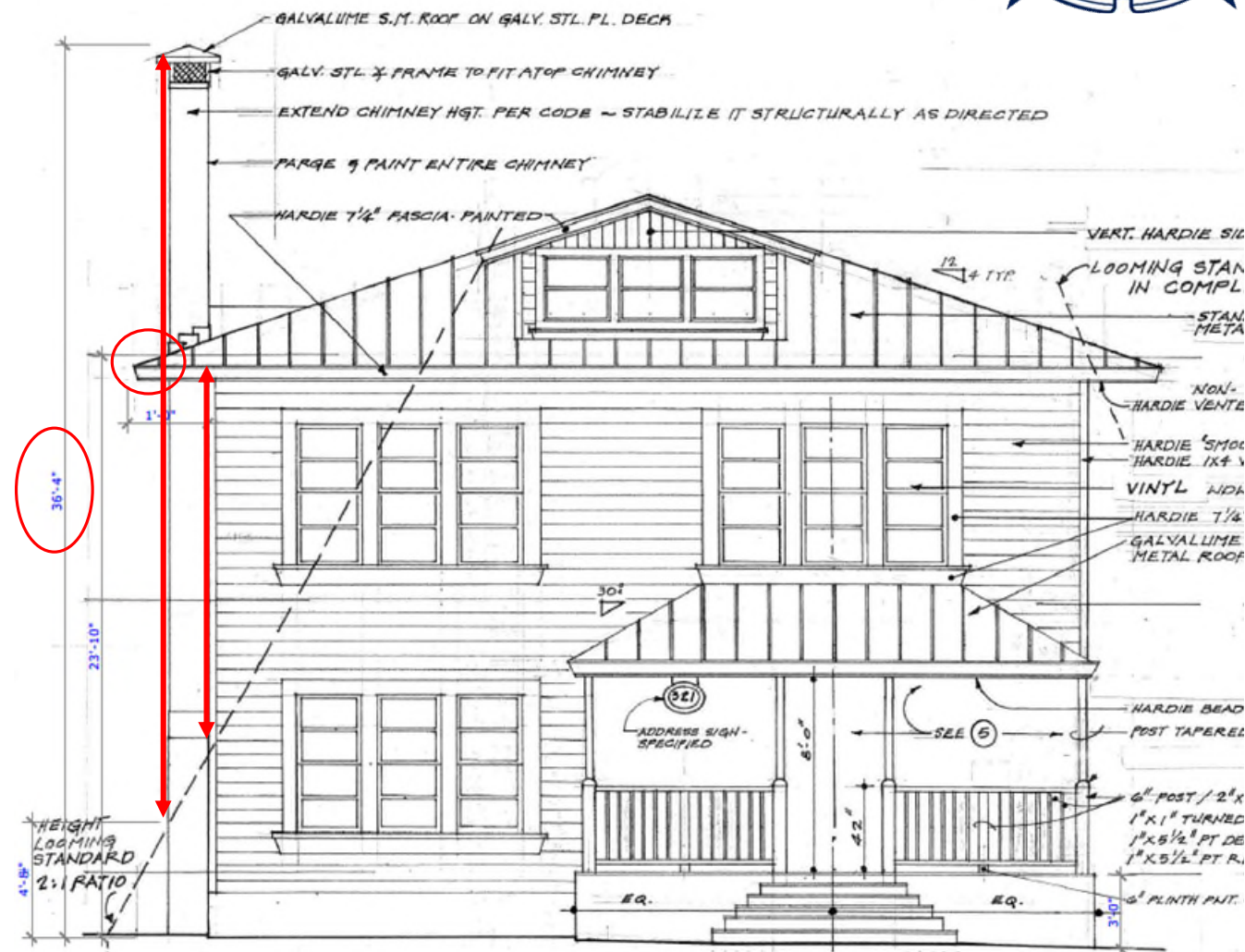
- SF-B
- North side between Imlay St and Arbutus St
- 2nd Story Addition
- Tabled from December 07, 2022

EXISTING SITE PLAN



EXISTING CONDITIONS





REVISED FRONT ELEVATION

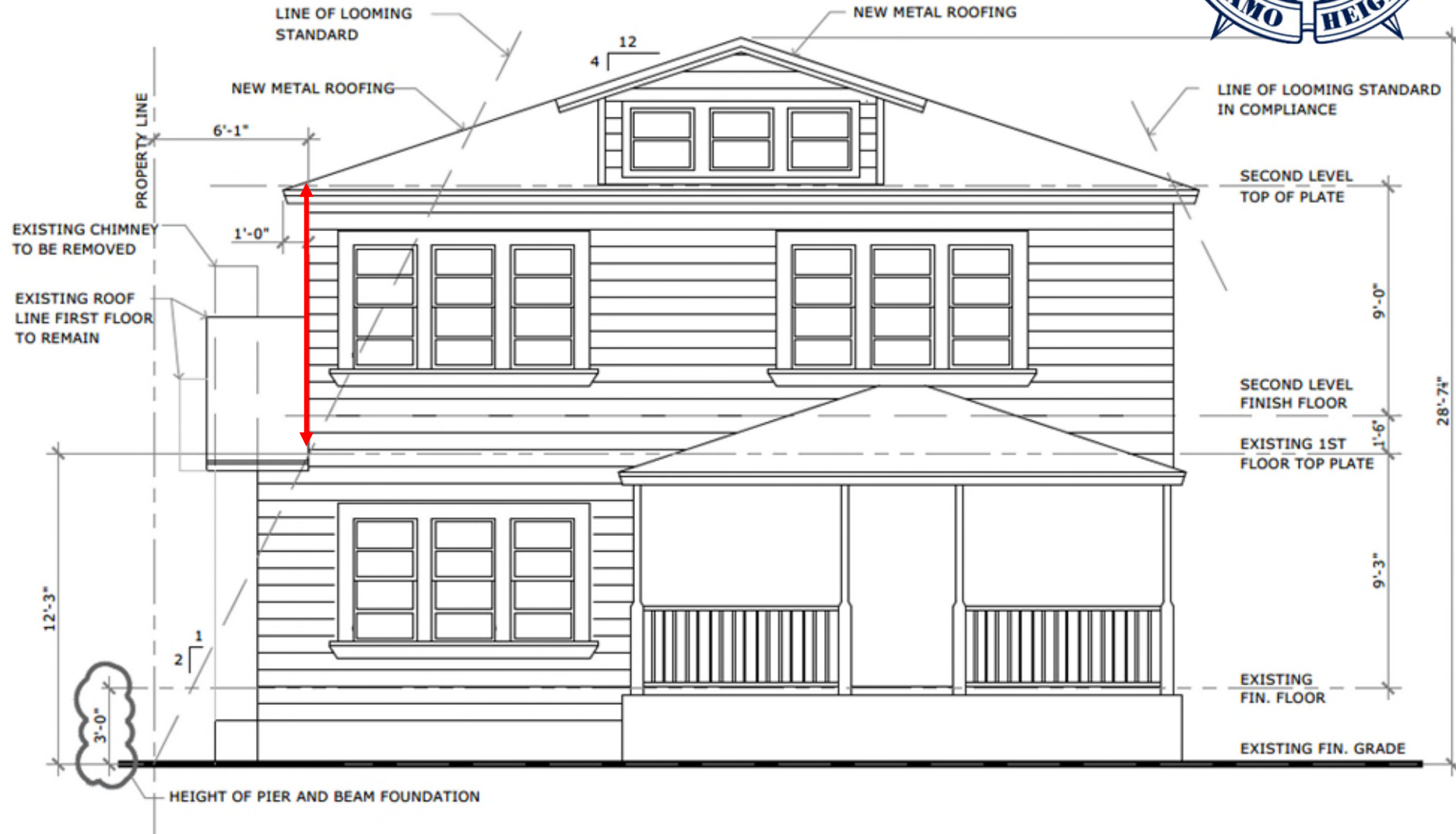


Chimney

- Eliminates #1 & 2: Removal of improvement addresses overall height and looming standard encroachment for chimneys

2nd Story Offset

- Decreases #3: 10ft 6-inch encroachment, reduced by 5ft 2-inches, instead of 15ft 8-inches
- Eliminates #4 – Proposed 5ft 1-inch eave/overhang setback



ORIGINAL WEST ELEVATION



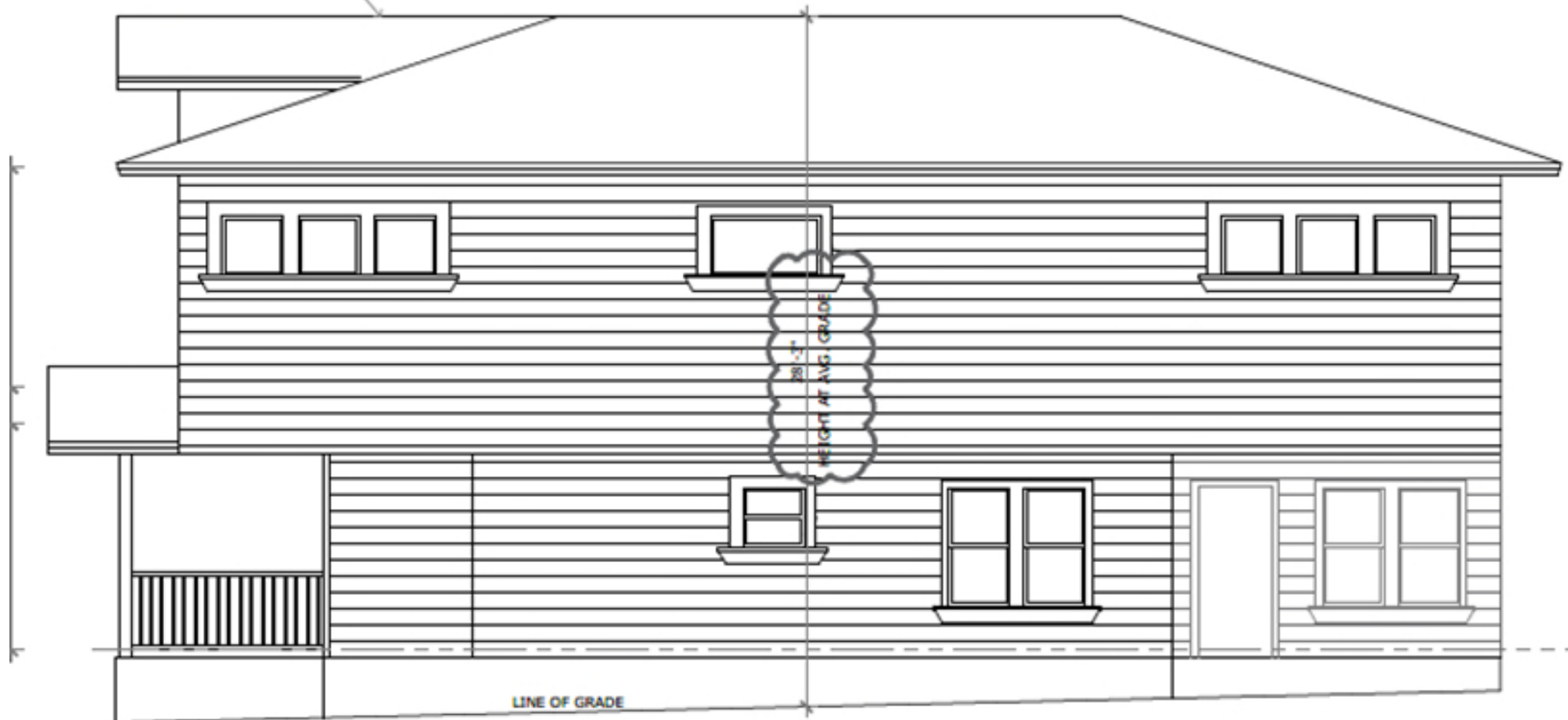
REVISED WEST ELEVATION



EAST ELEVATION



DASHED LINE INDICATES NEW
PROPOSED CONSTRUCTION



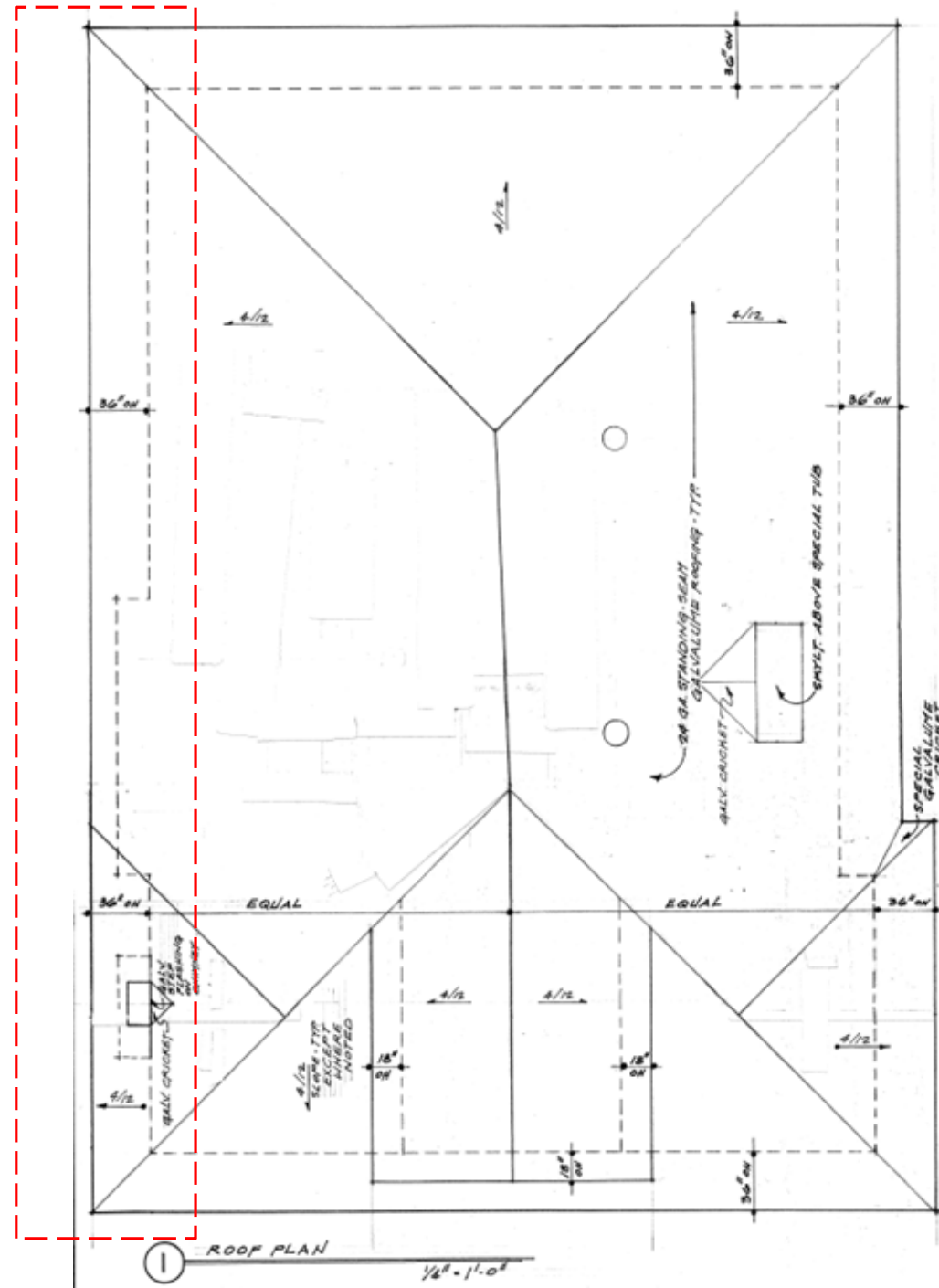
Overall Height from Average Grade

- Original: 30ft (allowed with 2ft pier and beam foundation bonus)
- Revised: 28ft 3-inches

SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED ROOF PLAN



POLICY ANALYSIS



- **Hardships**

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

- **Considerations**

- The existing main structure is non-conforming.
- Preservation of the existing main structure limits placement of improvements.
- Revisions eliminated three (3) of the originally requested four (4) variances.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (1) Neutral: (0)
 - Oppose: (1)



BOARD OF ADJUSTMENT

CASE NO. 2381

5800 BROADWAY ST



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

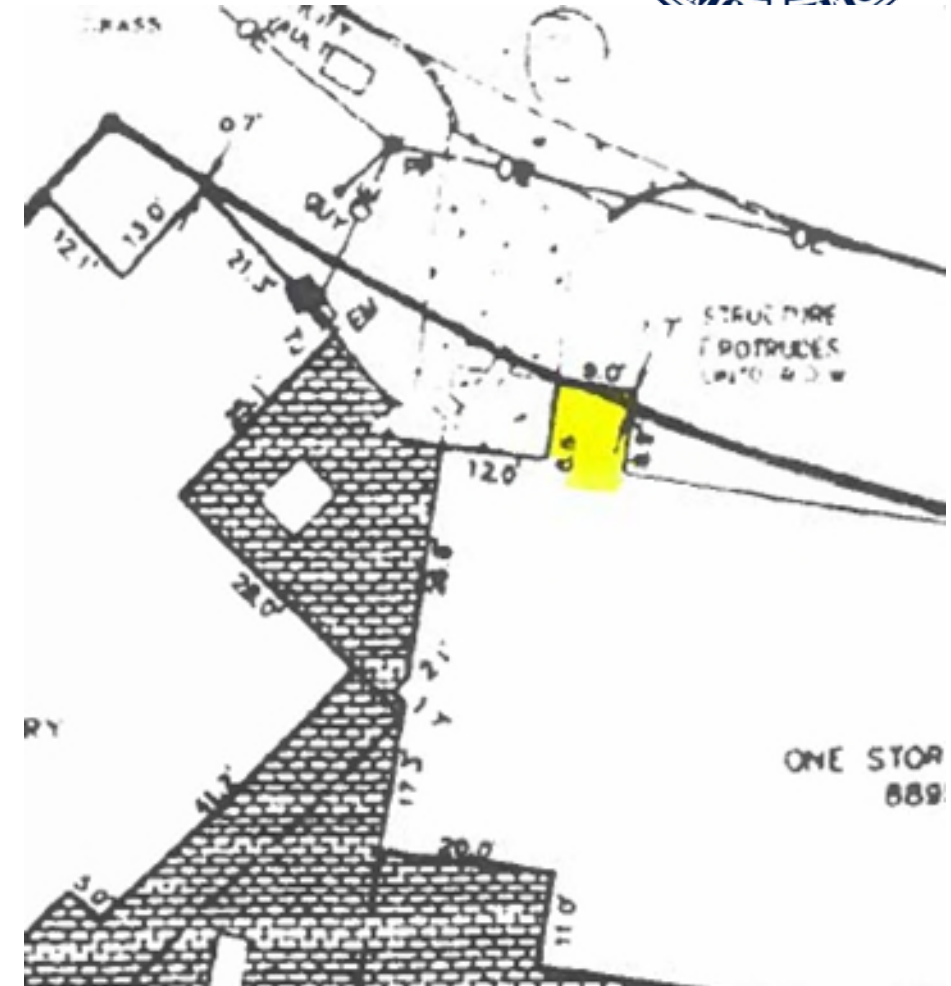
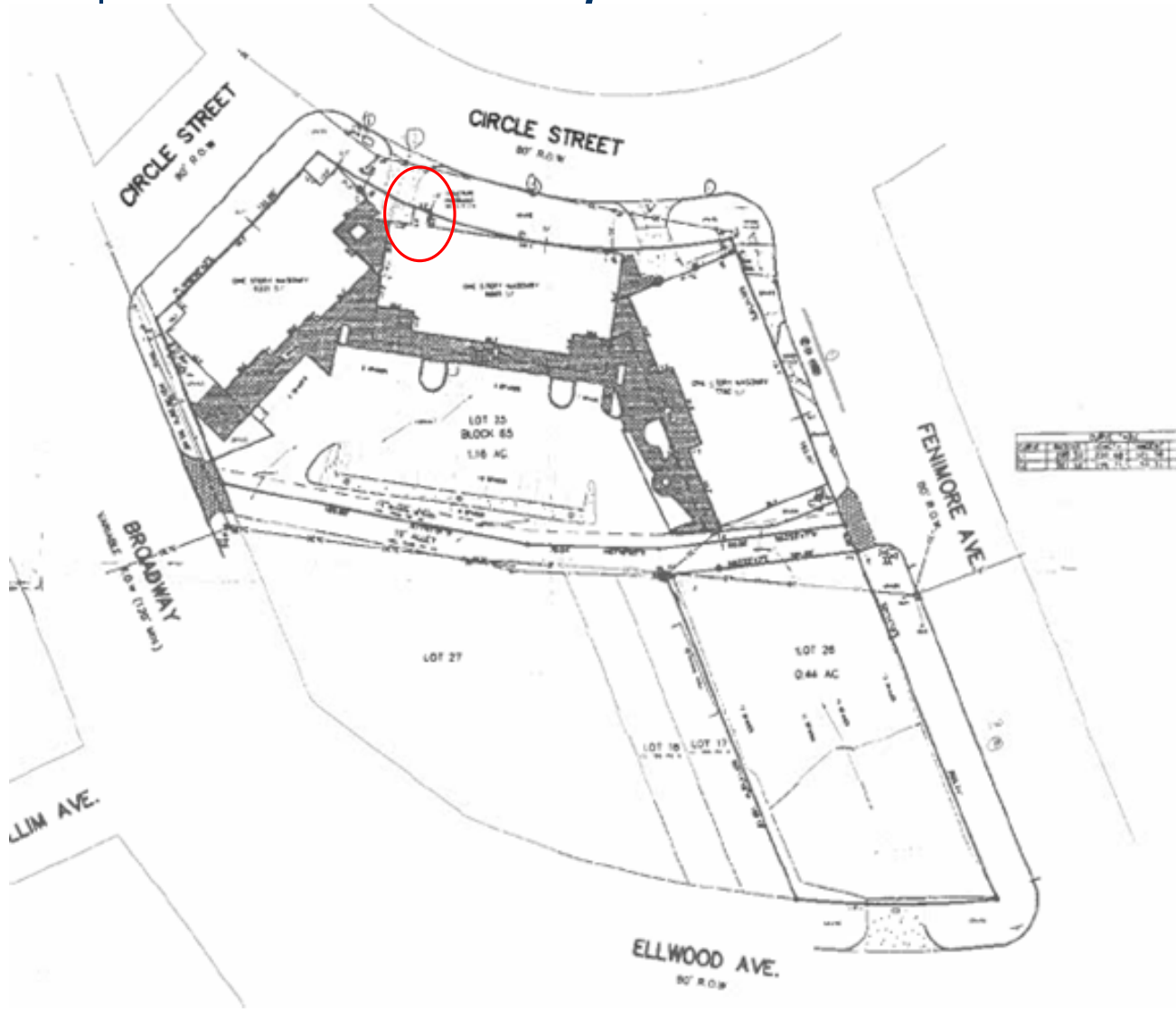


PROPERTY



- B-1
- East side of Broadway St
- Storage Shed

EXISTING/PROPOSED SITE PLAN



PROPOSED CONDITIONS



Cambridge Shopping Center

6" GAP

Proposed
Bldg.
9'8" x 9'8"

Dumpster

6"

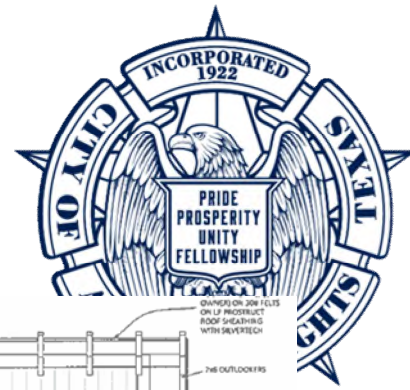
SIDEWALK

GRASS

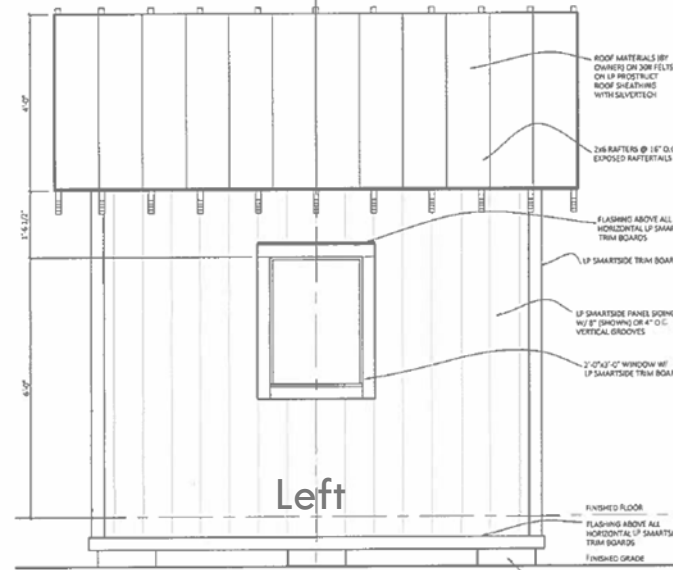
CIRCLE ST.



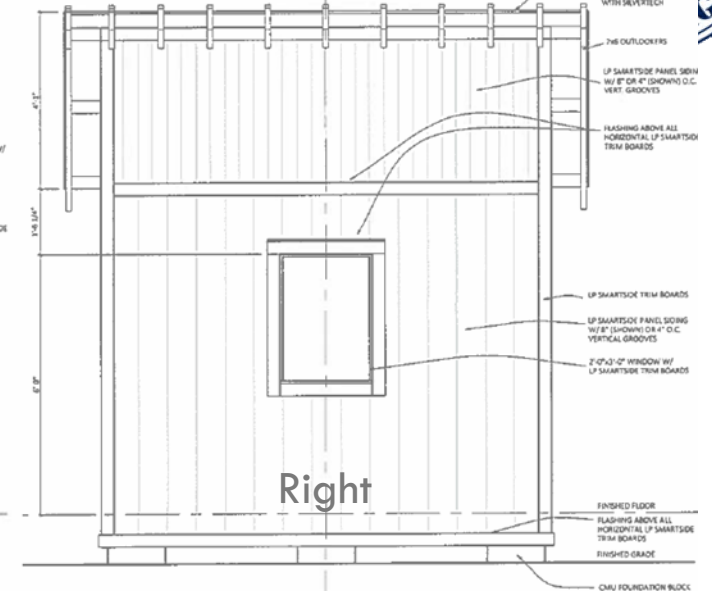
PROPOSED ELEVATIONS



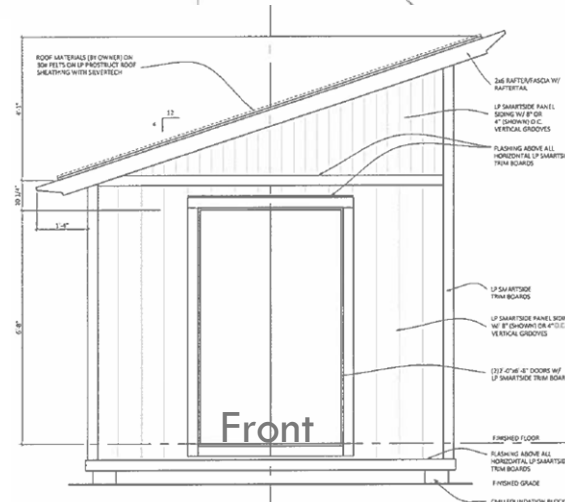
Front



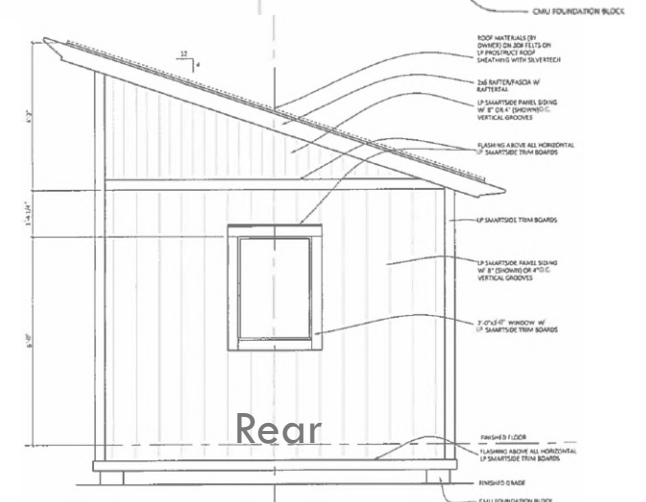
Left



Right



Front



Rear

Size: 10ft by 10ft (100sq ft)
 Top of Plate from FF: 7ft 6-½ inches
 Top of ShedRoof from FF: 11ft 6-½ inches

POLICY ANALYSIS



- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - Preservation of the existing non-conforming commercial use structure limits placement of improvements.
 - Subject to double frontage regulations.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (1)

