

**BOARD OF ADJUSTMENT
CASE NO. 2403
301 LAMONT AVE**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY








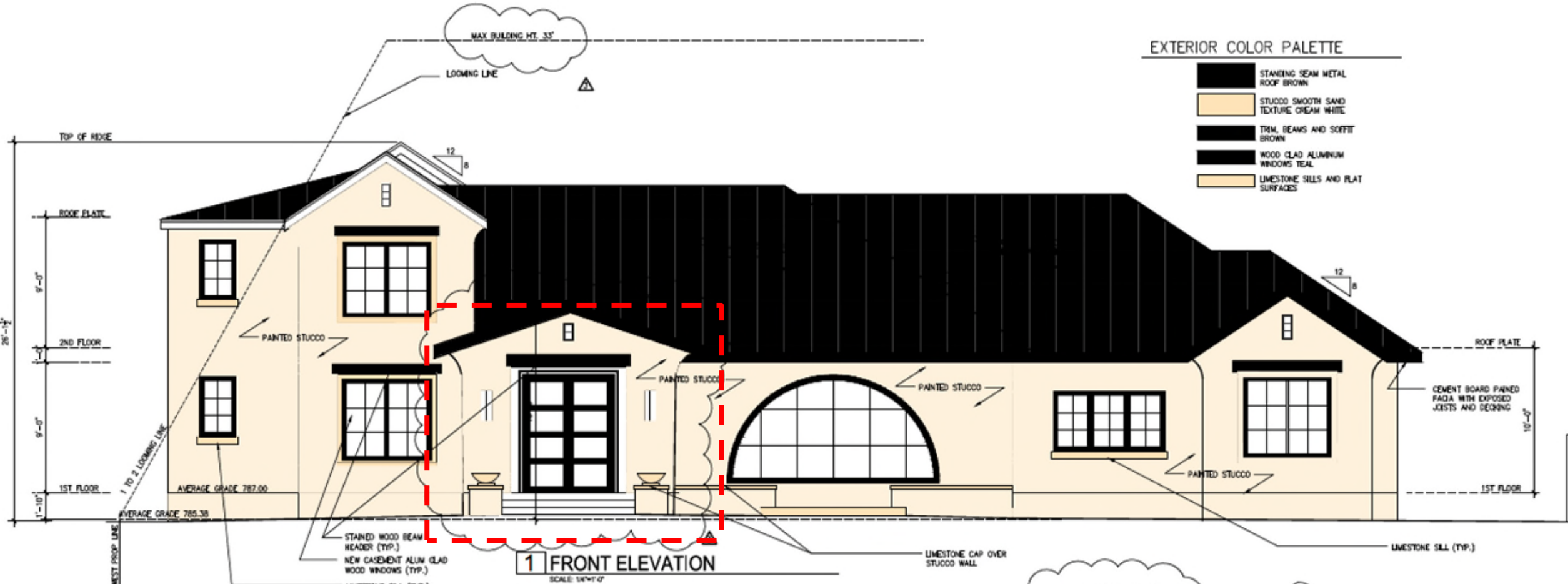
- Single-Family Dwelling District A (SF-A)
- North side of street at intersection of Nacogdoches Rd
- Addition

EXISTING CONDITIONS

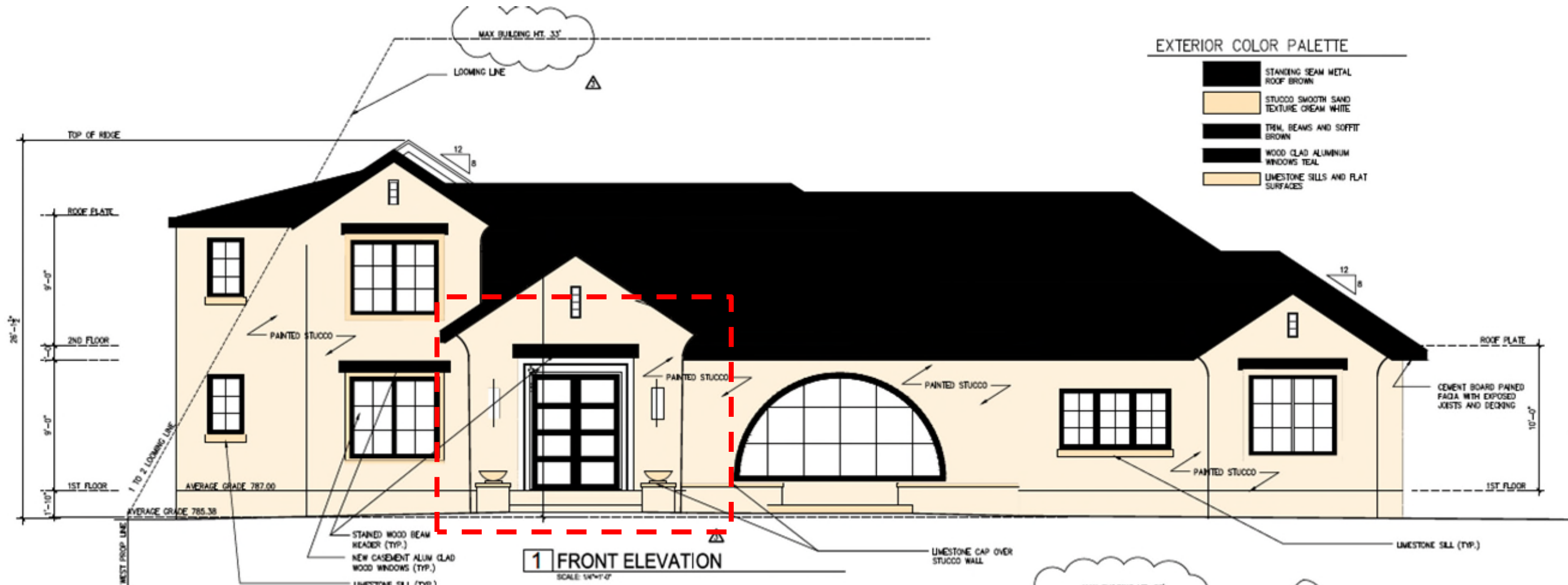


EXTERIOR COLOR PALETTE

	STANDING SEAM METAL ROOF BROWN
	STUCCO SMOOTH SAND TEXTURE CREAM WHITE
	TRIM, BEAMS AND SOFFIT BROWN
	WOOD CLAD ALUMINUM WINDOWS TEAL
	LIMESTONE SILLS AND FLAT SURFACES



EXISTING CONDITIONS



POLICY ANALYSIS



- **Hardships**

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

- **Active Permit**

- Staff issued a permit for improvements compliant with current zoning regulations.



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: (5) Neutral: (0)
 - Oppose: (0)



**BOARD OF ADJUSTMENT
CASE NO. 2404
415 & 423 EVANS AVE**

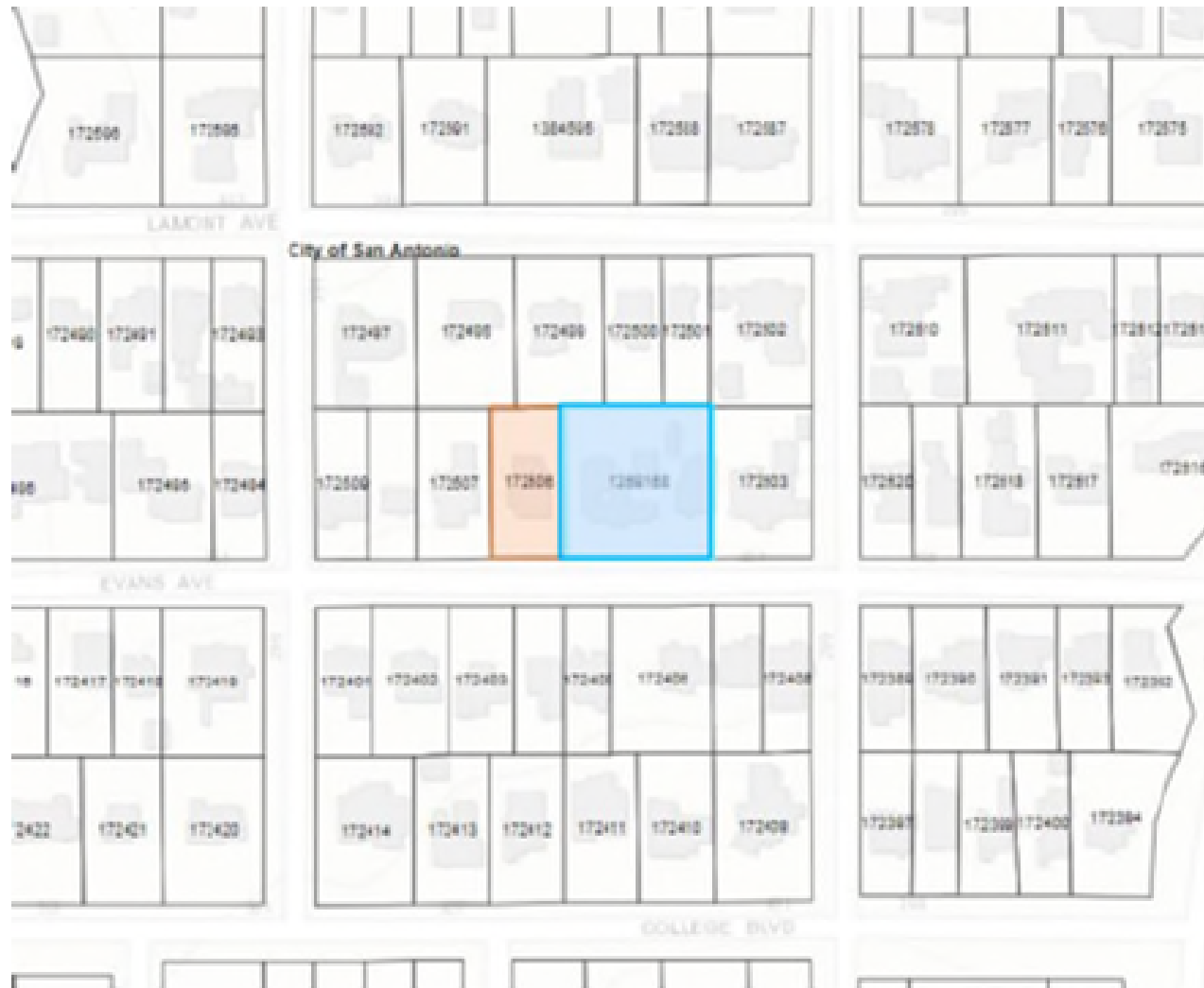


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

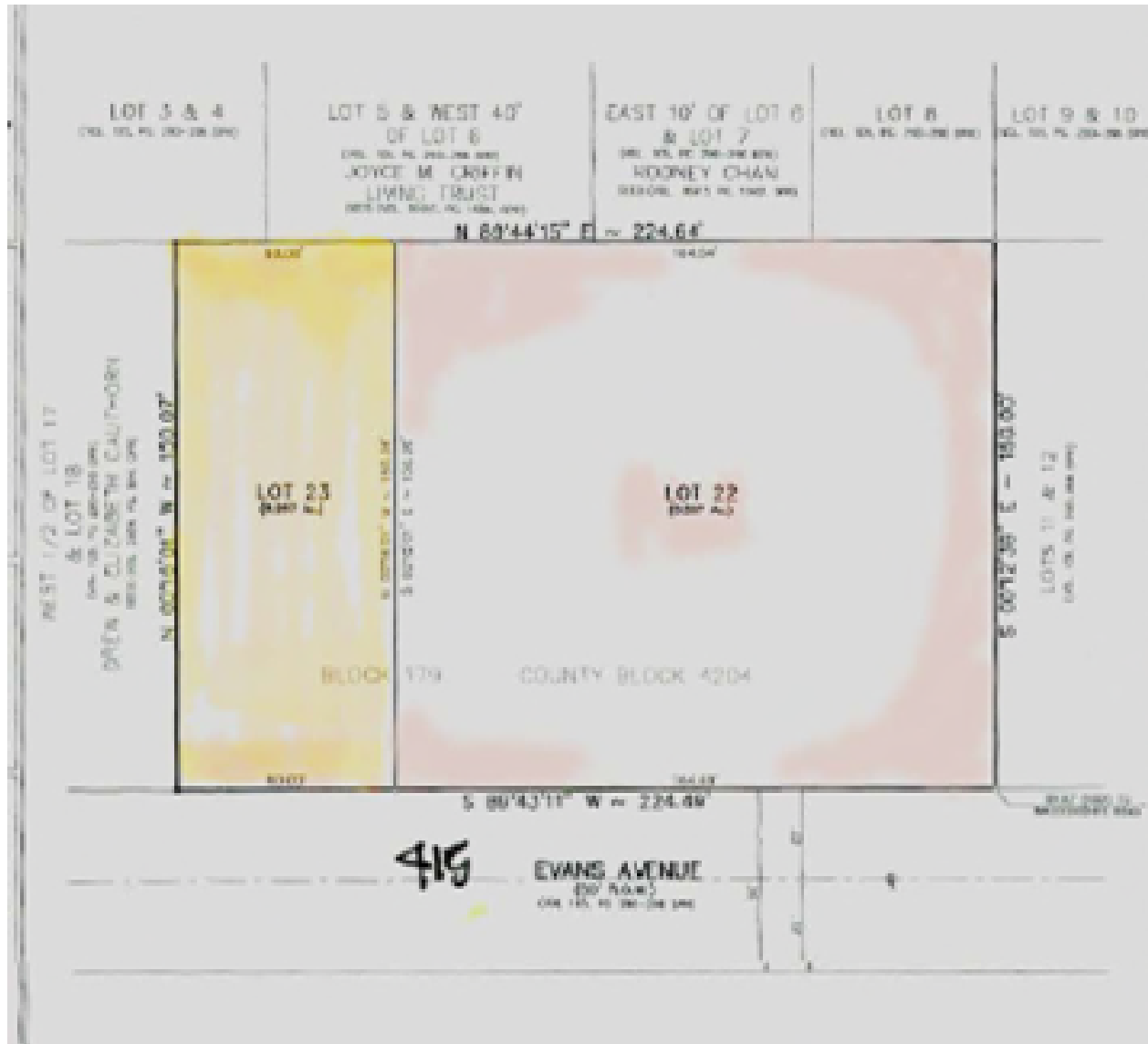


PROPERTY

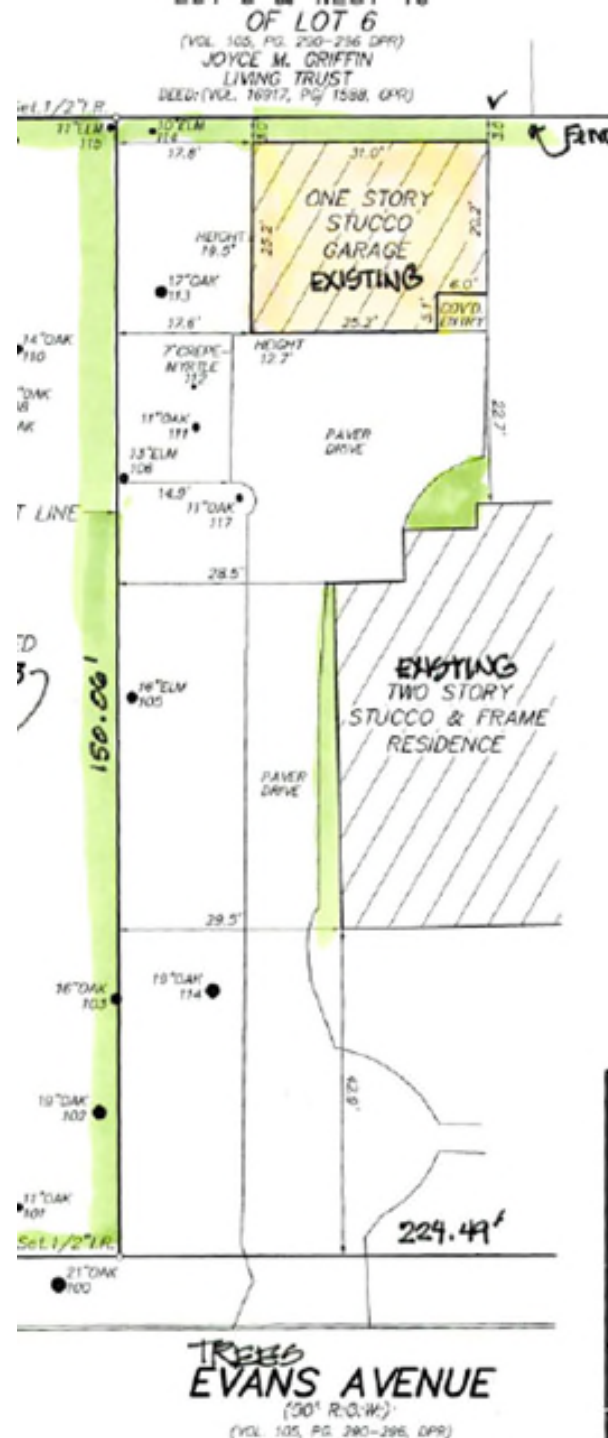


- Single-Family Dwelling District A (SF-A)
- North side of street, west of Nacogdoches Rd
- Garage Addition
- Self-Identified

BACKGROUND



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



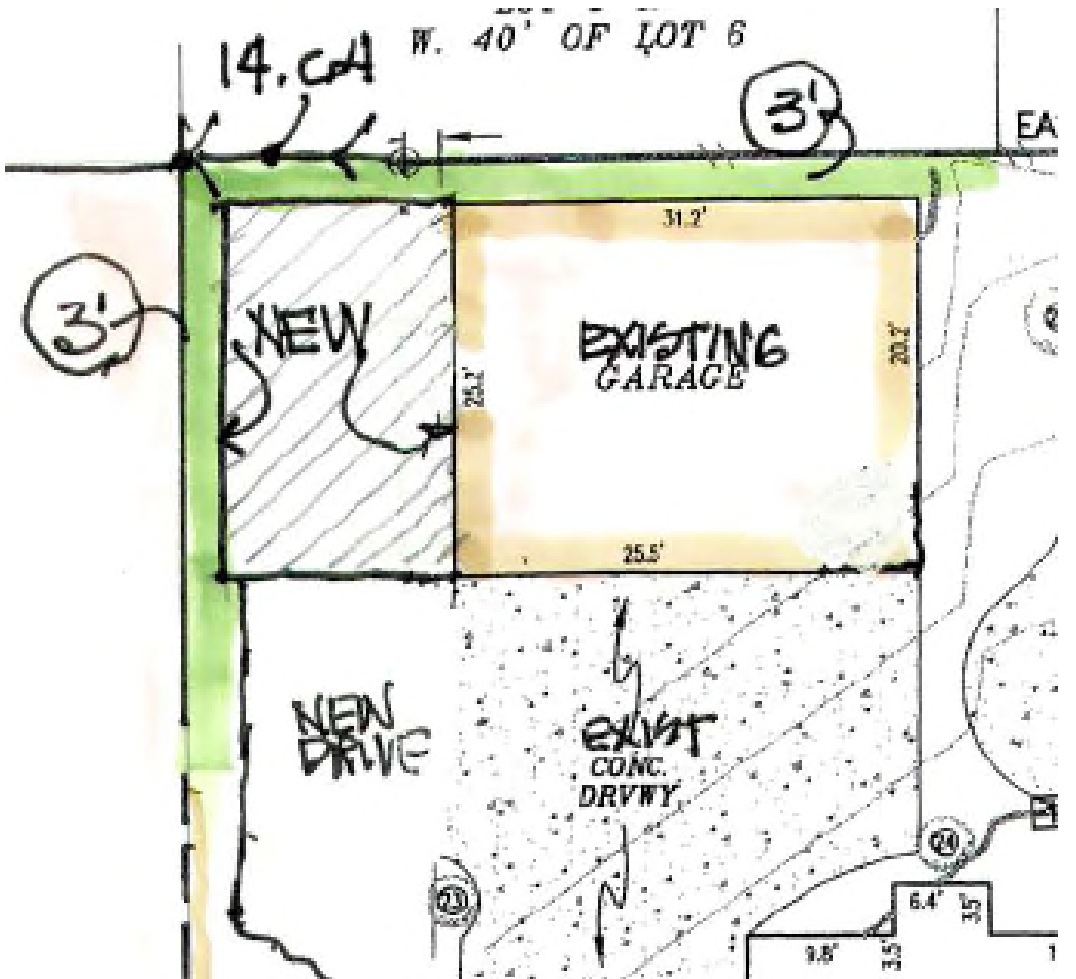
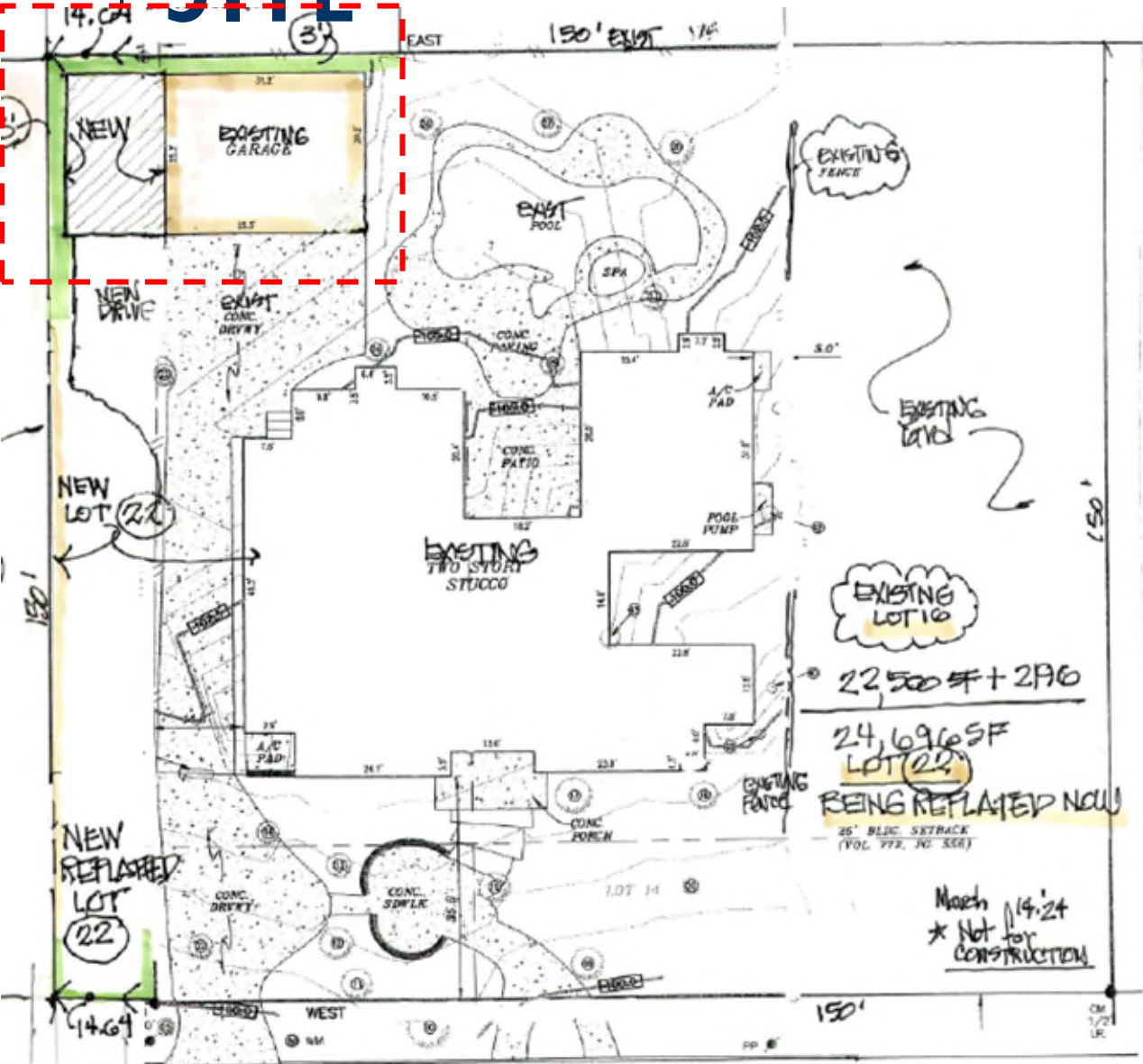
EXISTING CONDITIONS



EXISTING CONDITIONS

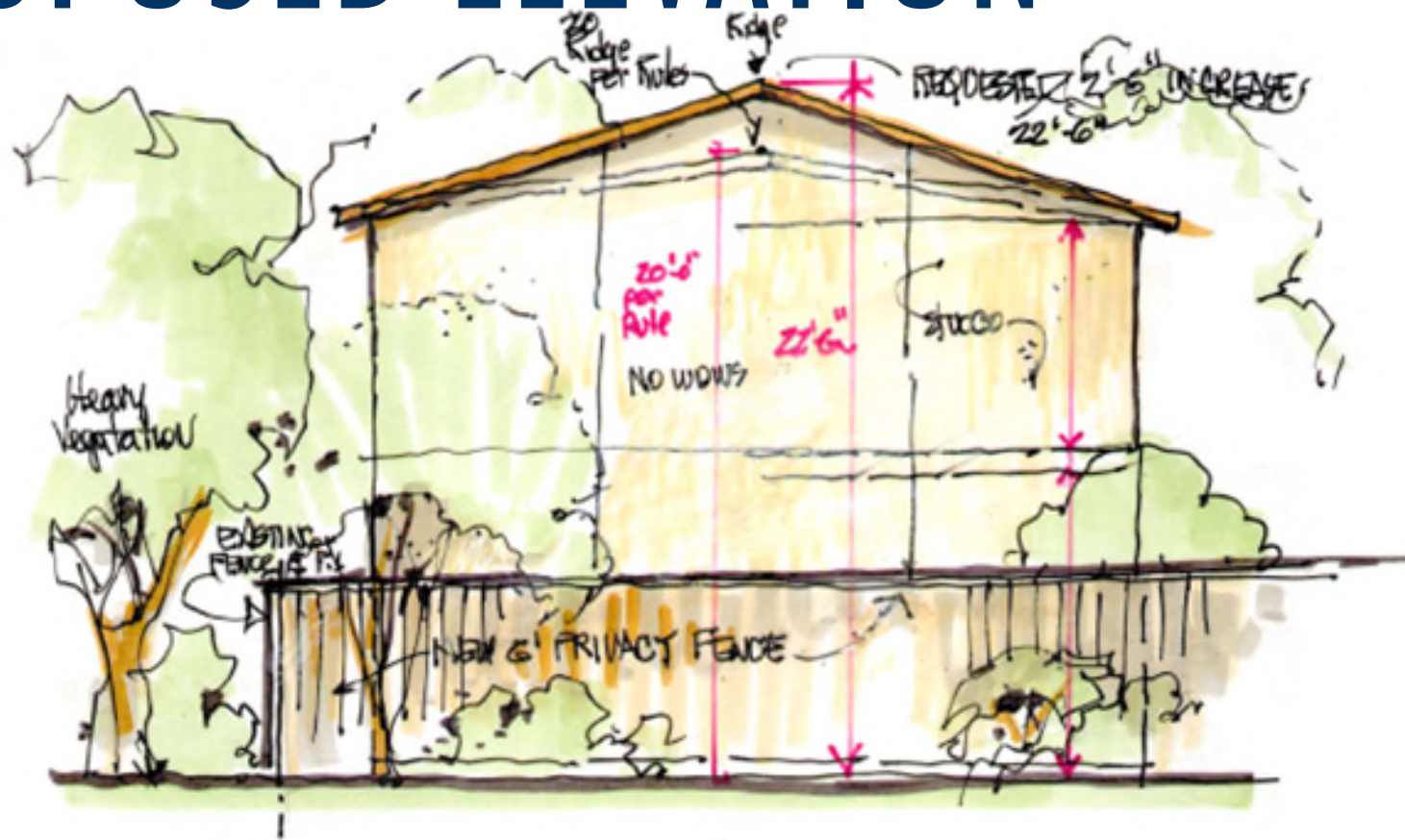


SITE





PROPOSED ELEVATION



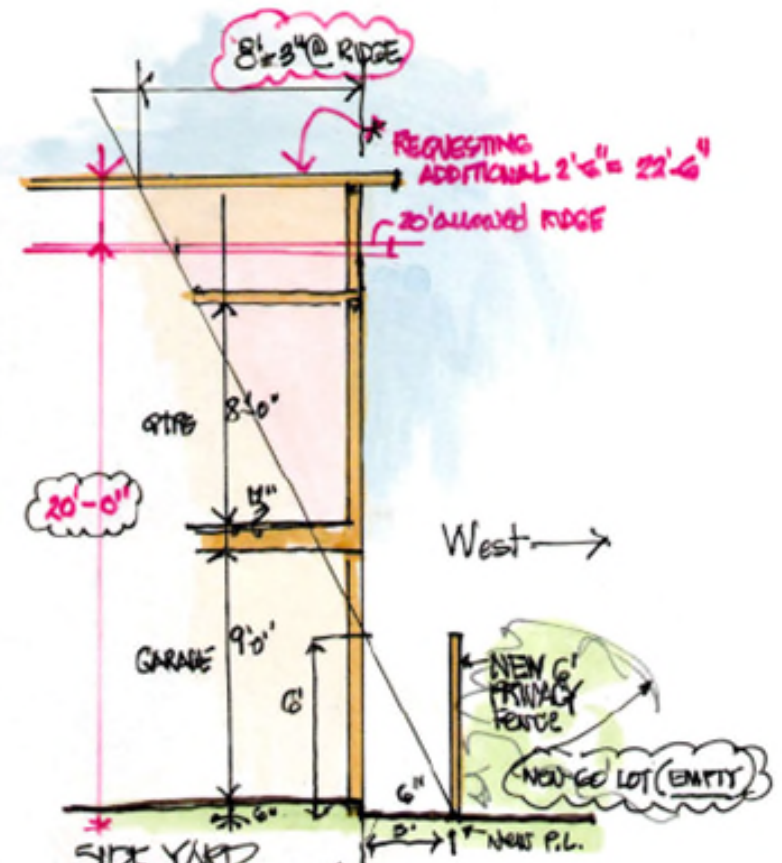
• PROPOSED SIDE ELEVATION (WEST)
COLLING VARIANCE REQUEST
415 ELMWOOD ALAMO HEIGHTS TEXAS



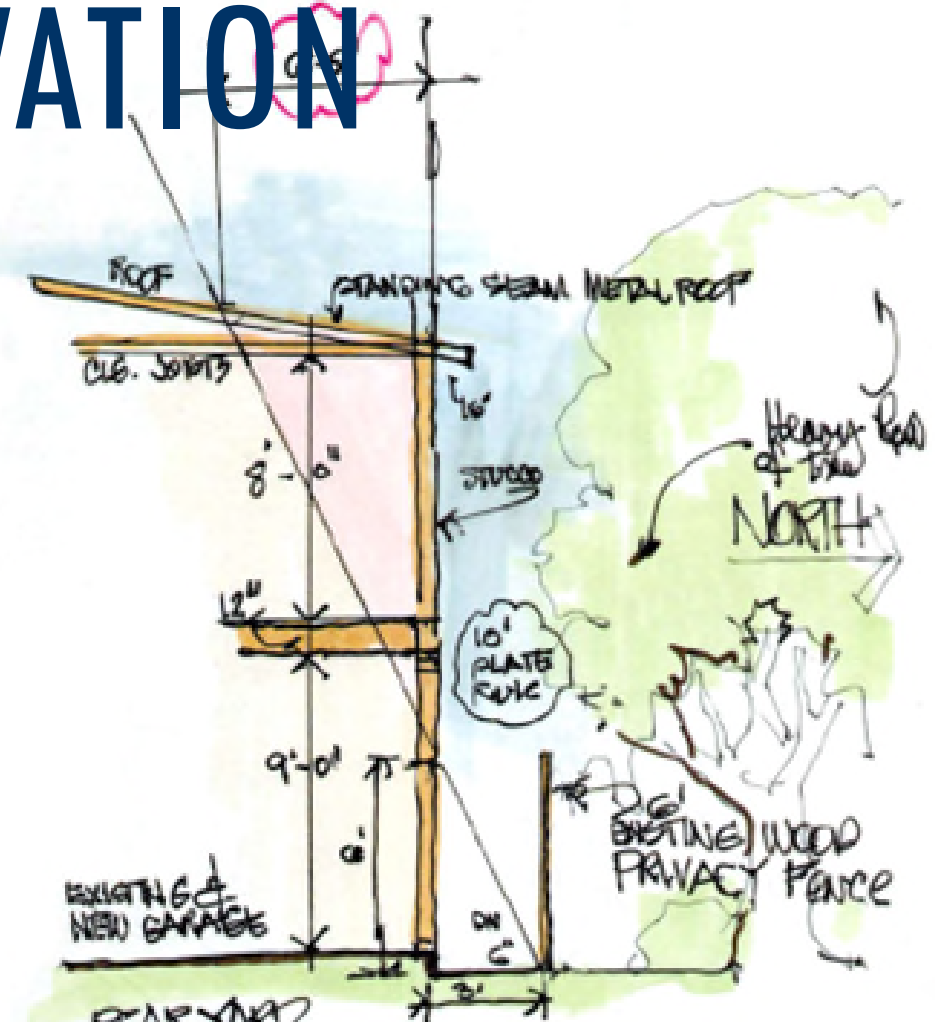
Christy Morales Architects
Madeline G. Chesney AIA
March 14-24



PROPOSED ELEVATION



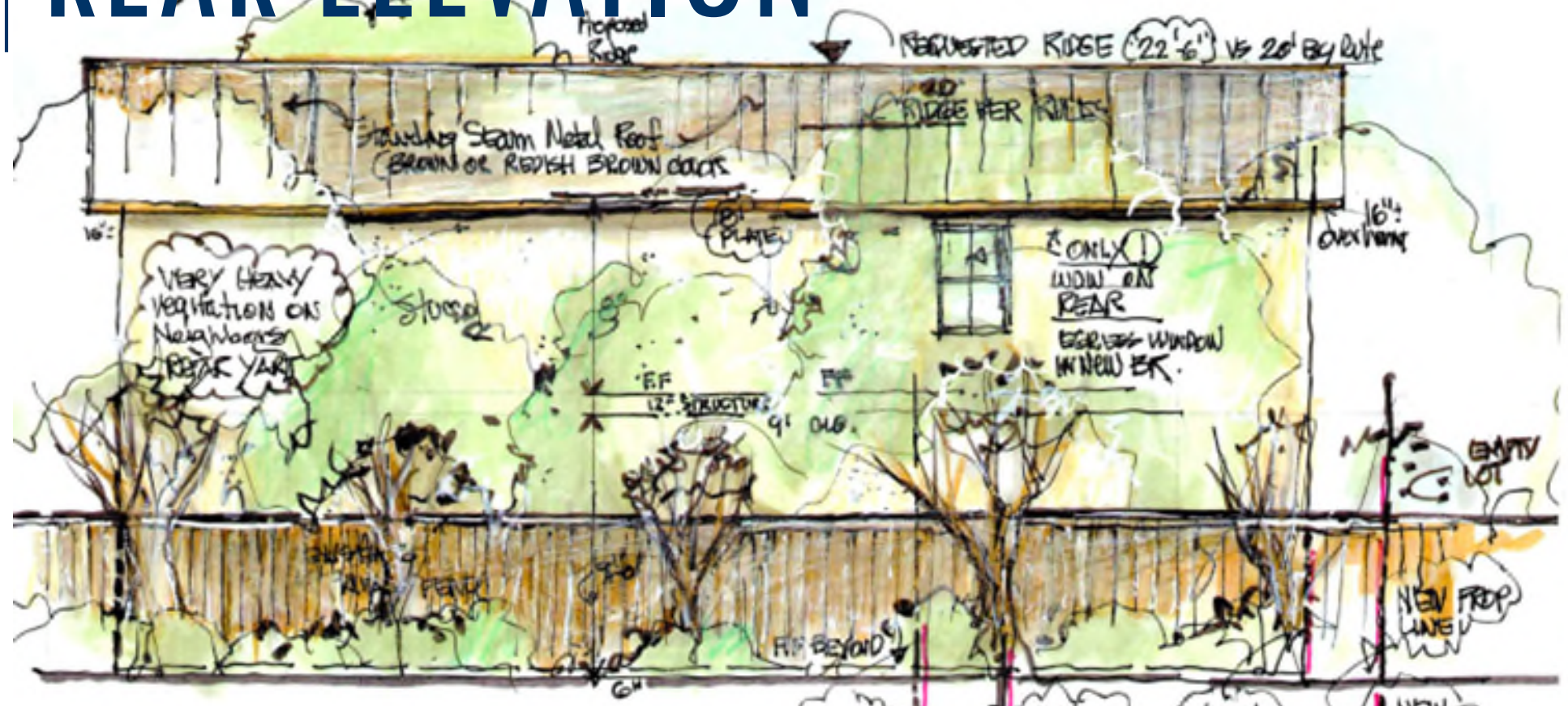
"HEIGHT LOOMING" EXHIBIT
 COLLINS RESIDENCE
 45 EVANS ALAMO HEIGHTS TX
 1/4" = 1'-0"
 March 14, 2024
 Malcolm G. Chesney



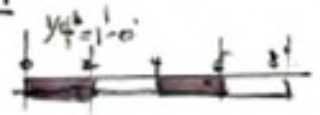
"HEIGHT LOOMING" EXHIBIT
 COLLINS RESIDENCE
 45 EVANS ALAMO HEIGHTS TX.
 1/4" = 1'-0"
 March 14, 2024
 Malcolm G. Chesney



REAR ELEVATION



● PROPOSED REAR ELEVATION
COLING VARIANCE REQUEST
415 EVANS ALAMO HEIGHTS TEXAS



Chowen Meeley Architects
Architects
Natalia G. Chowen
March 15, 24

* Not for Construction

POLICY ANALYSIS



- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- 04/01/2024 – P&Z review of replat
- 423 Evans Ave – vacant lot



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: (0)



**BOARD OF ADJUSTMENT
CASE NO. 2405
516 CIRCLE ST**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

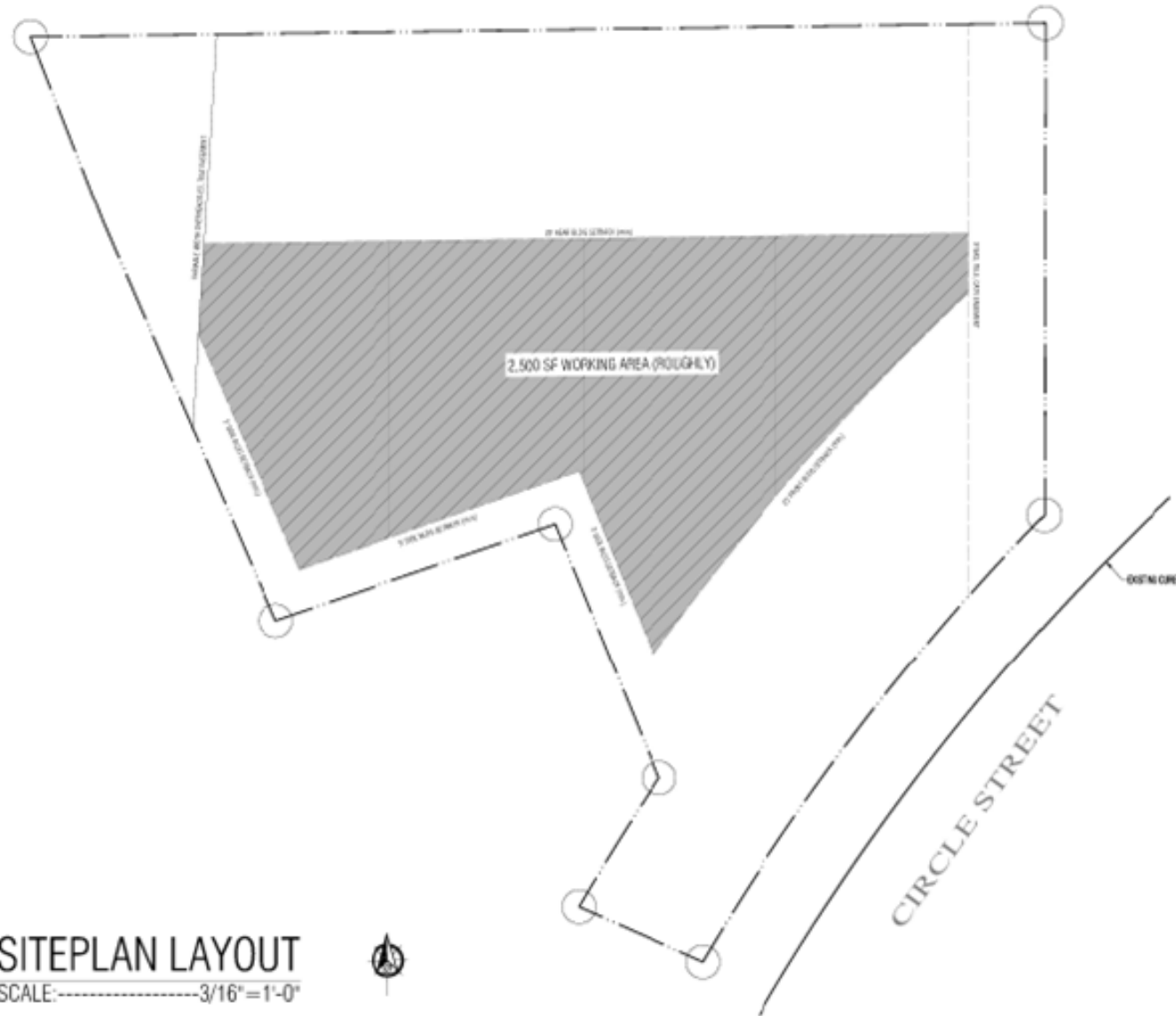


PROPERTY



- Two-Family District (2F-C)/Business District (B-1)
- North side of street, to the rear of commercial use property
- New Construction
- Self-Identified

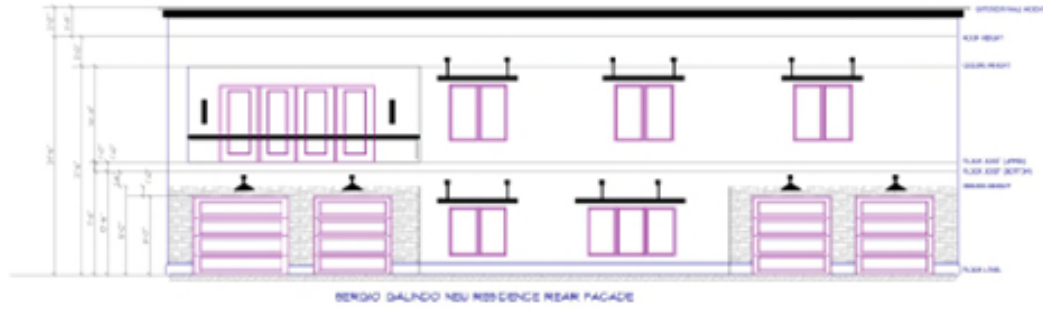
EXISTING CONDITIONS



SITEPLAN LAYOUT
SCALE: -----3/16"=1'-0"



PROPOSED - PRELIMINARY



right elevation



left elevation



front elevation

POLICY ANALYSIS

- **Hardships**
 - Lot shape irregular.
- P&Z review of rezone required.





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: (2)



**BOARD OF ADJUSTMENT
CASE NO. 2395
6411 BROADWAY ST
EXTENSION REQUEST**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director