

ARB CASE NO. 895F
525 ARGO AVE

SIGNIFICANCE & COMPATIBILITY REVIEW

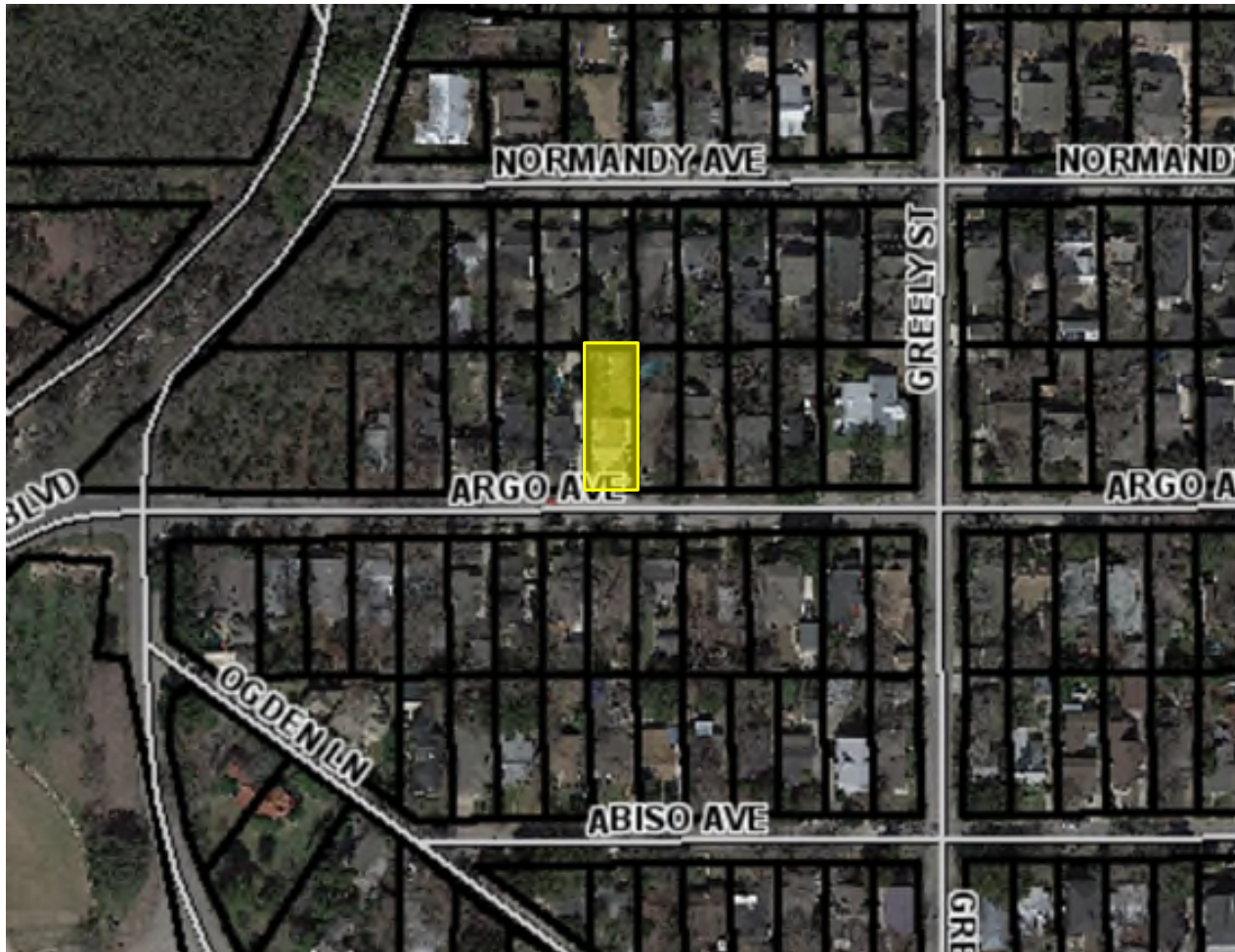


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-B
- Argo Ave
 - North side between Greely St and Alamo Heights Blvd
- Front/Rear Additions



SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **48%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **53.6% of roof**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof



BACKGROUND

- The project was reviewed by the Board of Adjustment on June 07, 2023 and approved four (4) variances.
 - Side yard setback to main
 - Looming encroachment
 - Side yard setback to eave/overhang
 - Lot Coverage

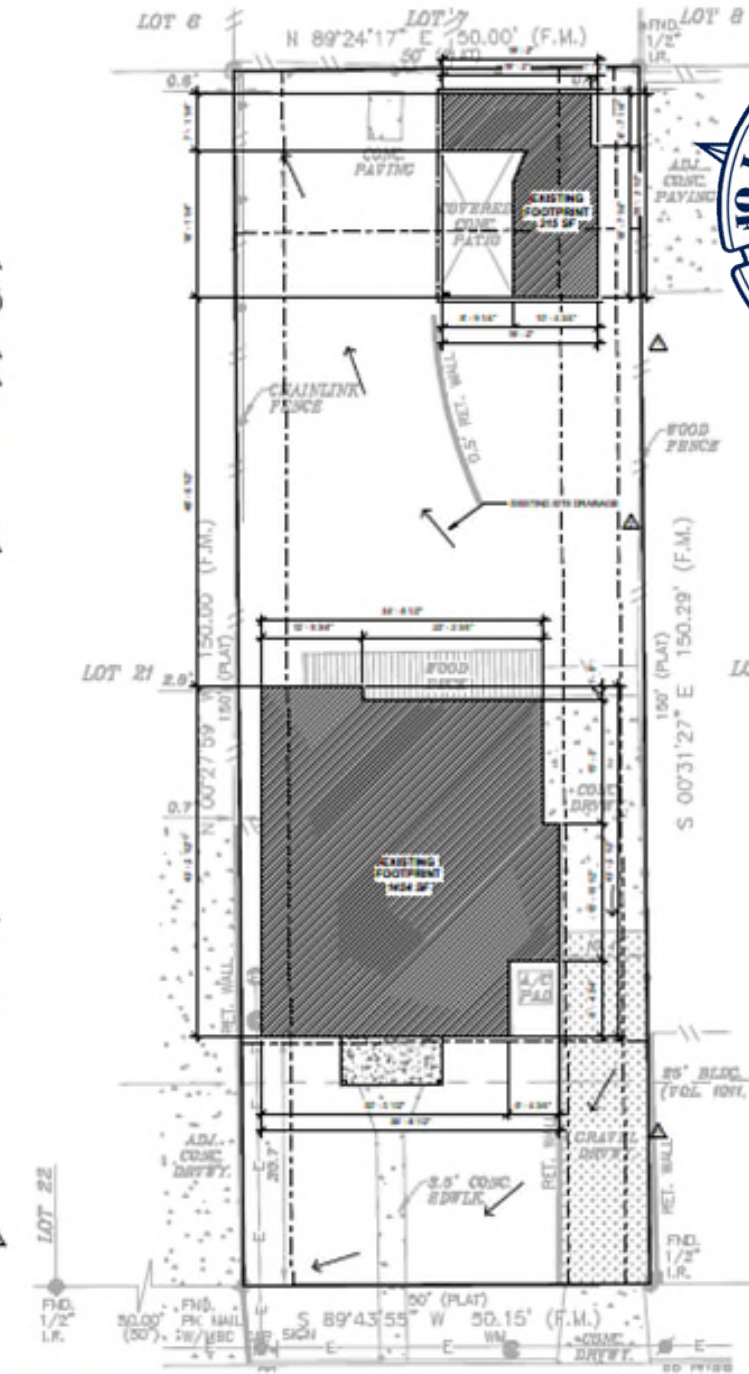
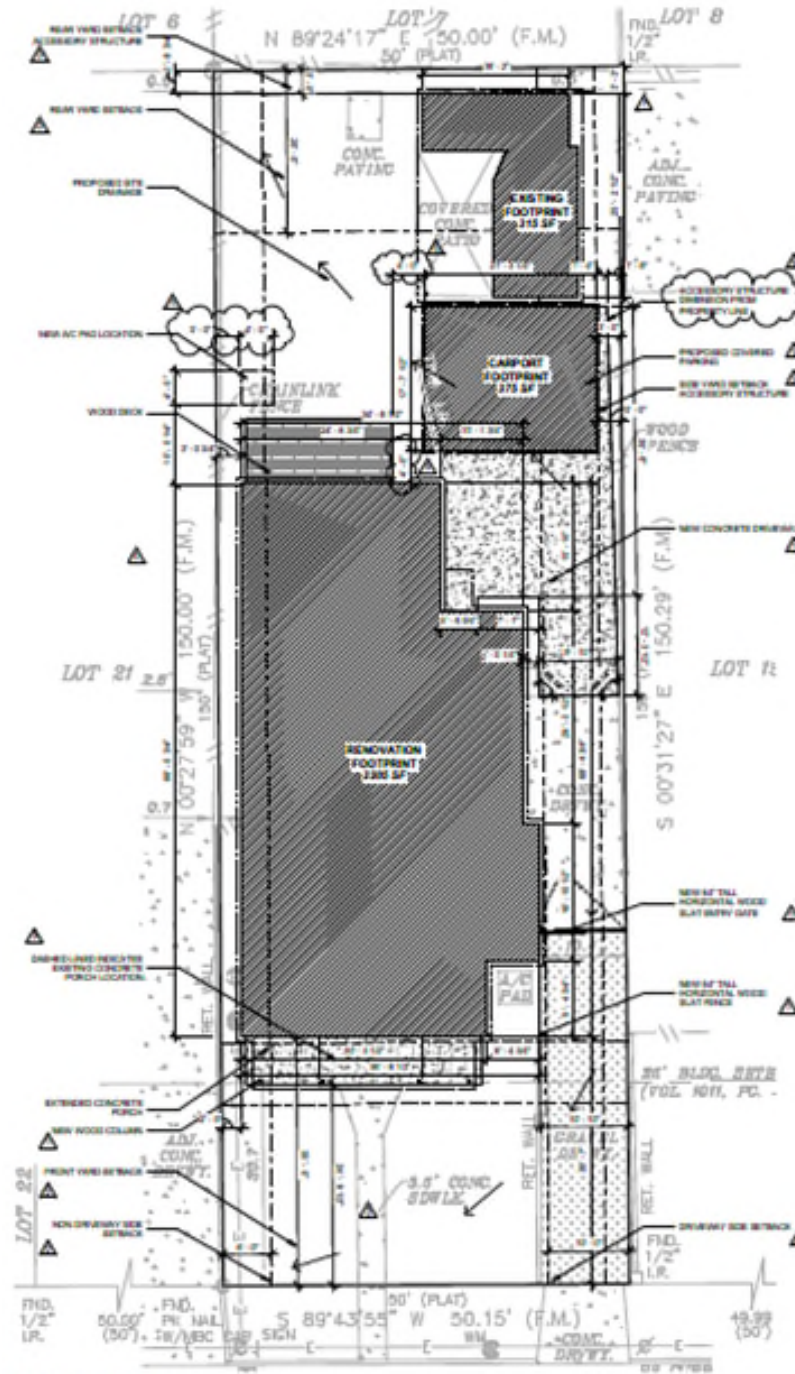
EXISTING CONDITIONS



EXISTING CONDITIONS



SITE



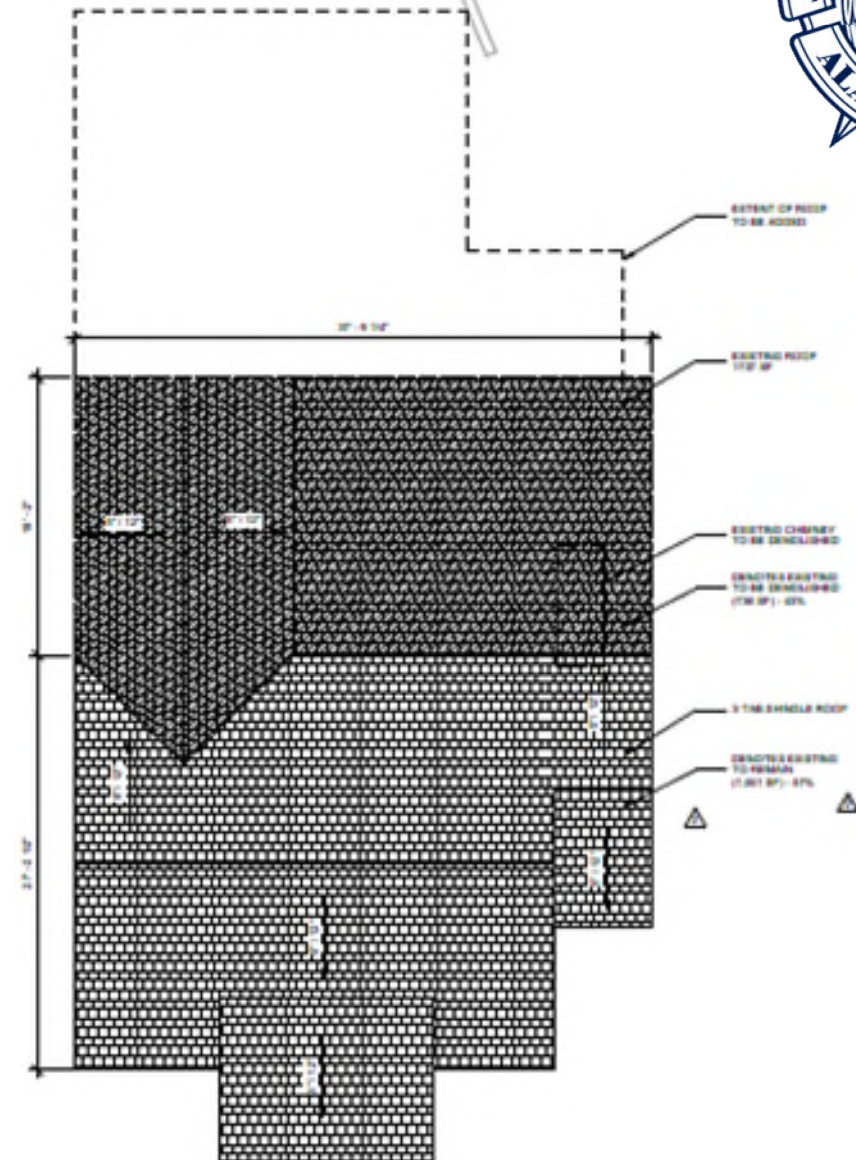
SITE PLAN - RENOVATION

SITE PLAN - EXISTING



ROOF DEMOLITION PLAN - MAIN

ROOF REMOVAL CALCULATIONS	
EXISTING ROOF TOTAL (SF)	1737 SF
DEMOLITION AREA (SF)	736 SF
PERCENTAGE OF DEMOLITION	43%
ROOF ADDITION AREA (SF)	932 SF
NEW ROOF TOTAL (SF)	2488 SF
ROOF ENCAPSULATION	53.6%

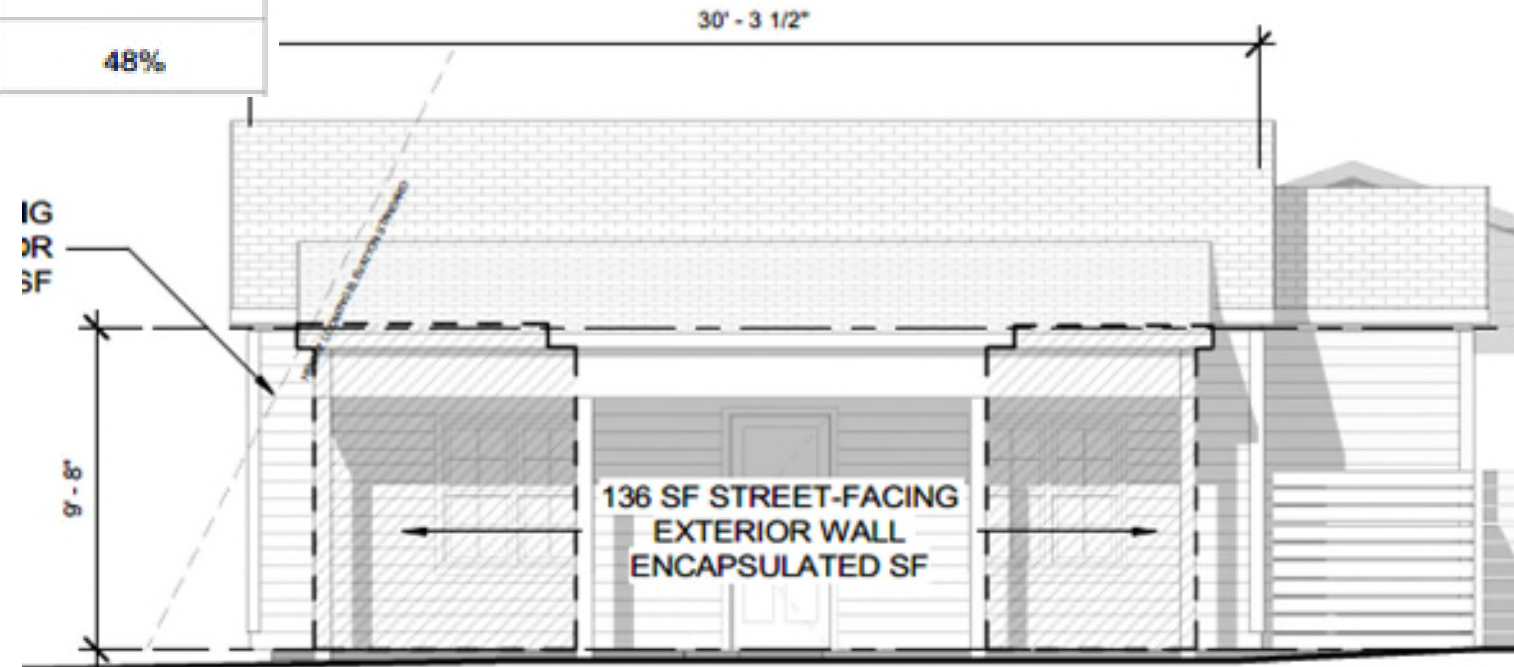




ROOF DEMOLITION PLAN - MAIN

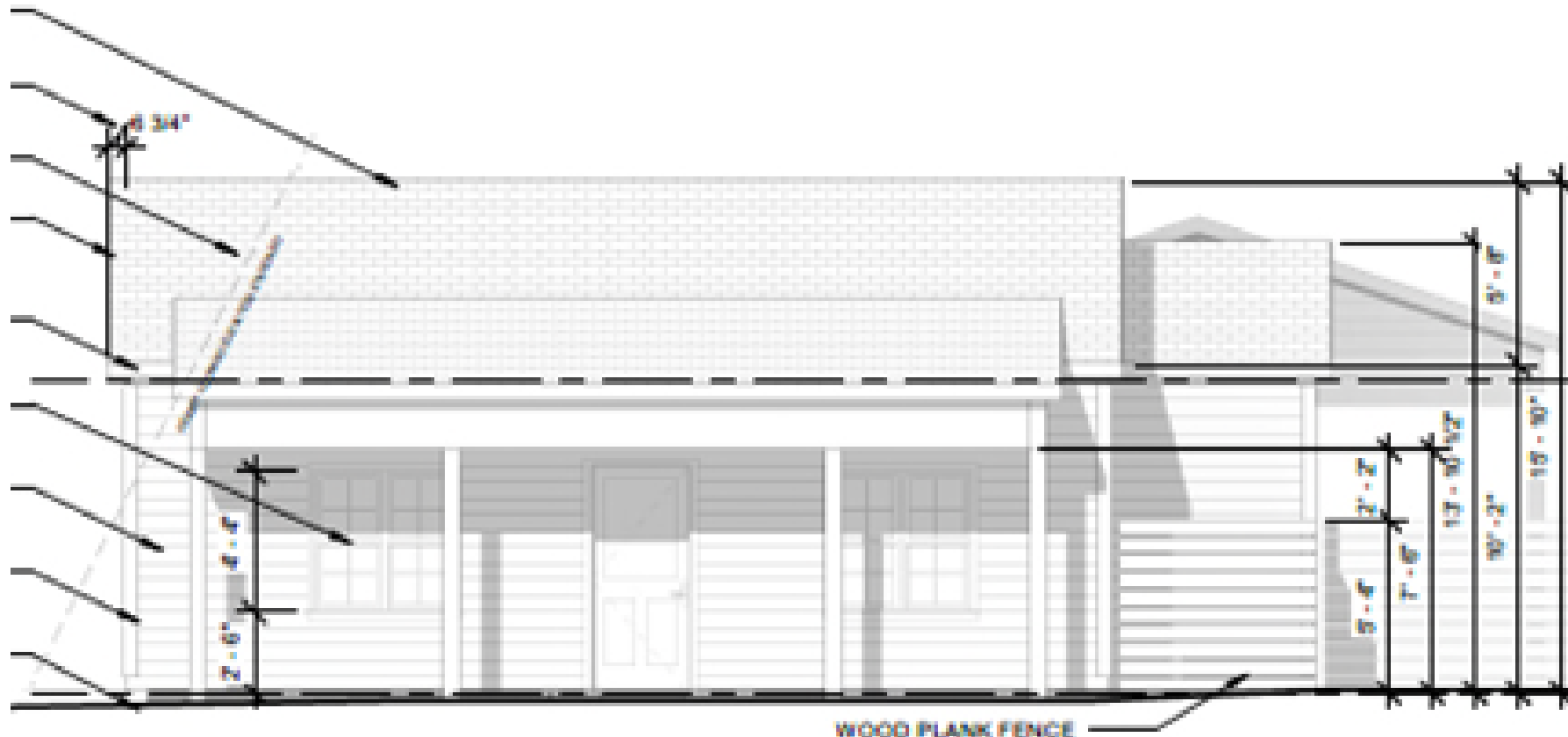
PORCH EXTENSION CALCULATIONS

EXISTING STREET-FACING EXTERIOR WALLS (SF)	284 SF
EXISTING STREET-FACING EXTERIOR WALLS (UNCOVERED) (SF)	173 SF
DEMOLITION/ENCAPSULATED AREA (SF)	136 SF
PERCENTAGE OF DEMOLITION/ENCAPSULATION	48%





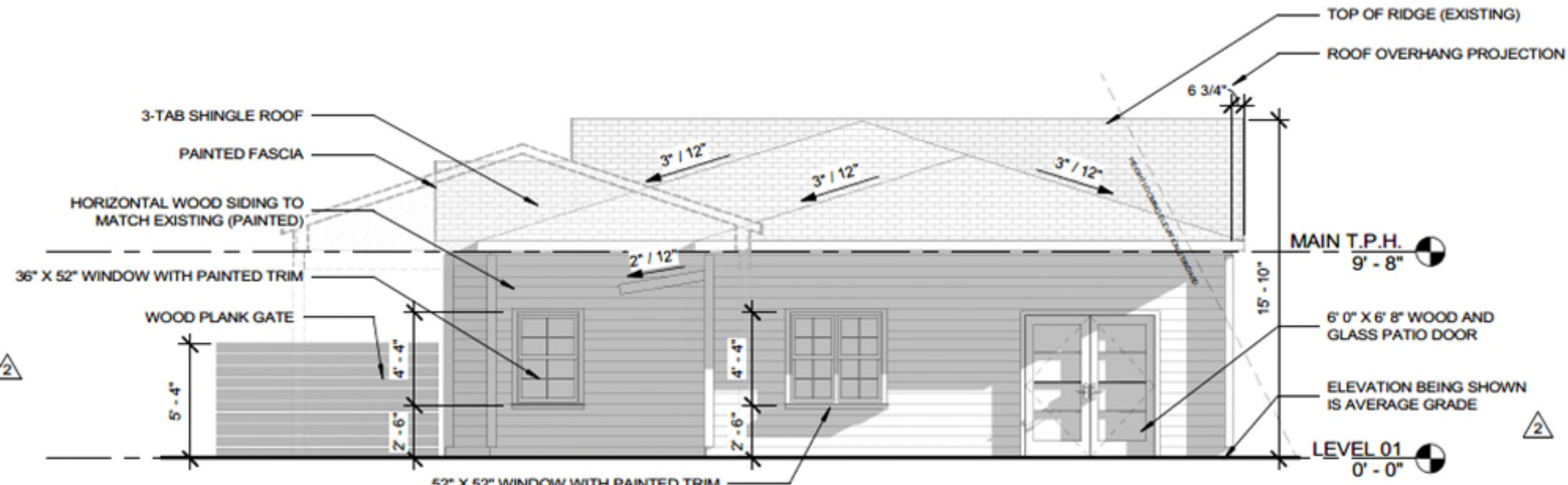
FRONT ELEVATION (SOUTH)



- **Height:** 15ft 10in
(max 28ft allowed)
- **Siding:** Wood
- **Roof:** Shingle Roof
- *Note: Exterior finish materials to match existing.*

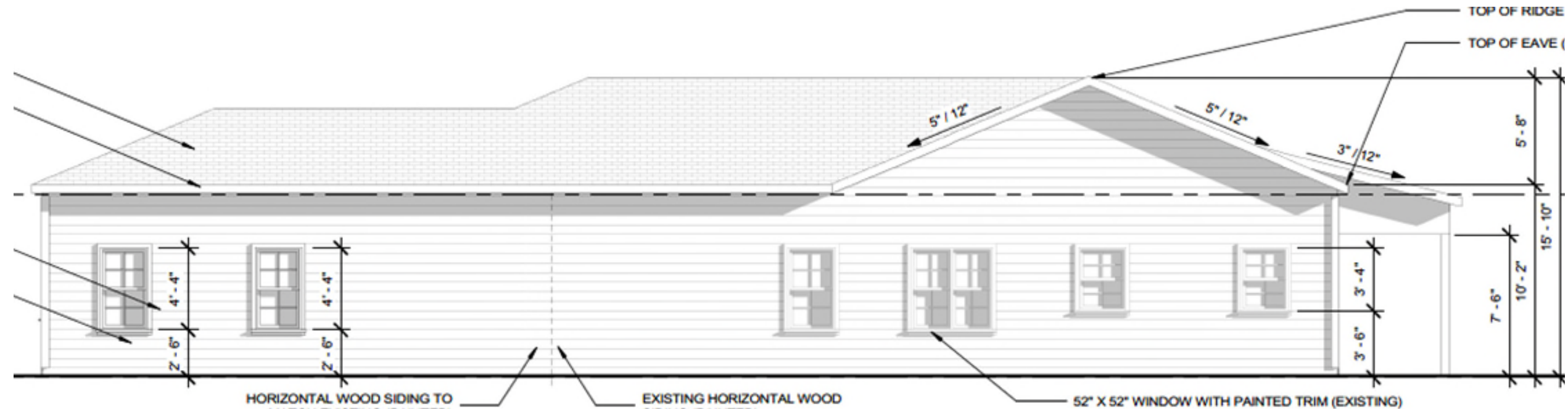


REAR ELEVATION (NORTH)



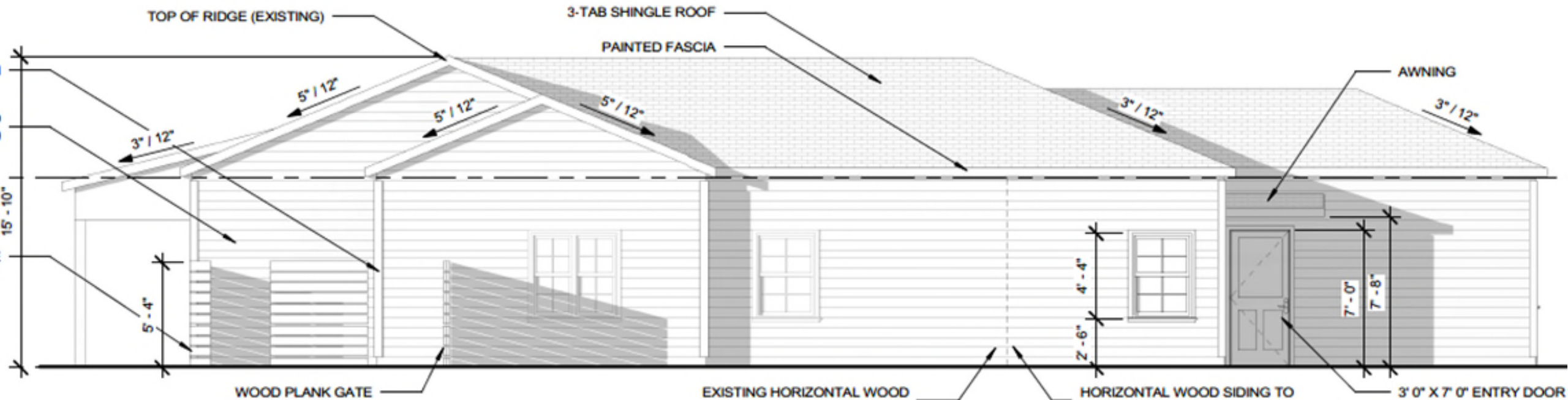


SIDE ELEVATION (WEST)



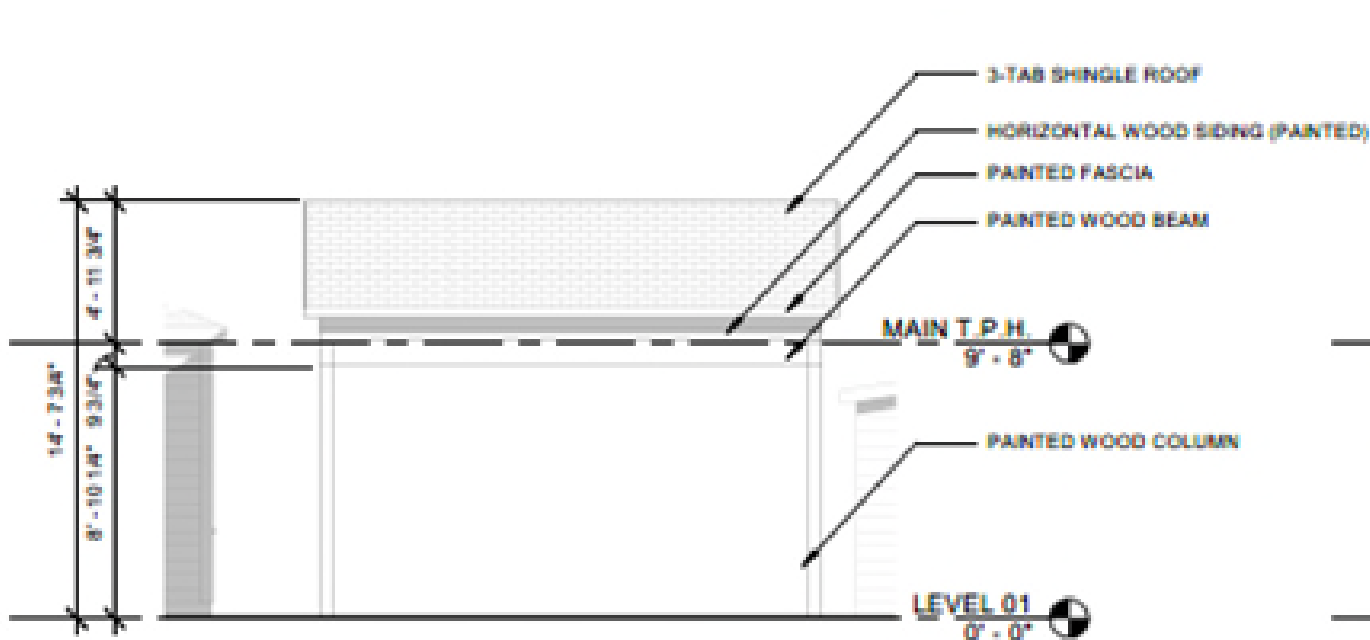


SIDE ELEVATION (EAST)

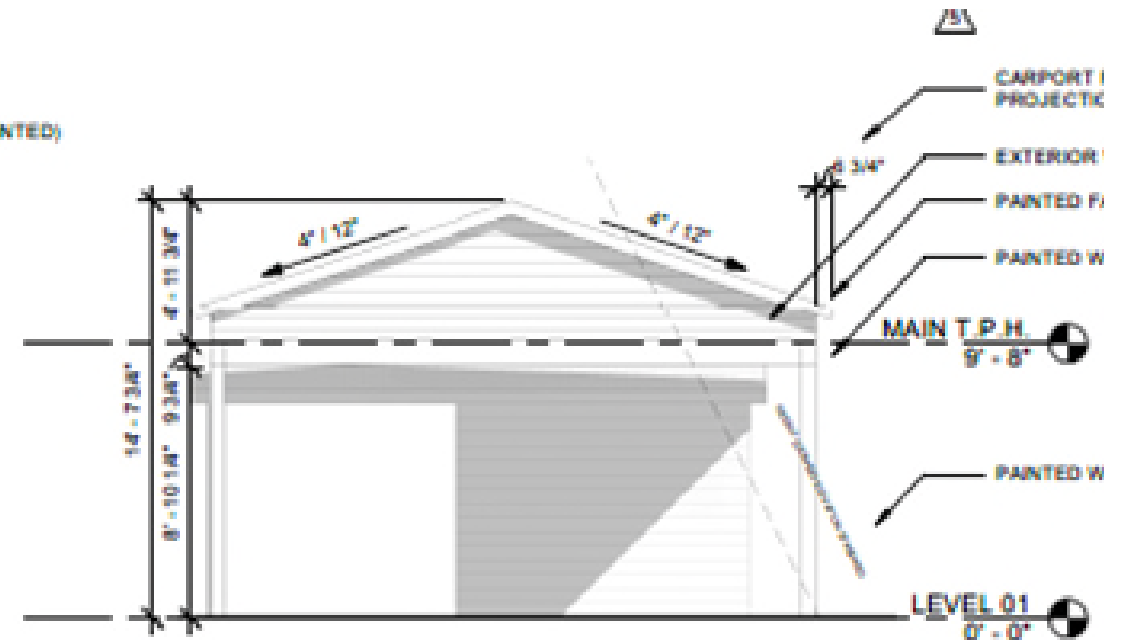




ACCESSORY STRUCTURE



East/West



South



POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7,500	7,500
Main House 1 st Floor*	1,454	2,205
Main House 2 nd Floor		
Main House – Loft		
Garage/Carport – 1 st Floor*		375
Garage – 2 nd Floor		
Front Porch*	40	150
Side Porch*		
Rear Porch*	150	
Shed*	315	315
Covered Patio Structures*	161	177
Total Square Footage	2,120 sq ft	3,222 sq ft
Lot Coverage* (max 40%)	2,120 sq ft / 28.27%	3,222 sq ft / 42.96%
FAR (max .50 with bonus)	1,769 sq ft / .236	2,895 sq ft / .386

Bonuses Utilized

+4 – Preservation of main structure

+2 – One-story accessory



RENDERINGS



Perspective - Rear Porch
12-1-19



Perspective - Rear Unit
12-1-19



Perspective - Front Entry
12-1-19



Perspective - Front View
12-1-19



Perspective - Car Port
12-1-19



POLICY ANALYSIS

- Currently completing plan review process
- Tentatively scheduled for the City Council meeting of July 12, 2023 pending the board's recommendation.



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: (0)



ARB CASE NO. 897F
222 CLAIBORNE WAY

COMPATIBILITY REVIEW - ACCESSORY

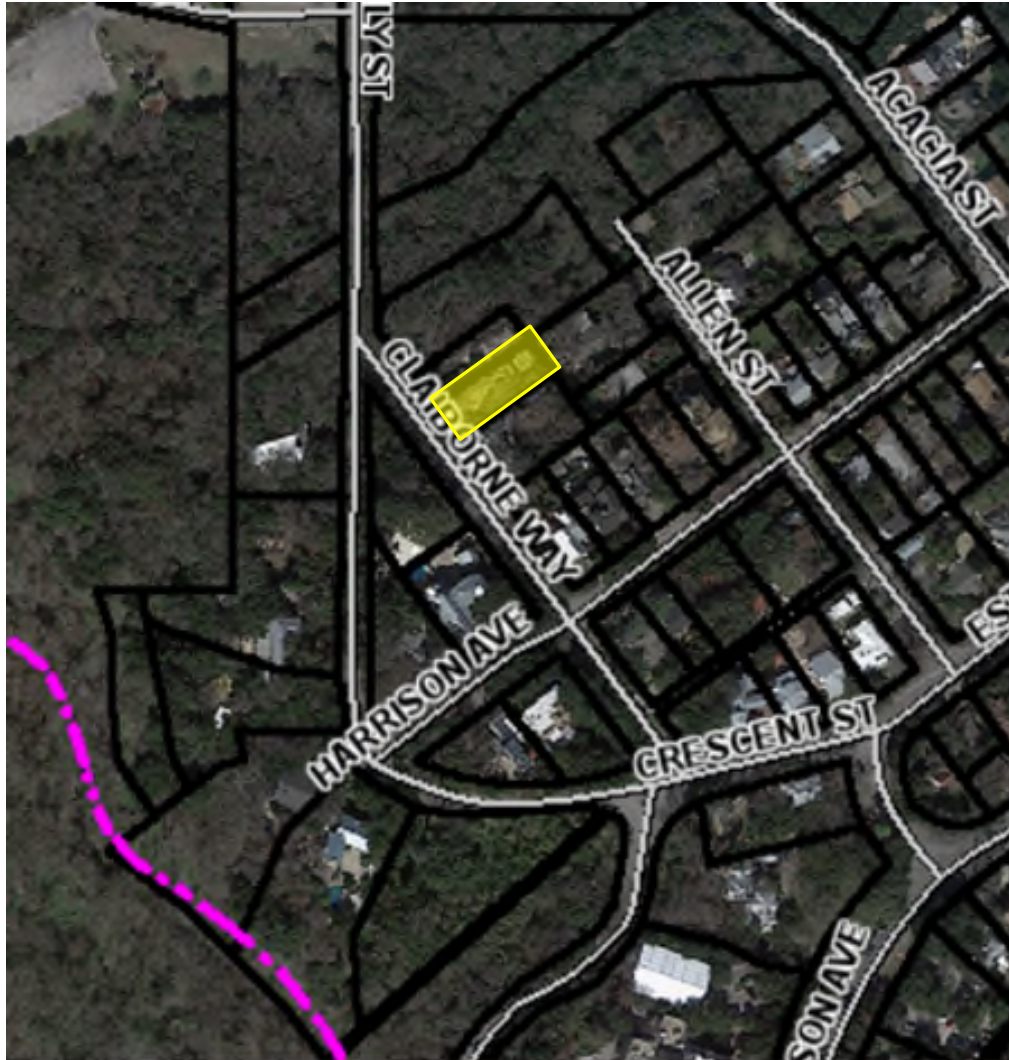


COMMUNITY DEVELOPMENT

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Director



PROPERTY



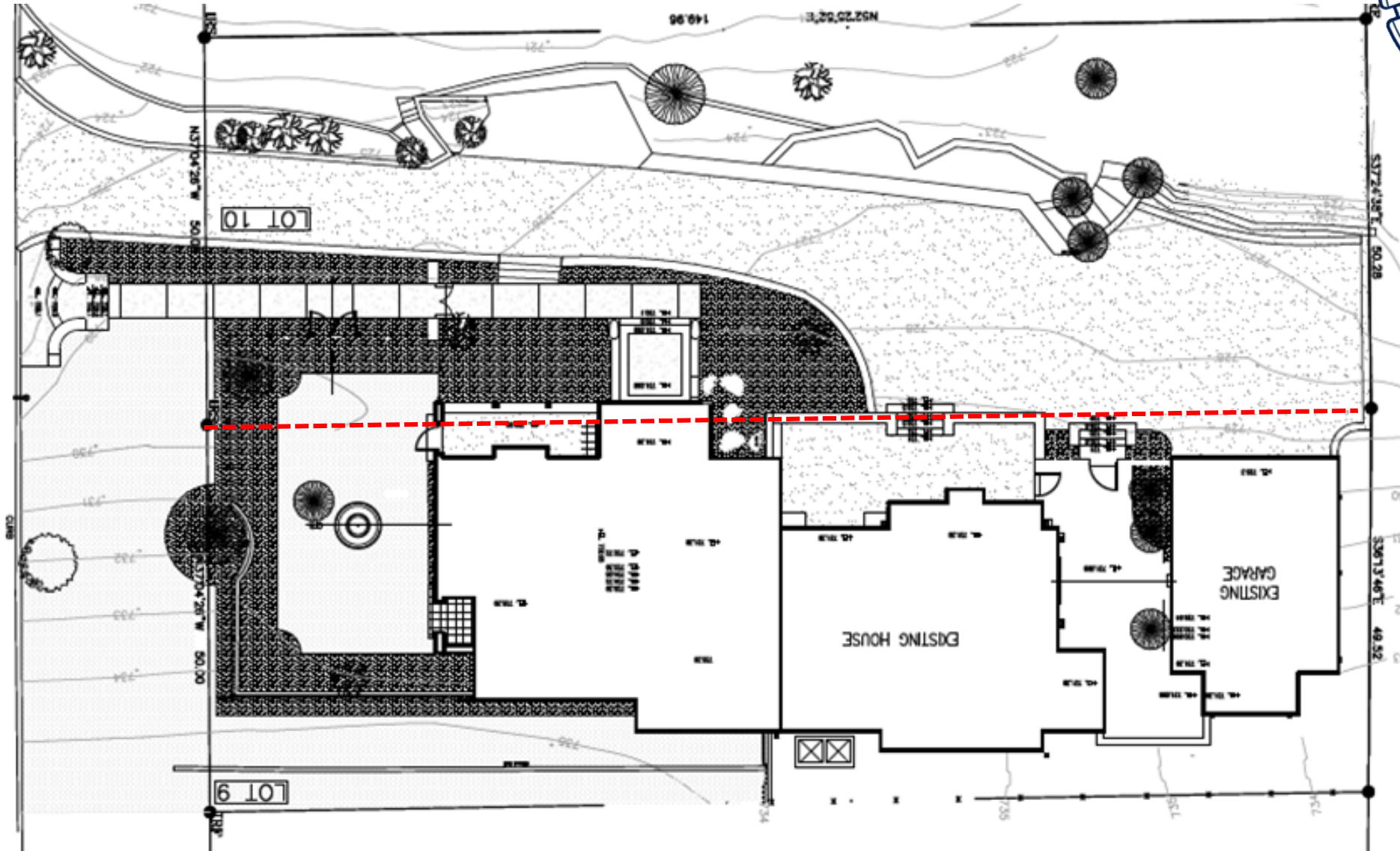
- SF-A
- Claiborne Way
 - Eastern side between Greely St and Harrison Ave
- 2nd story addition to detached accessory



SUMMARY

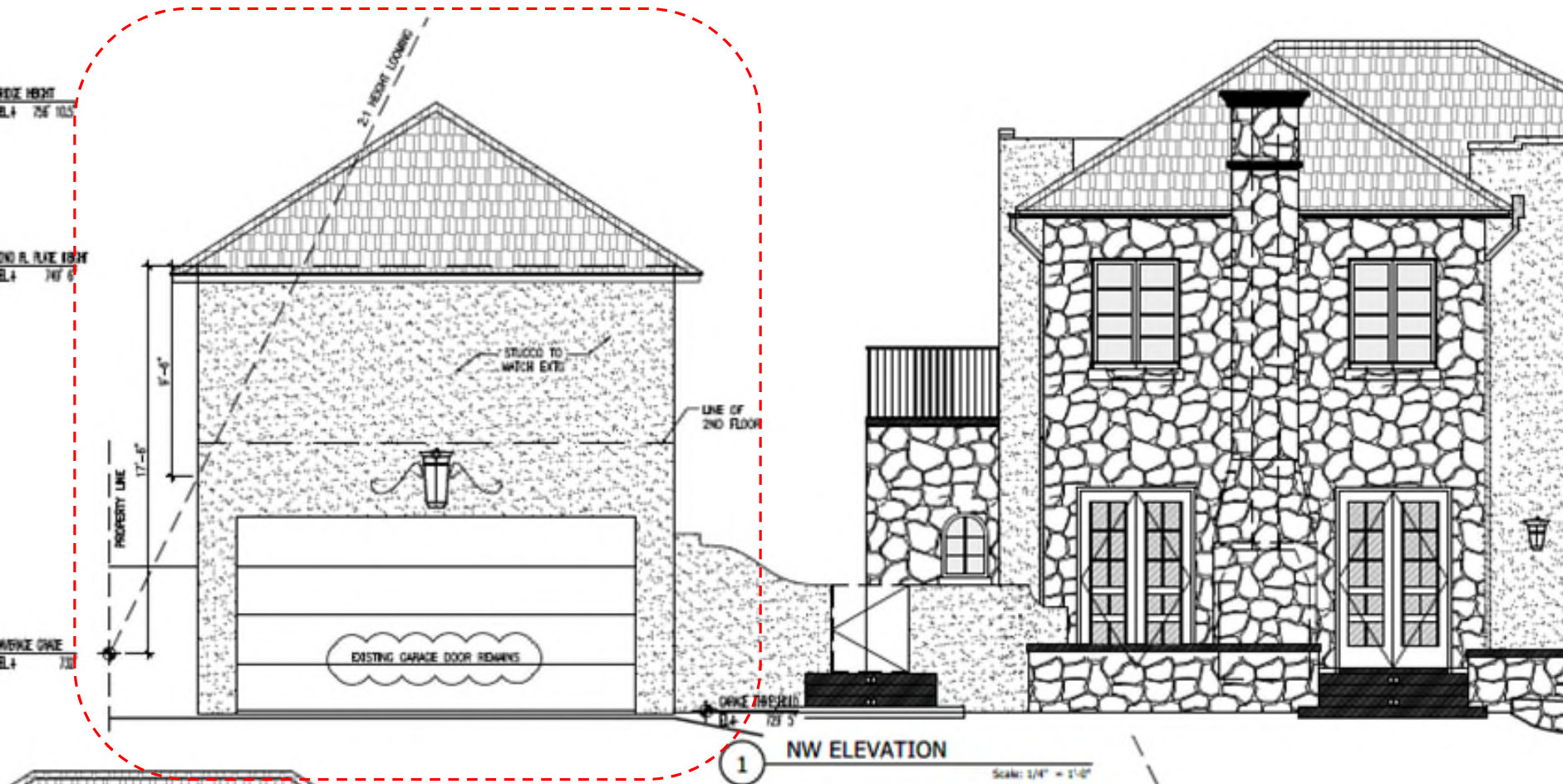
- Demolition Review
 - Demolition of one-story detached accessory structures are exempt from significance review
 - Construction of two-story detached accessory structures are subject to compatibility review

SITE PLAN





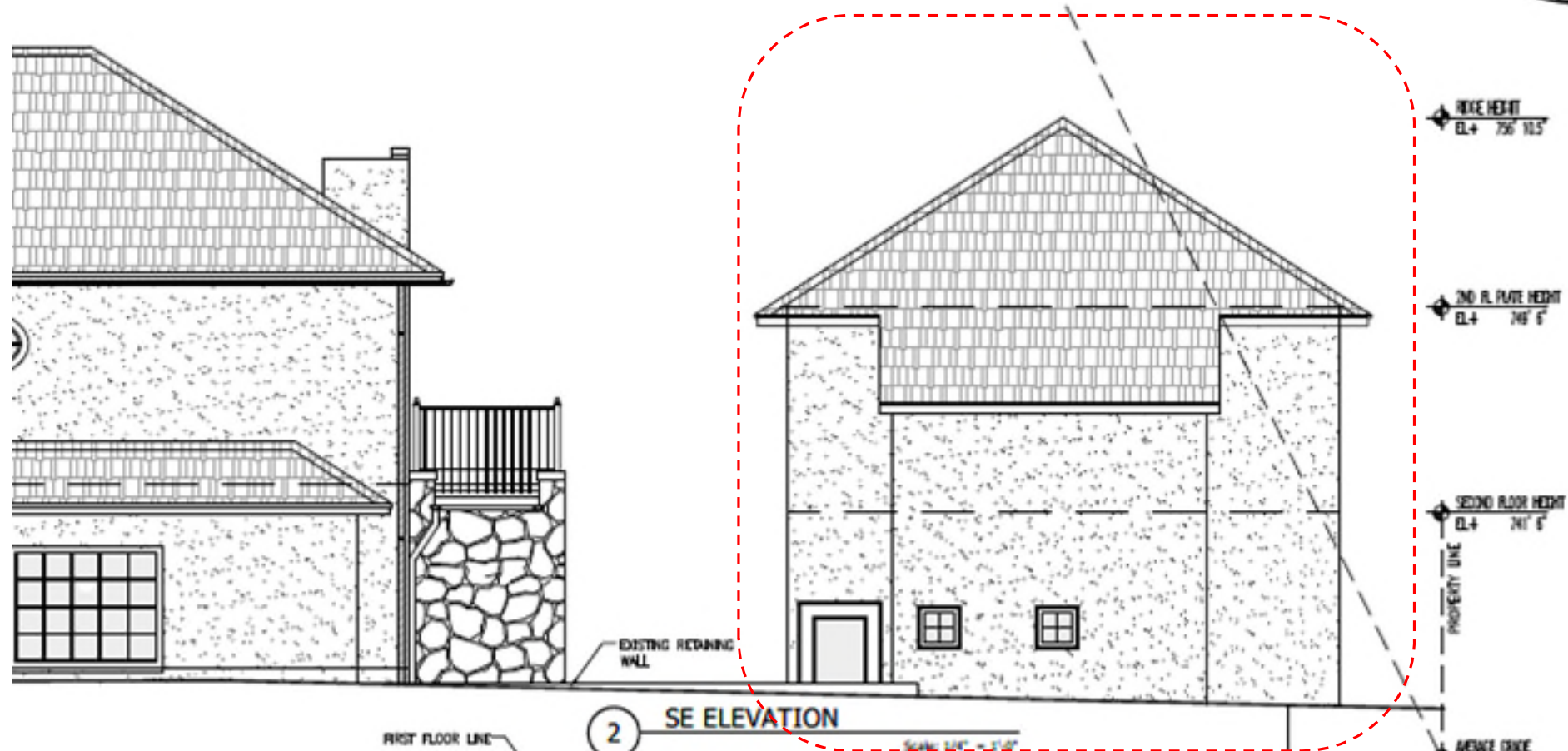
NORTHWEST ELEVATION



- **Height:** 24ft 10½ in (max 22ft allowed)
- **Siding:** Stucco & Stone
- **Roof:** Cedar Shingle

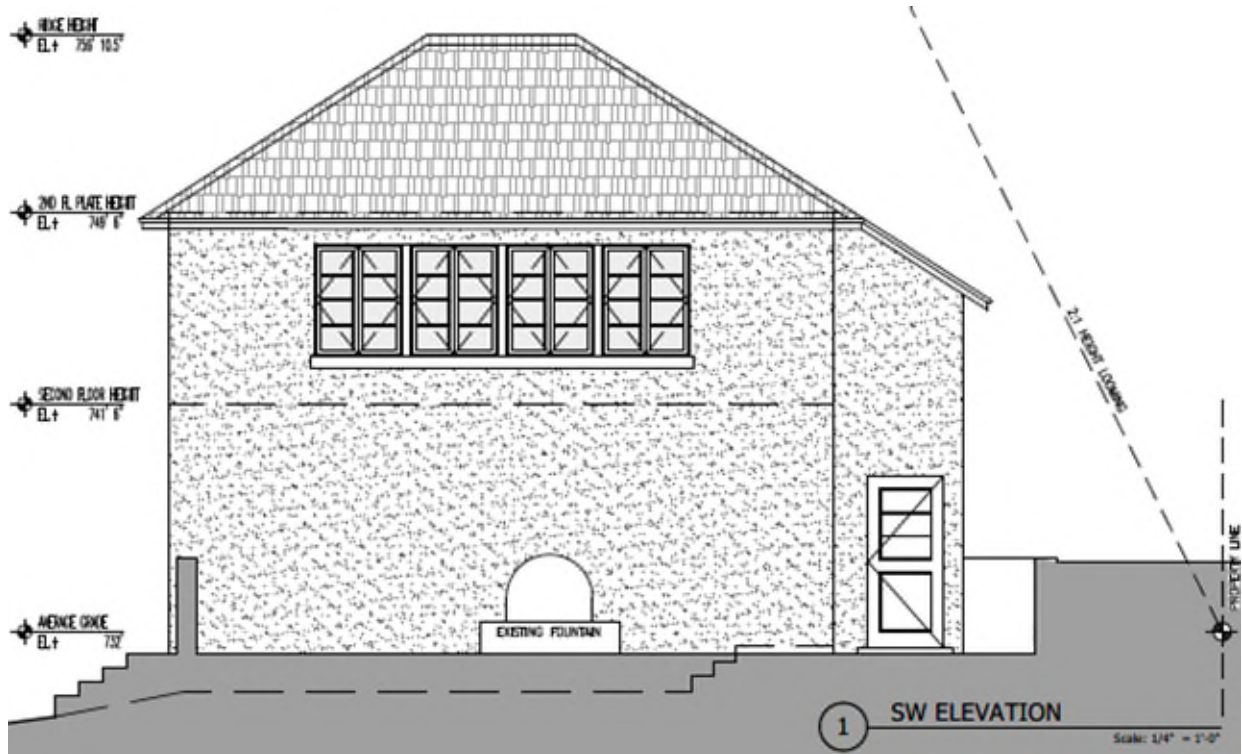


SOUTHEAST ELEVATION

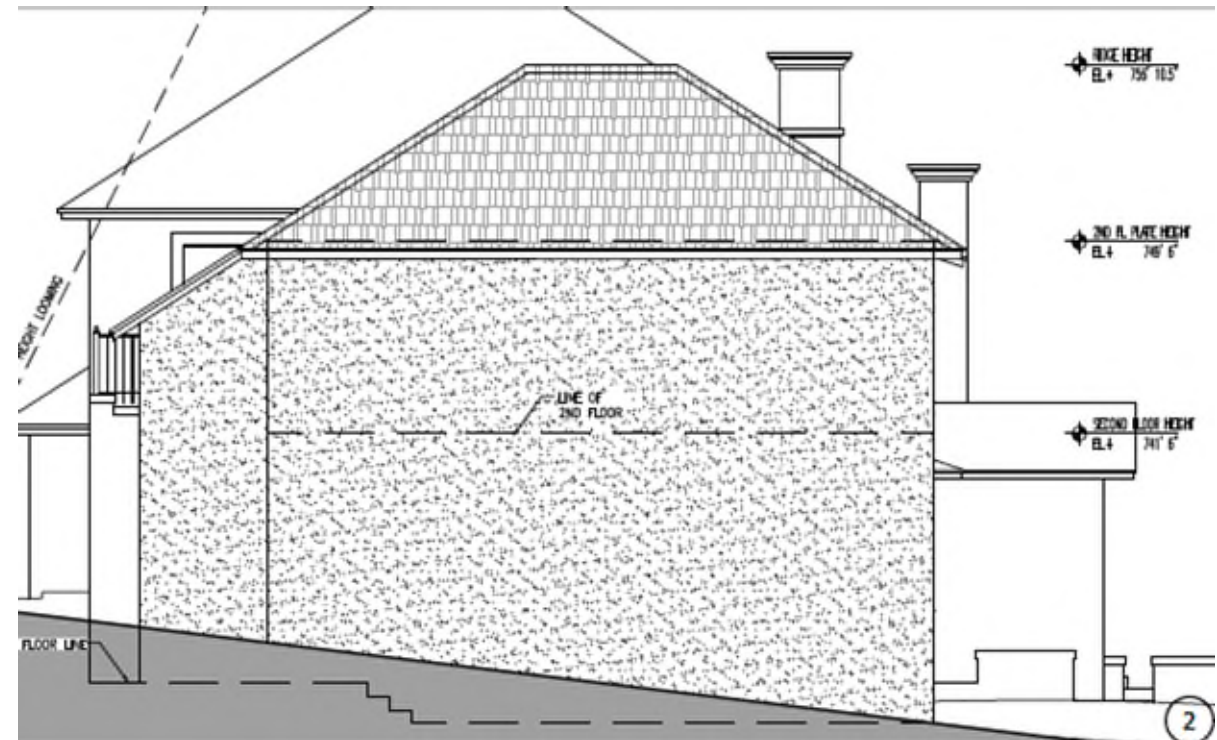




SIDE ELEVATIONS



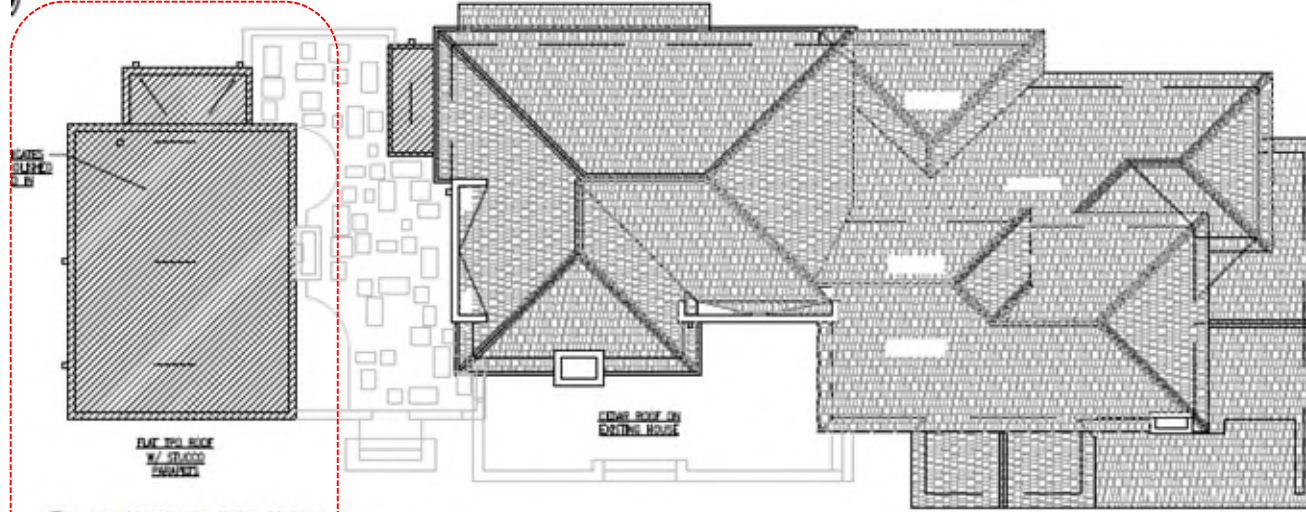
southwest



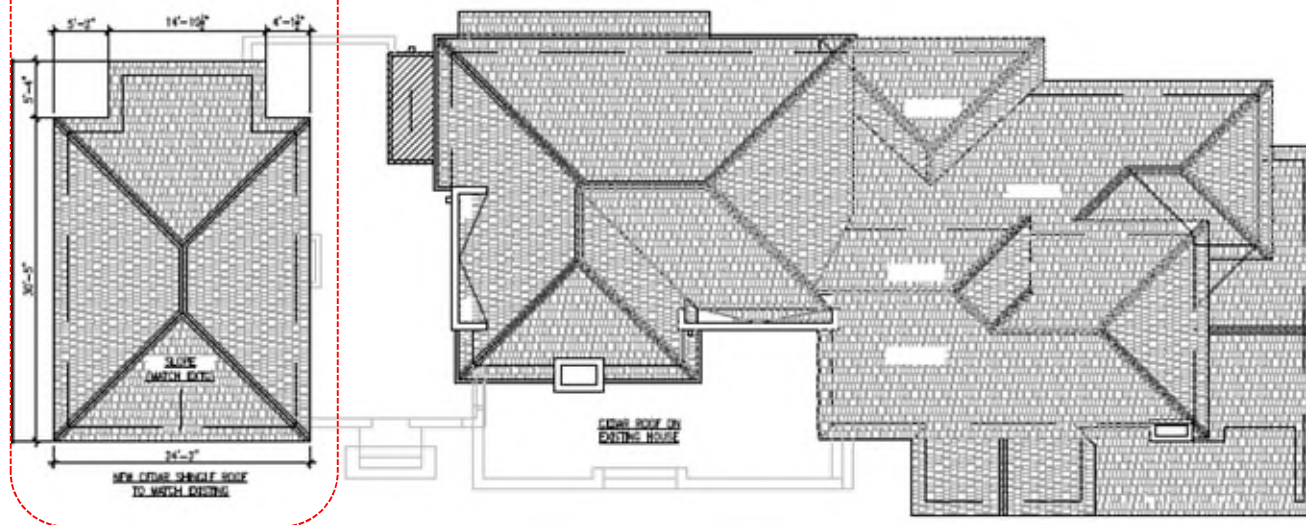
northeast



ROOF PLAN



1 EXISTING ROOF PLAN Scale: 1/8" = 1'-0"





POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7,500	7,500
Main House 1 st Floor*	2,596	2,596
Main House 2 nd Floor	1,526	1,526
Main House – Loft		
Garage/Carport – 1 st Floor*	648	648
Garage – 2 nd Floor		591
Front Porch*	24	24
Side Porch*	210	210
Rear Porch*		
Shed*	315	315
Covered Patio Structures*	161	177
Total Square Footage	5,004 sq ft	5,595 sq ft
Lot Coverage* (max 40%)	3,478 sq ft / 46.37%	3,478 sq ft / 46.37%
FAR (max .49 with bonus)	4,770 sq ft / .636	5,361 sq ft / .715

Bonuses Utilized

+4 – Preservation of main structure



POLICY ANALYSIS

- Currently completing plan review process.
- Board of Adjustment review required – tentatively scheduled for the July 05, 2023 meeting.
- Tentatively scheduled for the City Council meeting of July 12, 2023 pending the board's recommendation.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
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- Responses received:
- Support: (4) Neutral: (0)
- Oppose: (0)

