

# ARB CASE NO. 872F 232 CASTANO

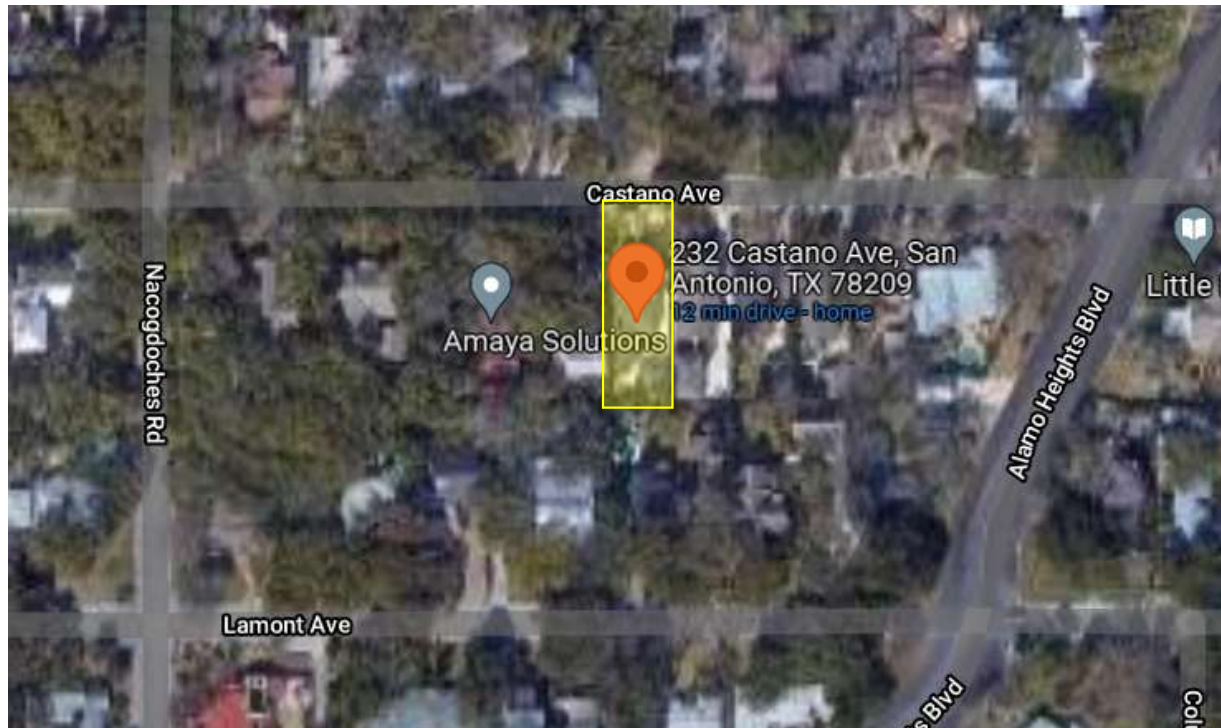
## SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

# PROPERTY



- SF-A
- Castano
  - South side between Nacogdoches and Alamo Heights Blvd
- Front addition to existing single-family residence



# BACKGROUND

- Demolition Review
  - Significance Review
    - Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof





# EXISTING CONDITIONS



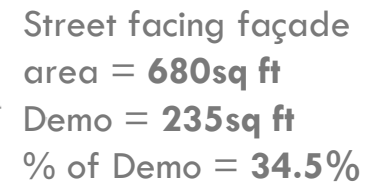




# EXISTING CONDITIONS



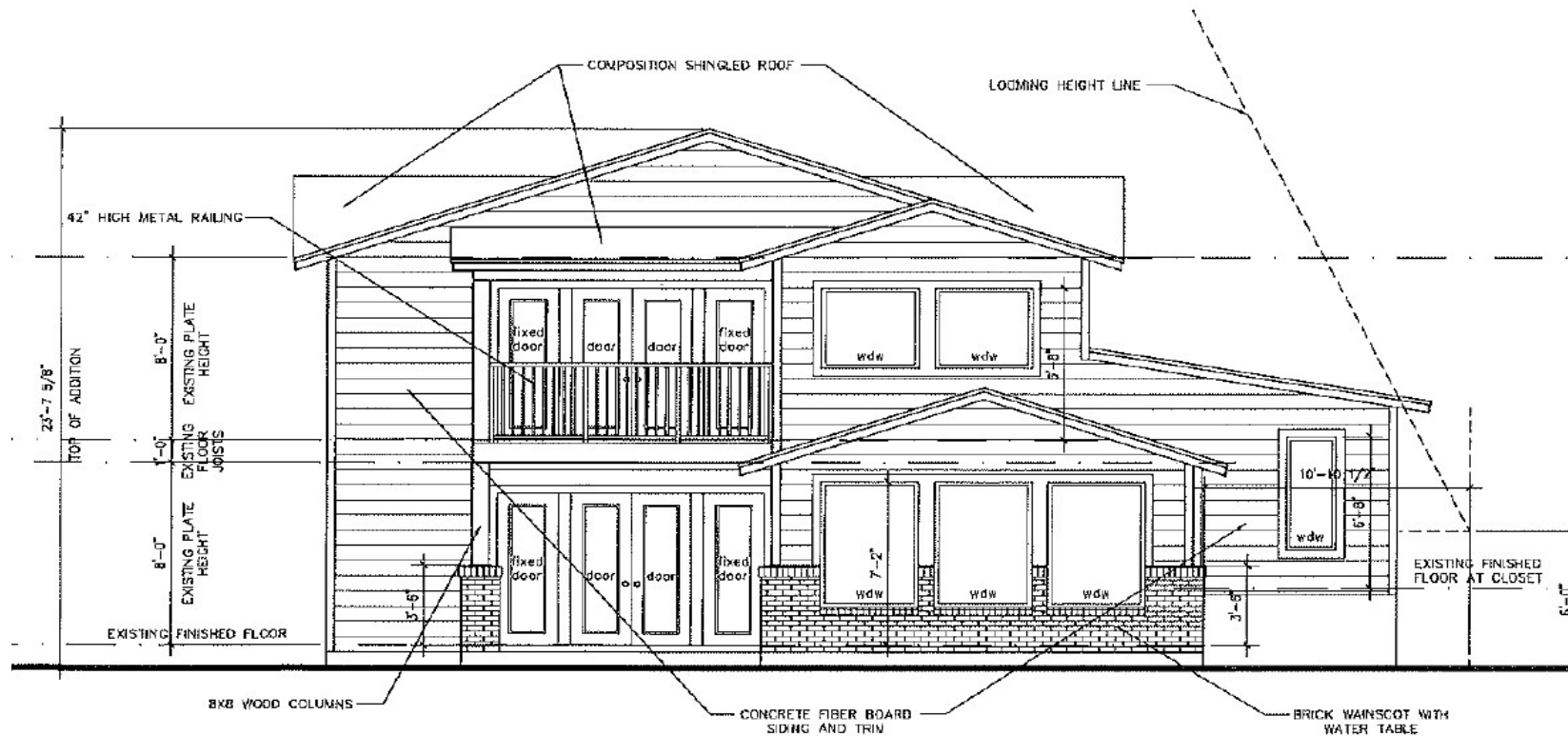








# PROPOSED FRONT ELEVATION



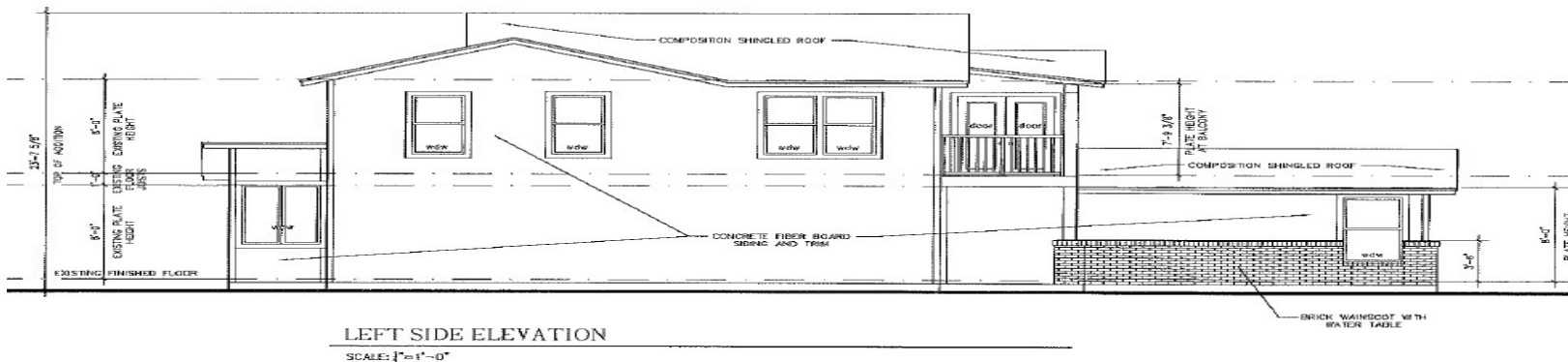
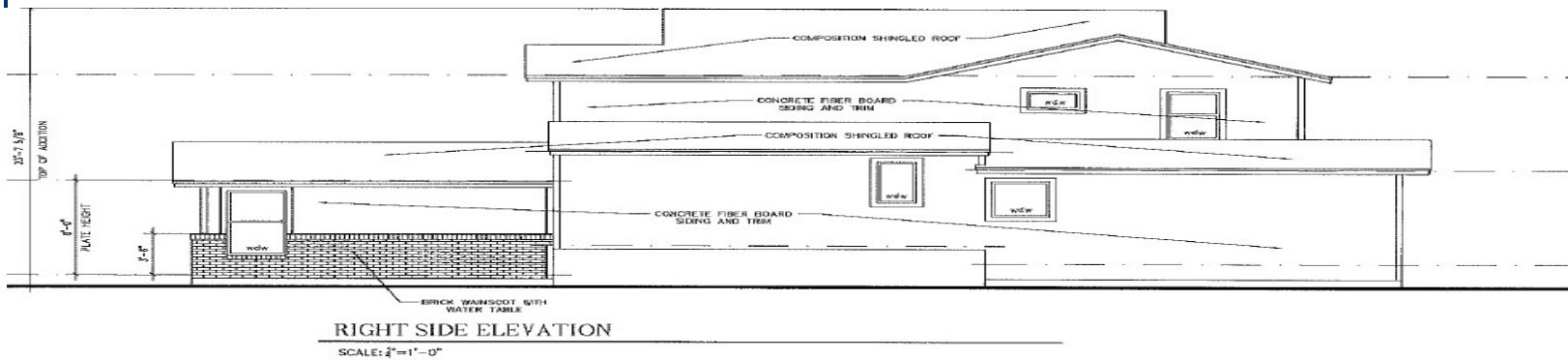
FRONT ELEVATION

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



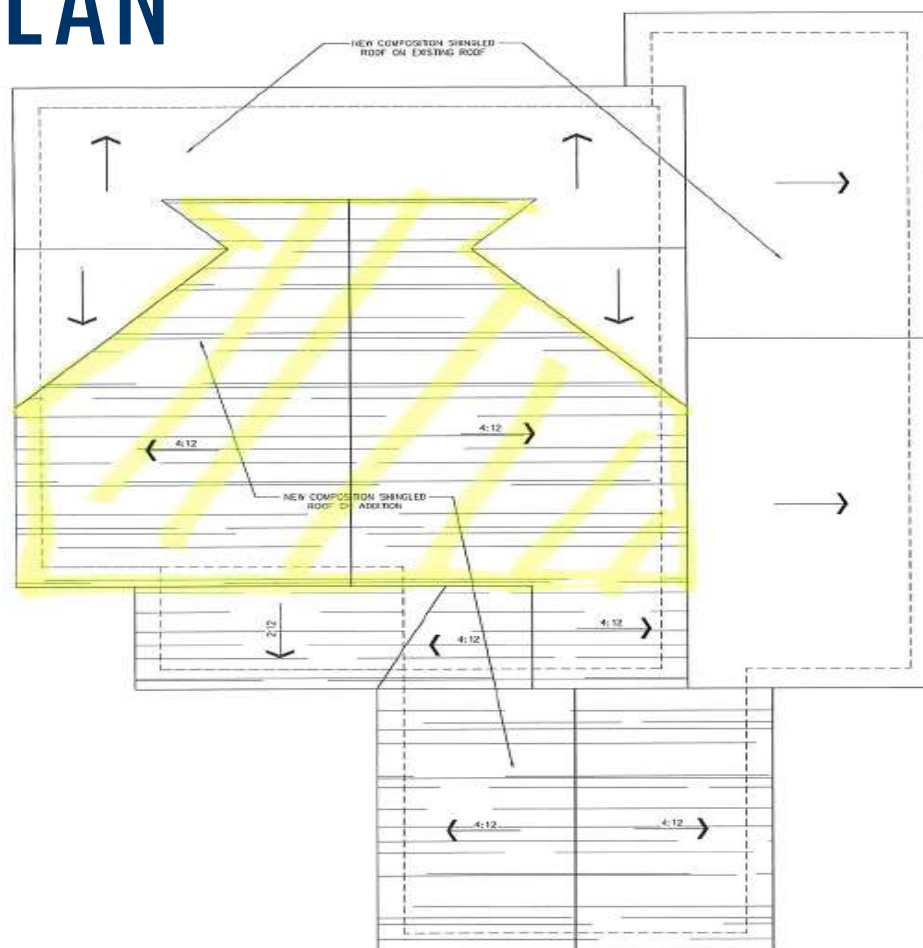


# PROPOSED SIDE ELEVATIONS





# ROOF PLAN



Existing Roof = **1825sq ft**

Demo/Encapsulation = **662 sq ft**

Percentage of Demo = **36.27%**

New Roof = 500sq ft

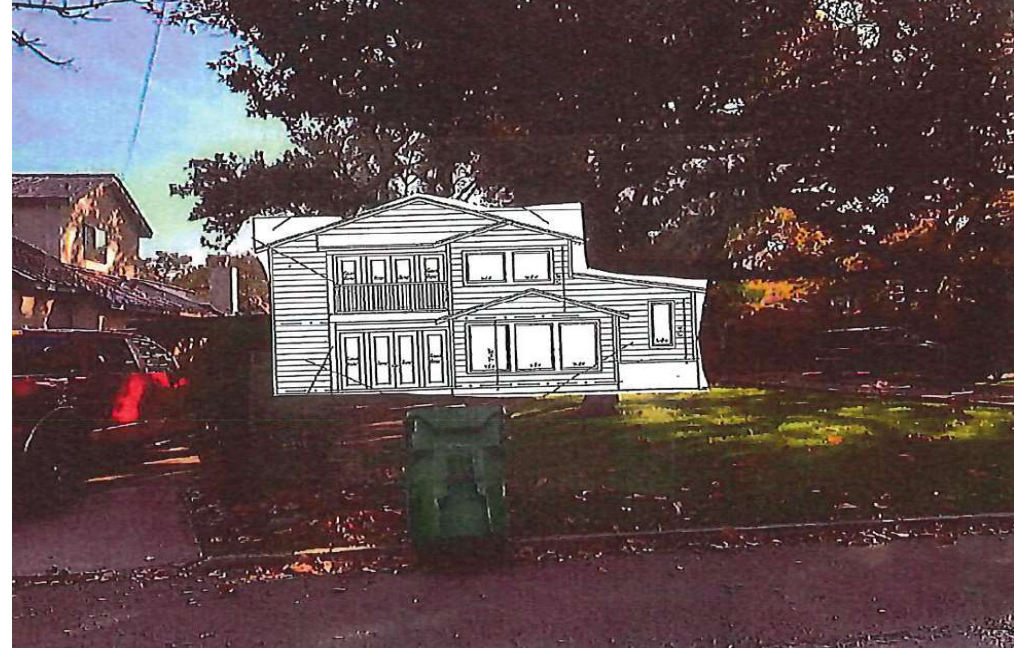


# POLICY ANALYSIS

Lot Coverage/Floor Area Ratio	Existing	Proposed
Lot Area	7,500	7,500
Main House 1 <sup>st</sup> Floor*	1,420	1,800
Main House 2 <sup>nd</sup> Floor	850	940
Garage – 1 <sup>st</sup> Floor*	430	430
Garage – 2 <sup>nd</sup> Floor		
Porches*		85
Total Square Footage	2,700	3,255
Lot Coverage*	1,850 sq ft / 24.67%	2,315sq ft / 30.87%
Total FAR	2,700sq ft / 36%	3,170sq ft / 42.27%



# STREETSCAPES





# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (5)                      Neutral: (0)
  - Oppose: (0)

# ARB CASE NO. 892F 301 COLLEGE

## COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director



# PROPERTY



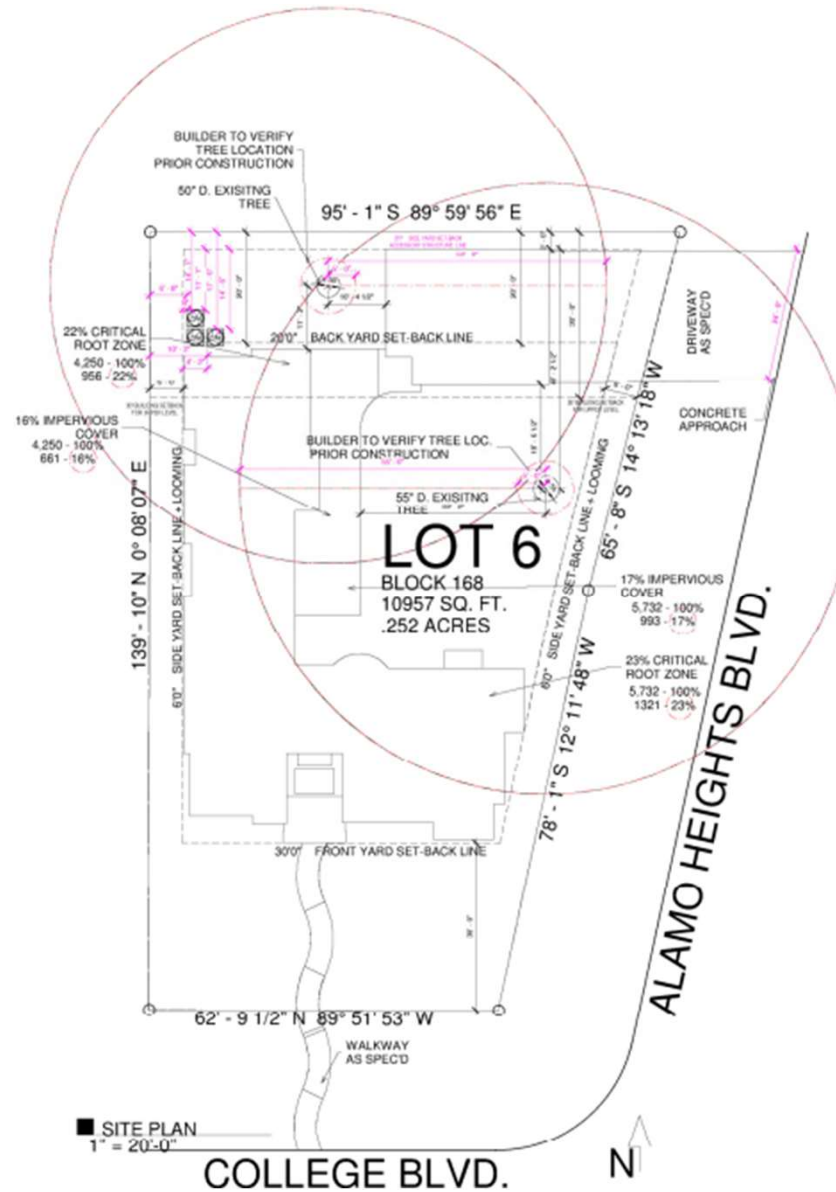
- SF-A
- College
  - North side at intersection of Alamo Heights Blvd
- New Single-Family Residence with detached garage



# BACKGROUND

- Demolition Review
  - Significance Review
    - The Architectural Review Board considered the significance of the previous main structure and full demolition was approved by Council in May of 2020.
  - Compatibility Review
    - Plans for replacement structures require compatibility review by the ARB as plans were not submitted at the time of the request for Demolition Review.

# SITE PLAN

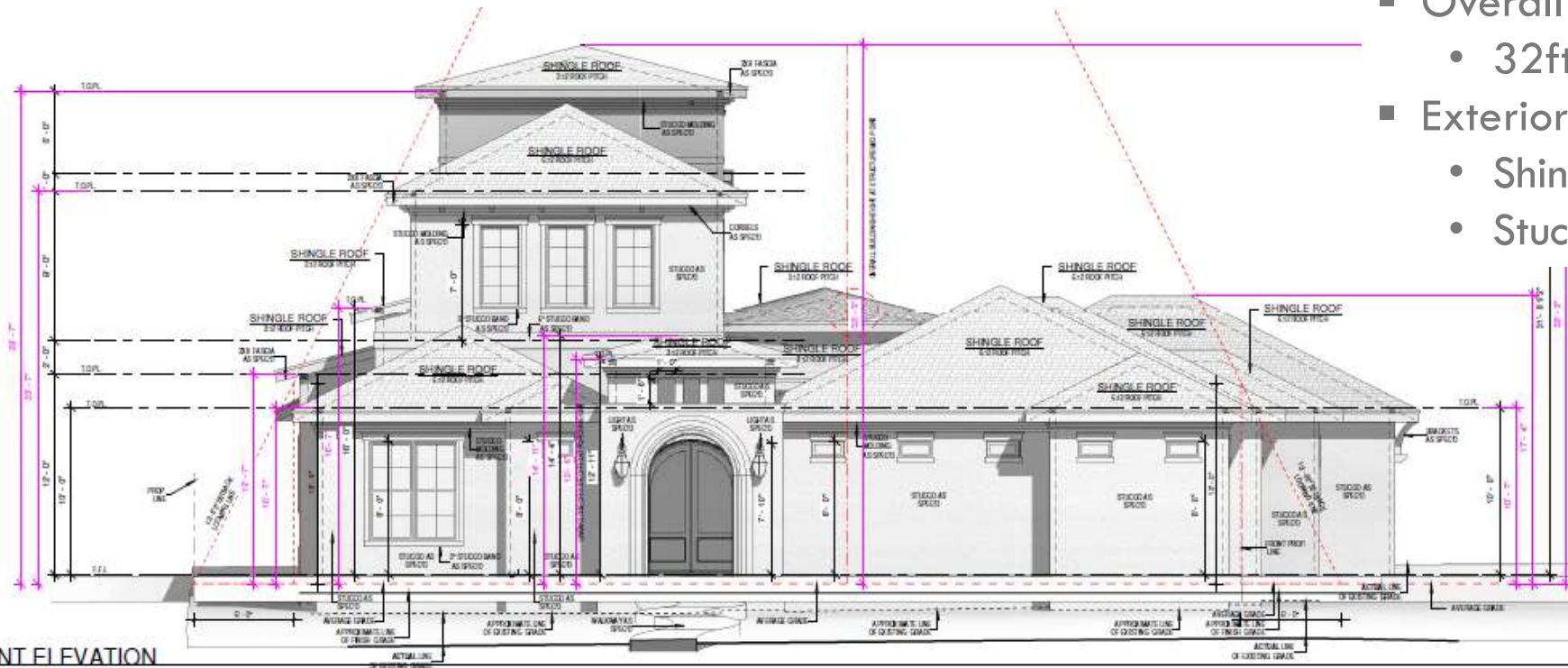




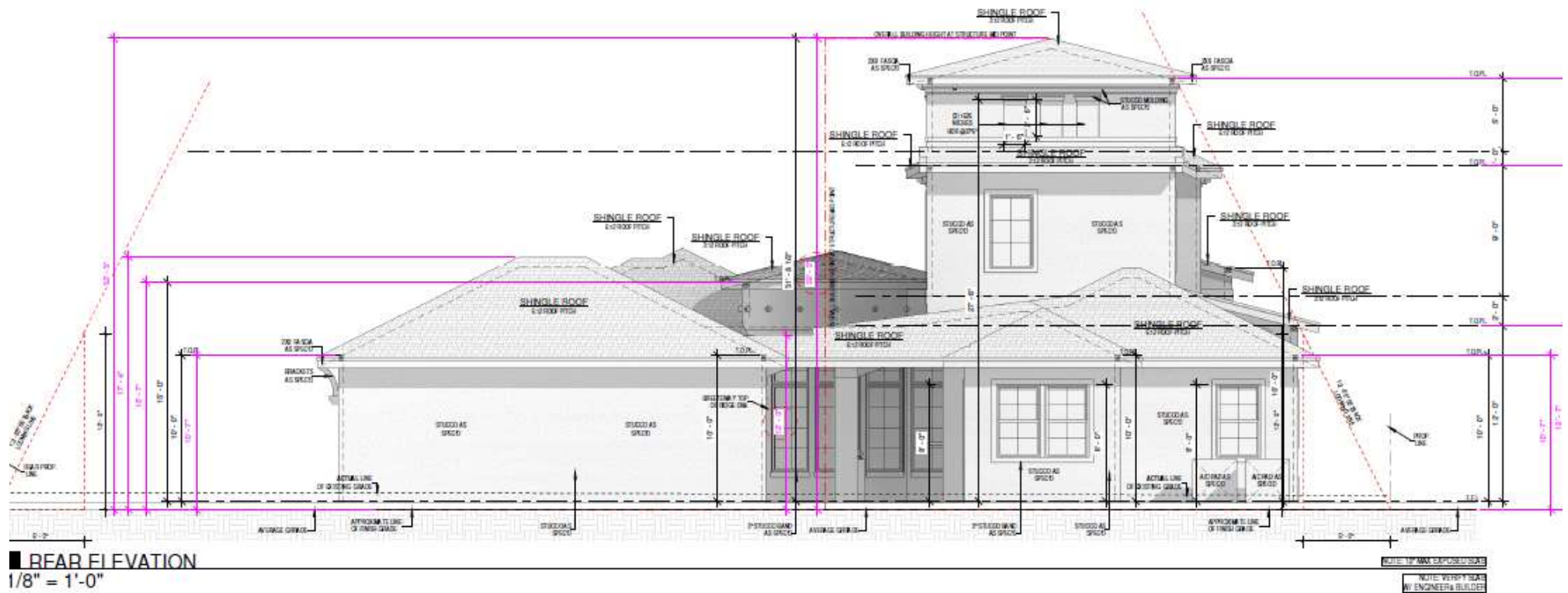


# FRONT ELEVATION

- Overall Height (Main)
  - 32ft 3in
- Exterior Finish
  - Shingle Roof
  - Stucco Siding



FRONT ELEVATION  
1/8" = 1'-0"



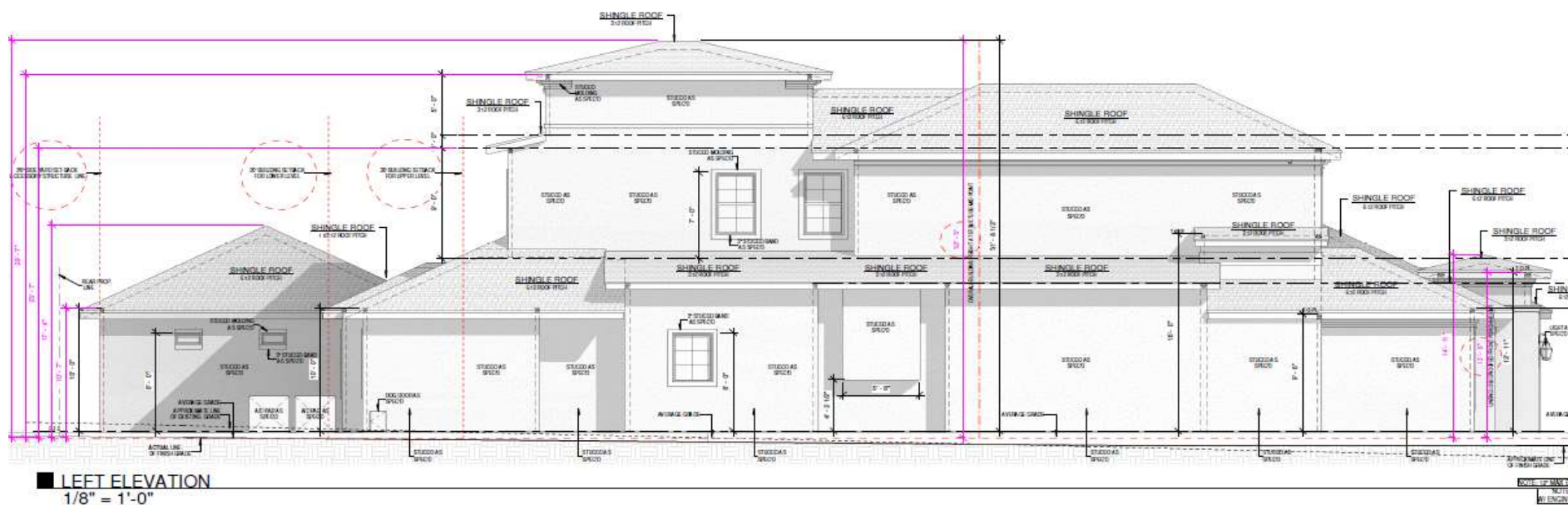


# SIDE ELEVATIONS



NOTES: 1. IF WORK IS REQUIRED TO  
BE DONE, VERIFY ALL  
BY ENGINEER'S CALL

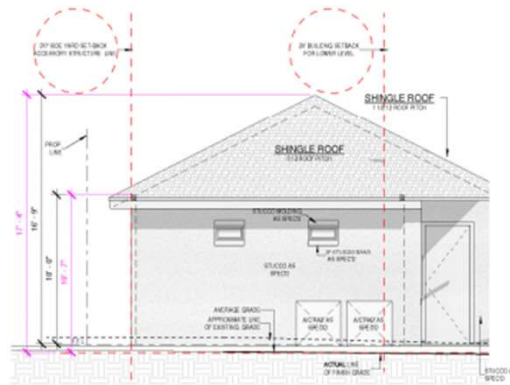




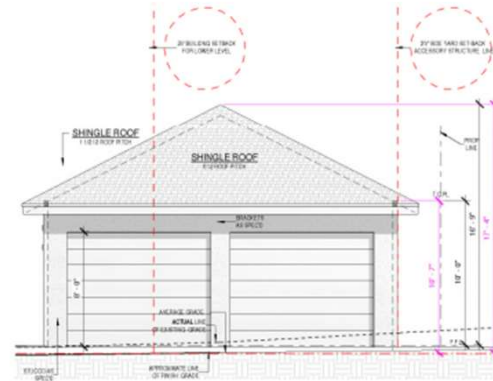




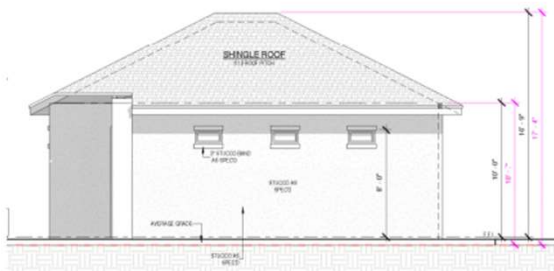
# GARAGE ELEVATIONS



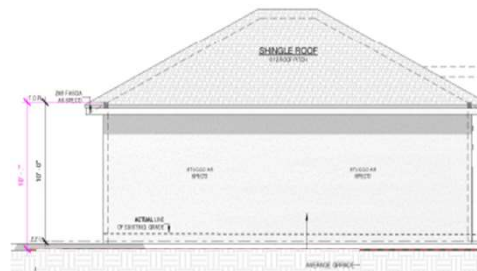
■ GARAGE LEFT ELEVATION  
1/8" = 1'-0"



■ GARAGE RIGHT ELEVATION  
1/8" = 1'-0"



■ GARAGE FRONT ELEVATION  
1/8" = 1'-0"

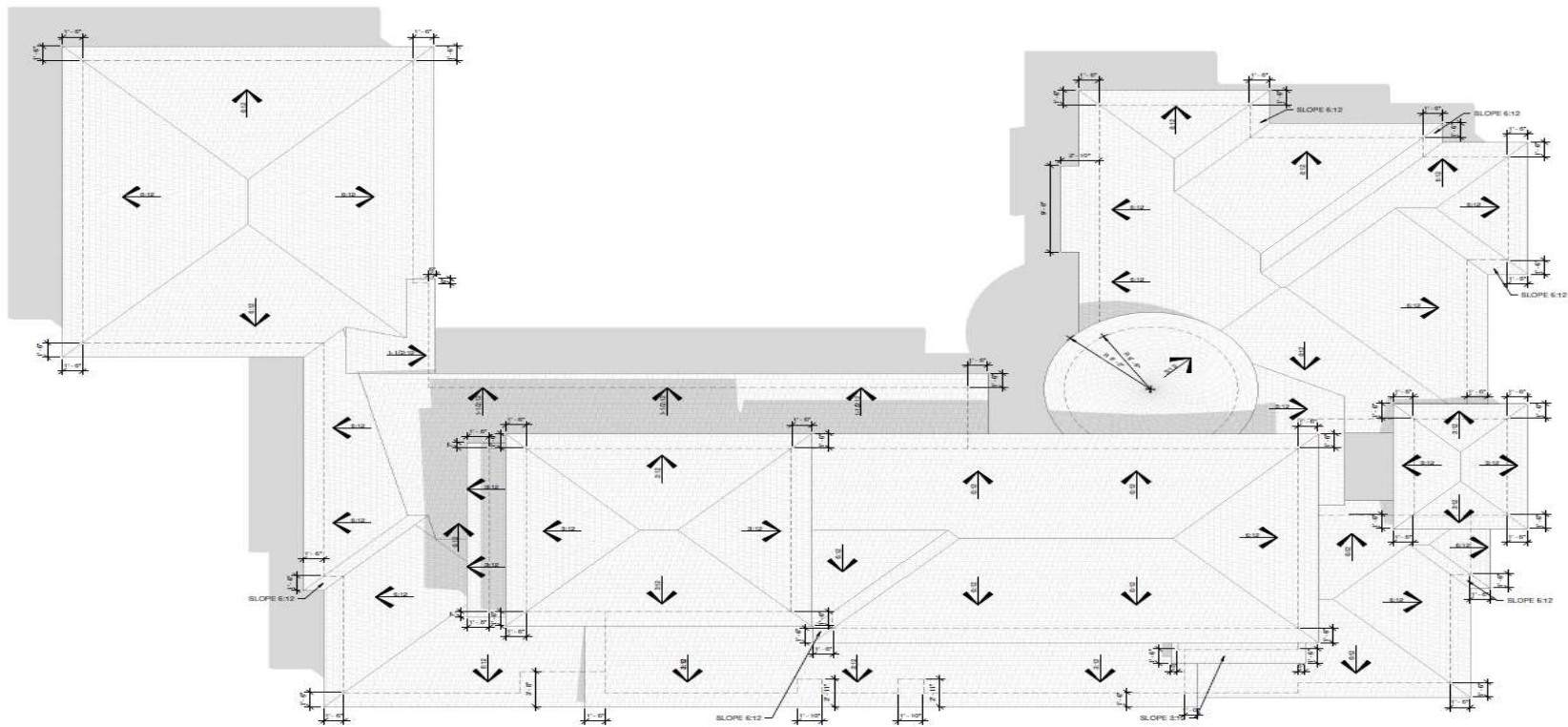


■ GARAGE REAR ELEVATION  
1/8" = 1'-0"

- Overall Height (Garage)
  - 17ft 4-in
- Exterior Finish Materials
  - Shingle Roof
  - Stucco Siding



# ROOF PLAN



■ ROOF PLAN

SCALE: 1/4" = 1'-0"  
0 2' 4' 8' 16'



# POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	10,957	10,957
Main House 1 <sup>st</sup> Floor*	1,072	2,731
Main House 2 <sup>nd</sup> Floor		963
Main House – Loft		65
Garage/Carport – 1 <sup>st</sup> Floor*	400	699
Garage – 2 <sup>nd</sup> Floor		
Front Porch*	64	87
Side Porch*	72	500
Rear Porch*	240	
Breezeway*		45
Shed(s)*		
<b>Total Square Footage</b>	<b>1,848</b>	<b>5,090</b>
<b>Lot Coverage* (max 40%)</b>	<b>1,848sq ft / 16.87%</b>	<b>4,062sq ft / 37.07%</b>
<b>FAR (max 45% w/out bonus)</b>	<b>1,472sq ft / 13.43%</b>	<b>4,545sq ft / 41.48%</b>

## **FAR – max 49% allowed with Bonus**

+2 – side or rear street/alley access

+2 – one-story garage



# STREETSCAPES





# PUBLIC NOTIFICATION



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  - Support: (3)                      Neutral: (0)
  - Oppose: (0)