

ARCHITECTURAL REVIEW BOARD CASE NO. 814F



NOVEMBER 17, 2020

FINAL — 6421 BROADWAY

Community Development
Services

ARCHITECTURAL REVIEW BOARD CASE NO. 819F



NOVEMBER 17, 2020

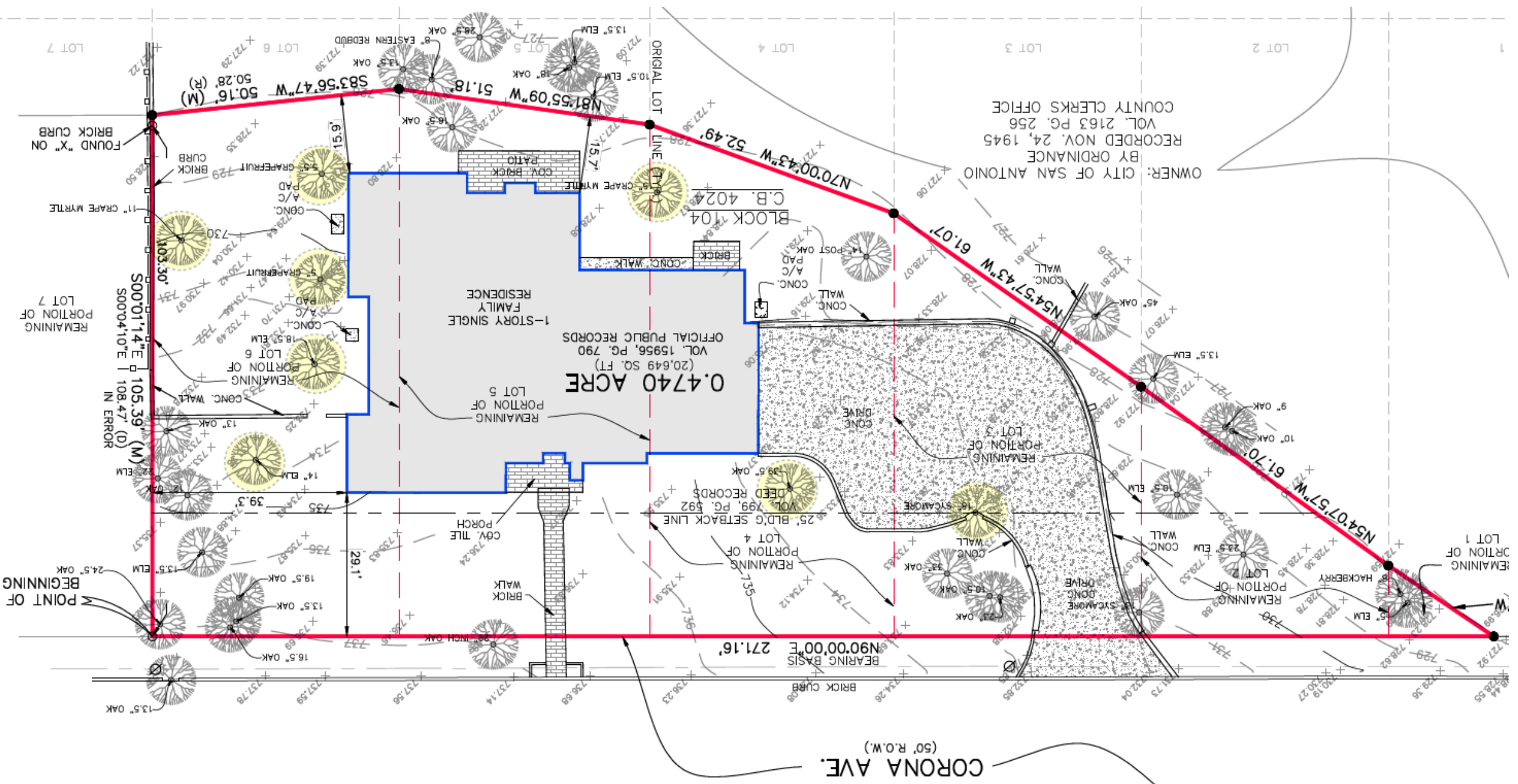
SIGNIFICANCE — 730 CORONA

Community Development
Services

PROPERTY



- SF-A
- Corona
 - St. Lukes Lane
 - Ciruela Street
- 100% Demolition



CORONA AVE.
(50' R.O.W.)

0.4740 ACRE
(20,649 SQ. FT.)
VOL. 15956, PG. 790
OFFICIAL PUBLIC RECORDS

1-STORY SINGLE
FAMILY RESIDENCE

BLOCK 104
C.B. 4024

OWNER: CITY OF SAN ANTONIO
BY ORDINANCE
RECORDED NOV. 24, 1945
VOL. 2163 PG. 256
COUNTY CLERKS OFFICE

FOUND "X" ON
BRICK CURB
 $S83^{\circ}56'47''\text{W } 50.16'$ (M)
 $50.28'$ (R)

REMAINING
PORTION OF
LOT 7

REMAINING
PORTION OF
LOT 1

POINT OF
BEGINNING

REMAINING
PORTION OF
LOT 6
 $105.39'$ (M)
 $108.47'$ (D)
 $103.30'$
IN ERROR

REMAINING
PORTION OF
LOT 2
SYCAMORE DRIVE

REMAINING
PORTION OF
LOT 4
25' BLD'G SETBACK LINE
VOL. 799, PG. 592
DEED RECORDS

REMAINING
PORTION OF
LOT 3
SYCAMORE DRIVE
VOL. 15956, PG. 790
OFFICIAL PUBLIC RECORDS

REMAINING
PORTION OF
LOT 5
HACKBERRY

REMAINING
PORTION OF
LOT 7
 $500'01'14''\text{E } 105.39'$ (M)
 $500'04'10''\text{E } 108.47'$ (D)

BEARING BASIS
 $N90^{\circ}00'00''\text{E } 271.16'$

REMAINING
PORTION OF
LOT 2
SYCAMORE DRIVE
 $61.70'$

REMAINING
PORTION OF
LOT 3
SYCAMORE DRIVE
 $61.07'$
 $N54^{\circ}07'57''\text{W } 61.70'$

REMAINING
PORTION OF
LOT 4
CONC. WALK
VOL. 15956, PG. 790
OFFICIAL PUBLIC RECORDS

REMAINING
PORTION OF
LOT 4
CONC. WALK
VOL. 799, PG. 592
DEED RECORDS

REMAINING
PORTION OF
LOT 5
HACKBERRY
VOL. 15956, PG. 790
OFFICIAL PUBLIC RECORDS

REMAINING
PORTION OF
LOT 5
HACKBERRY

REMAINING
PORTION OF
LOT 3
SYCAMORE DRIVE
VOL. 15956, PG. 790
OFFICIAL PUBLIC RECORDS

REMAINING
PORTION OF
LOT 2
SYCAMORE DRIVE

REMAINING
PORTION OF
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LOT 58

REMAINING
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LOT 59

REMAINING
PORTION OF
LOT 60



Front View of Existing House



Left View of Existing House



Rear View of Existing House



Right View of Existing House



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: (0)

ARCHITECTURAL REVIEW BOARD CASE NO. 821F

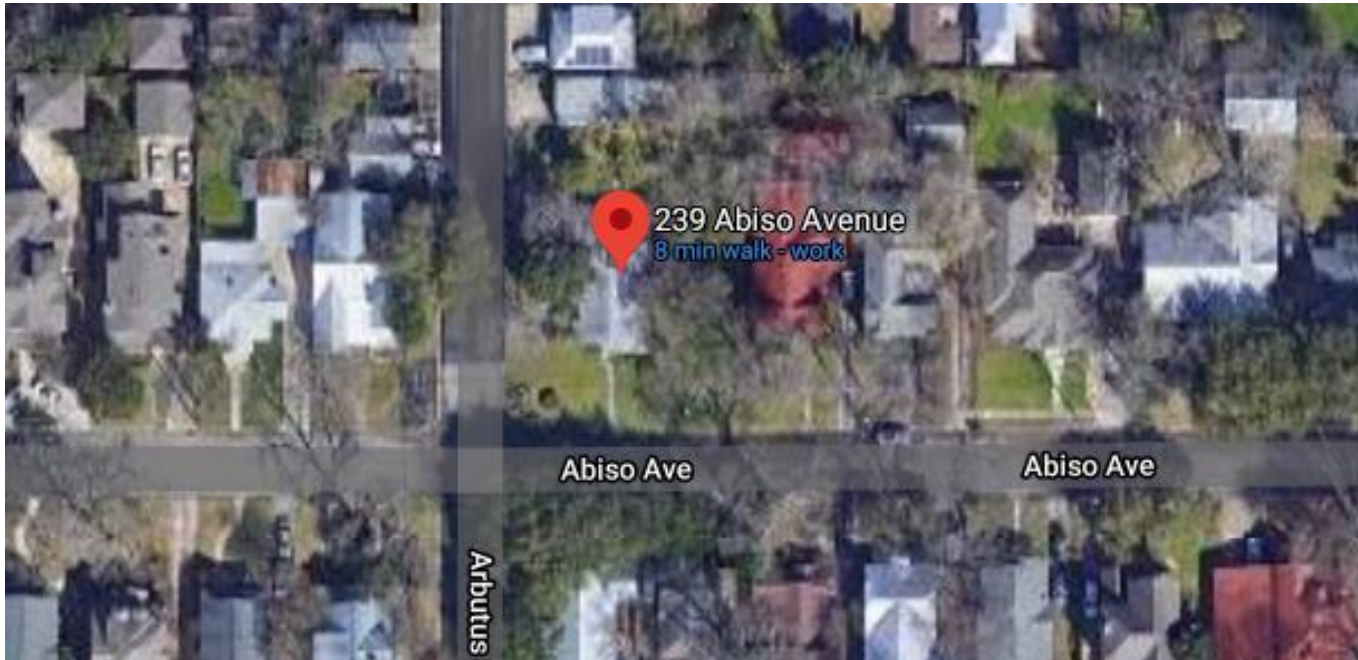


NOVEMBER 17, 2020

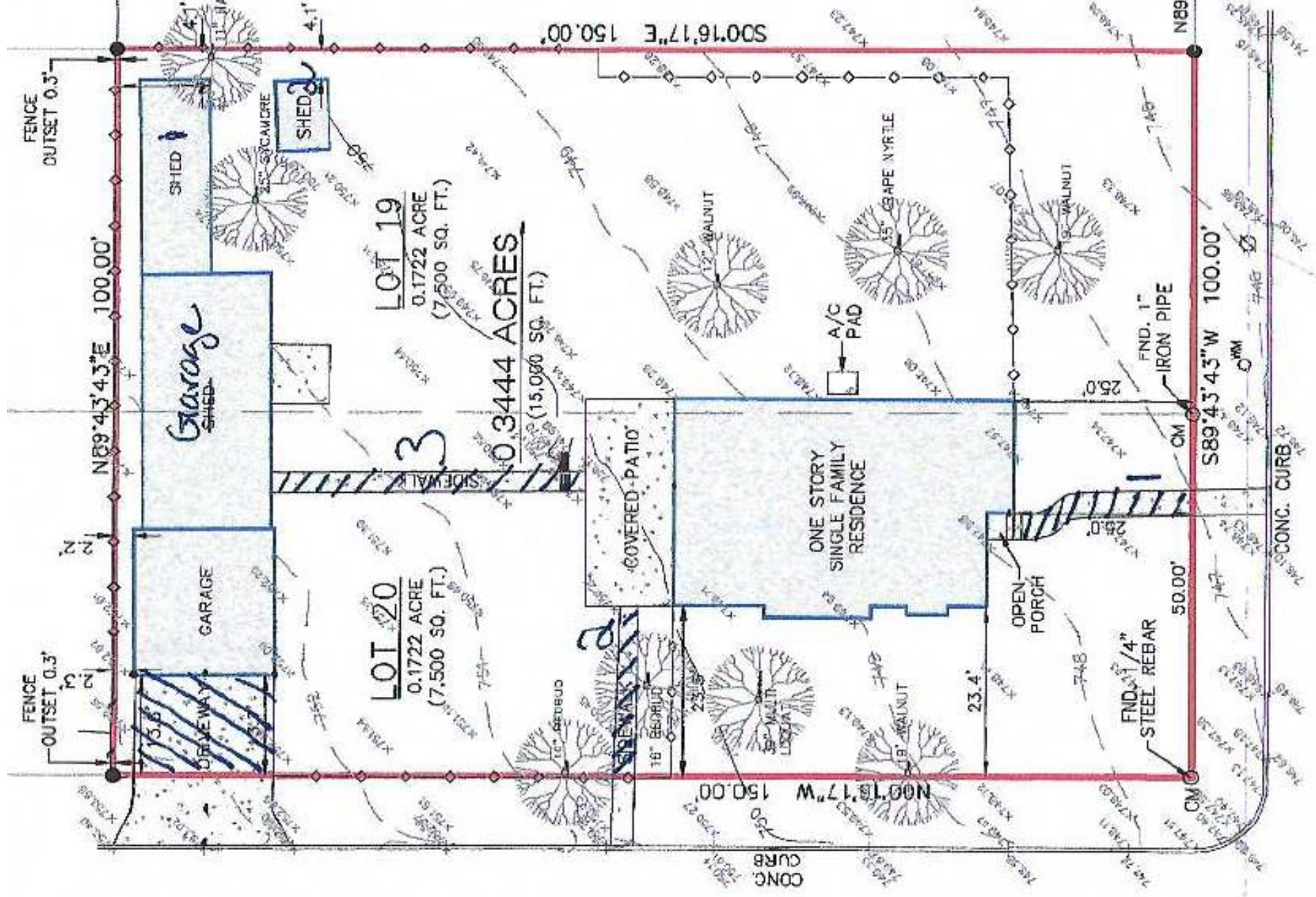
SIGNIFICANCE — 239 ABISO

Community Development
Services

PROPERTY



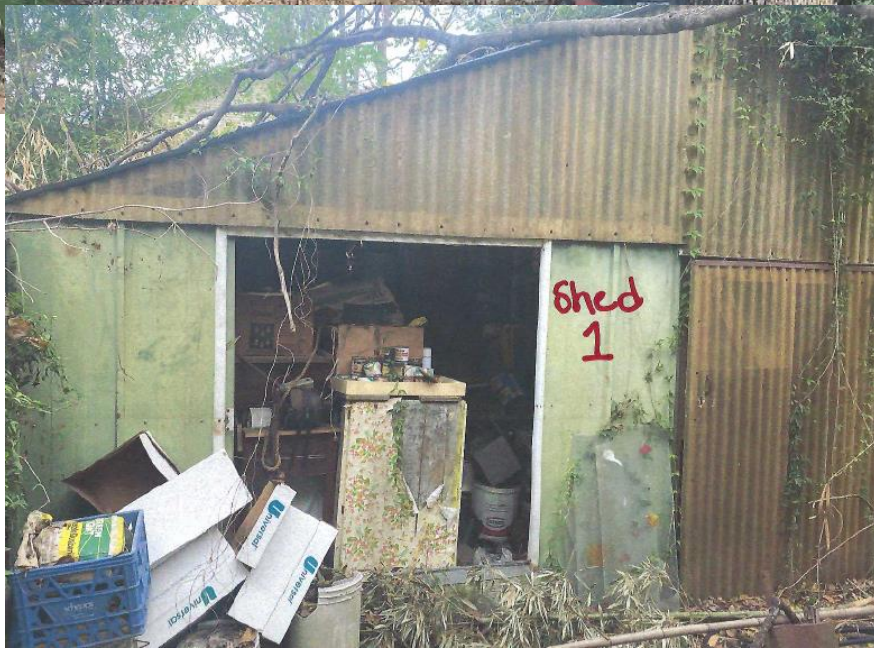
- SF-B
- Abiso
 - @ Arbitus
- 100% Demolition



ARBUTUS
(50' R.O.W.)

ABISO AVE.
(50' R.O.W.)







PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
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- Responses received:
 - Support: (2) Neutral: (1)
 - Oppose: (0)

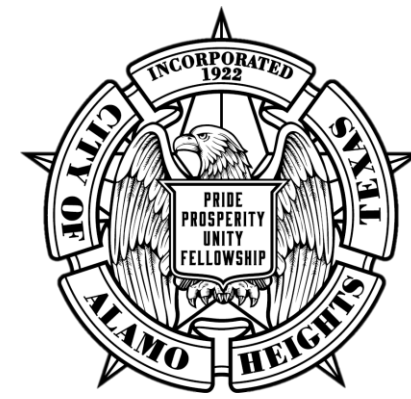
BOARD OF ADJUSTMENT CASE NO. 822F



NOVEMBER 17, 2020

SIGNIFICANCE & COMPATIBILITY — 528 NORMANDY

Community Development
Services

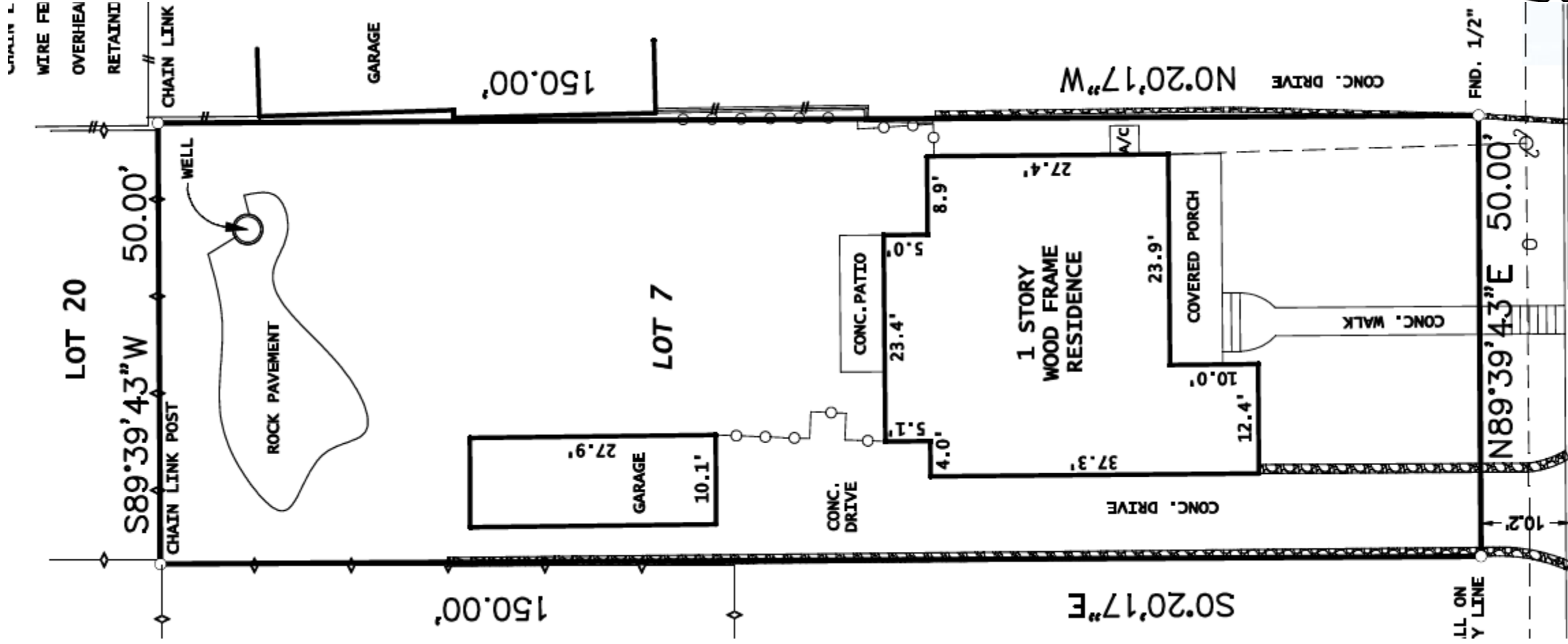


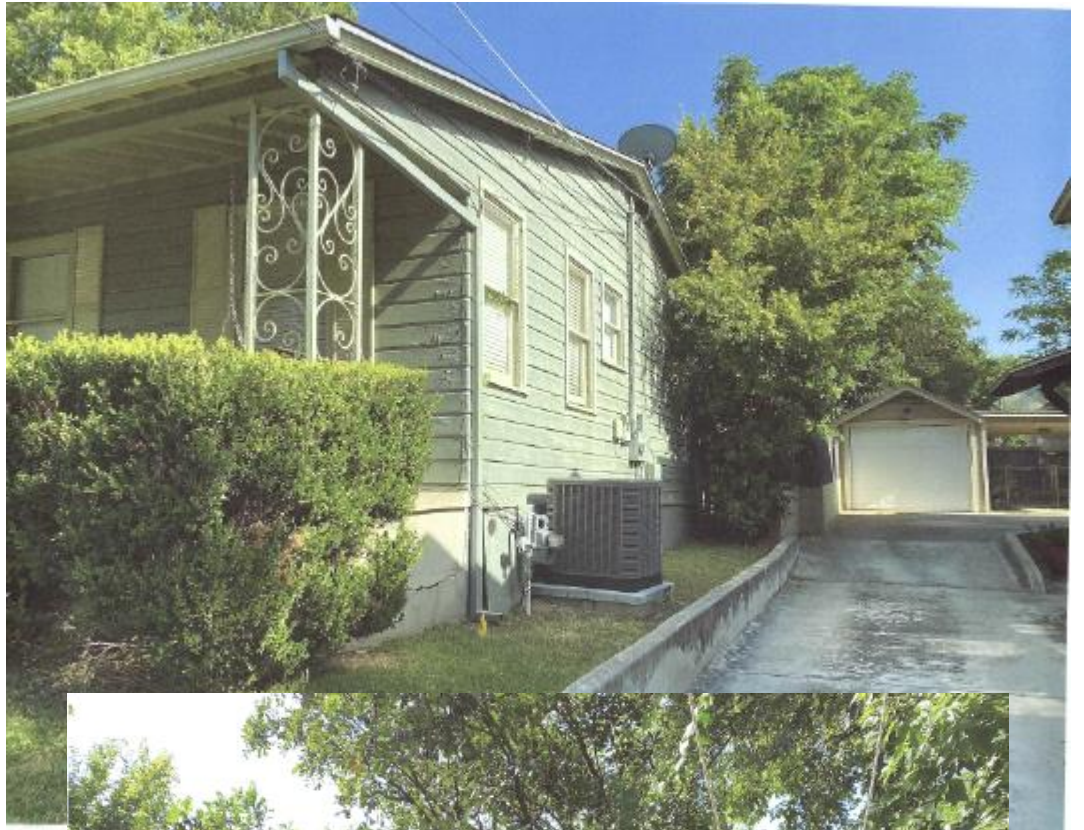
PROPERTY



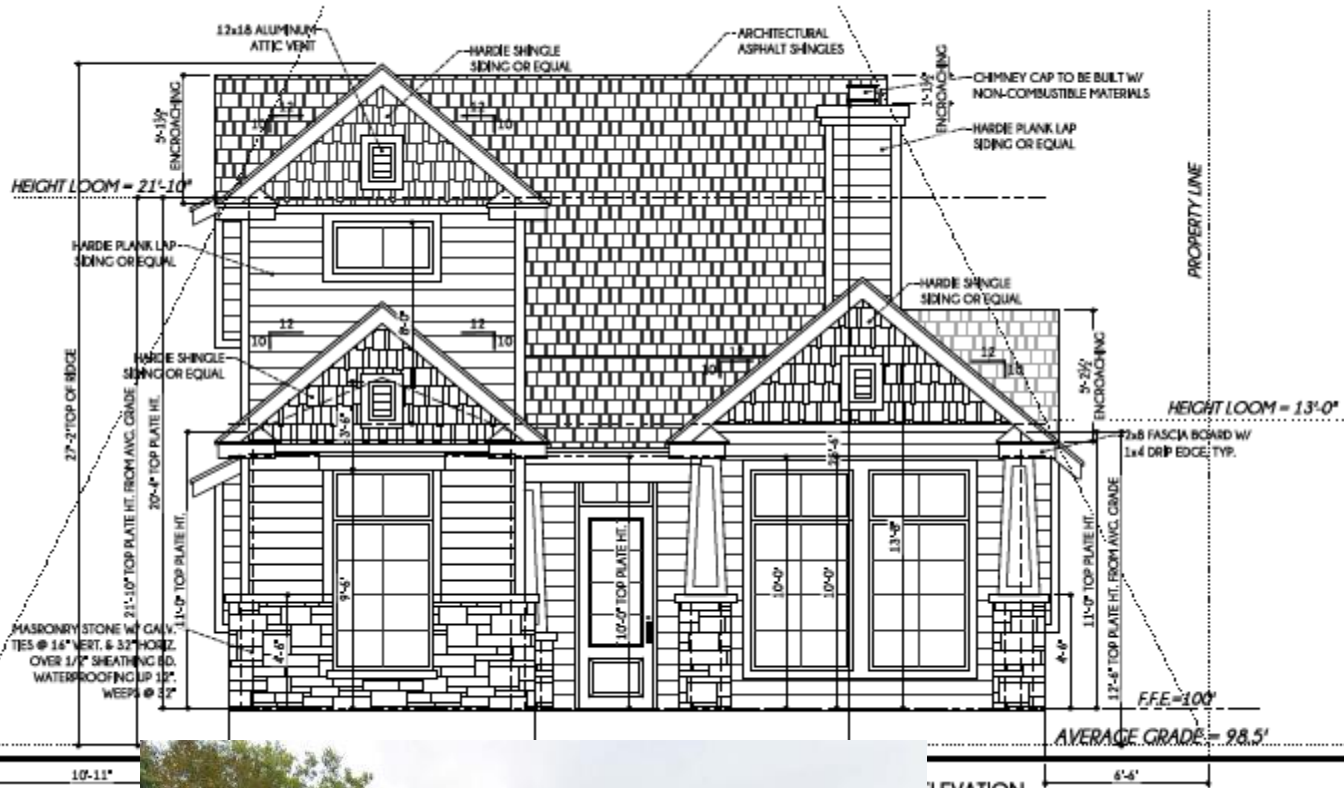
- SF-B
- Normandy
 - Alamo Heights Blvd
 - Greely
- 100% Demolition
- New Single Family
 - Detached accessory structure

EXISTING SITE PLAN





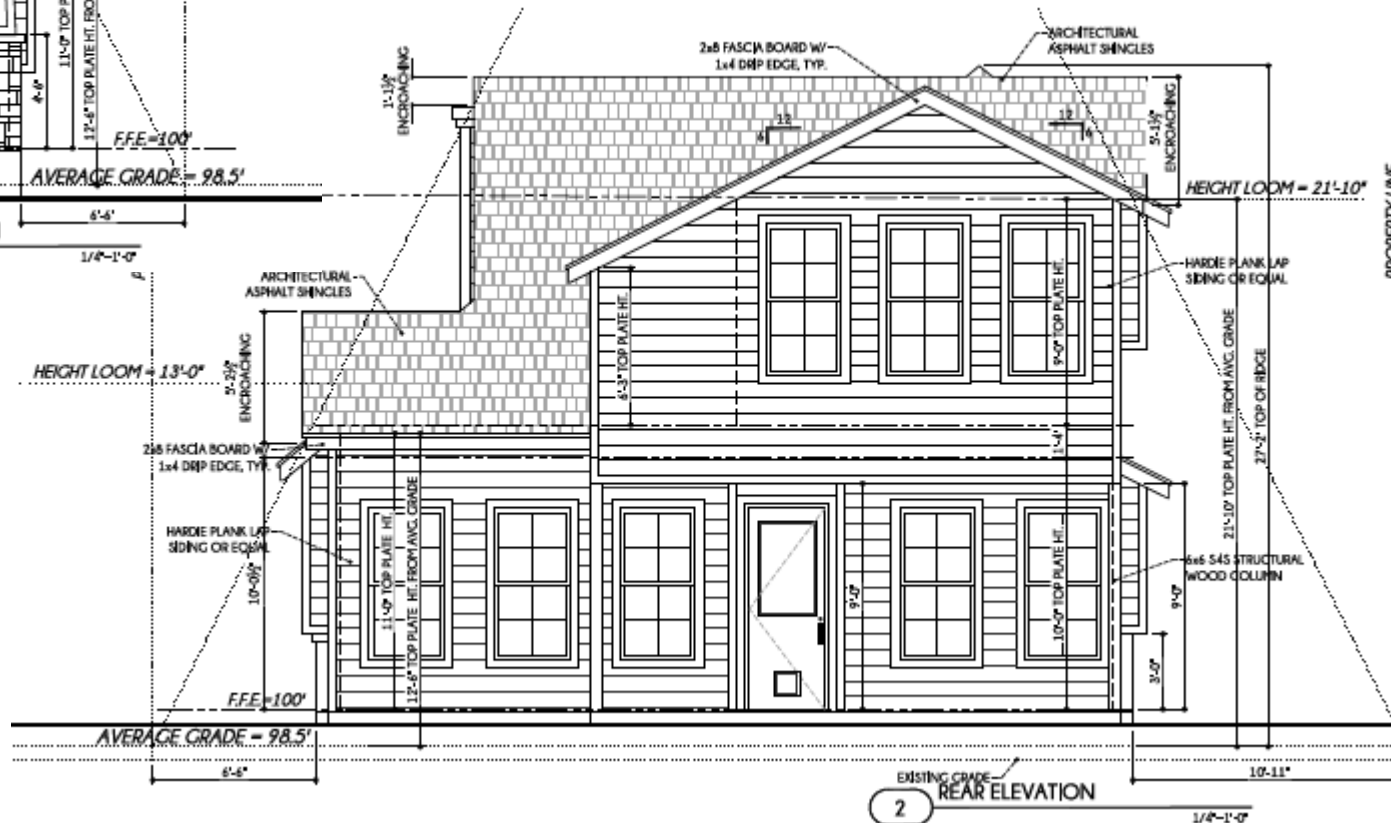
PROPERTY LINE



- Proposed building height – 27'-2"
- Architectural asphalt shingles
- Hardie Plank siding

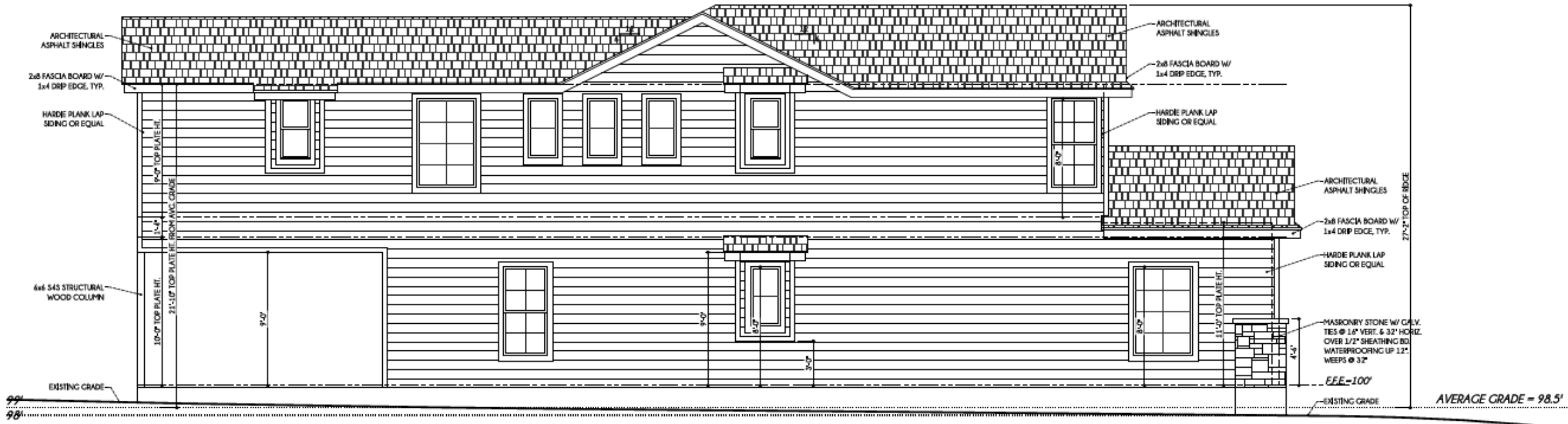


ELEVATION

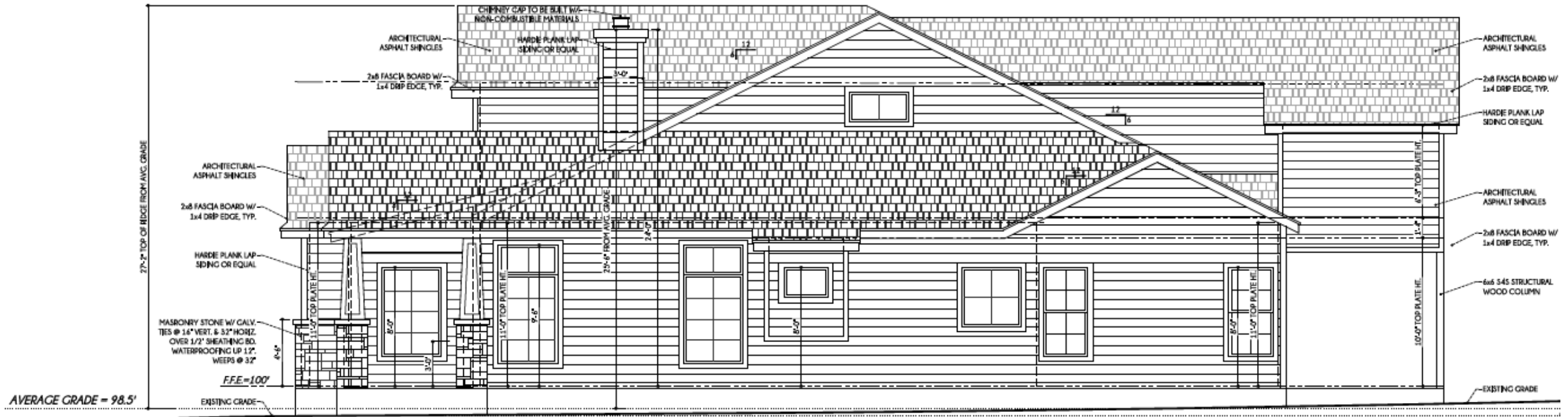


EXISTING GRADE
2 REAR ELEVATION

1/8"=1'-0"



AVERAGE GRADE = 98.5'



AVERAGE GRADE = 98.5'

Properties across the street from Project



Left Side of Project



Existing Project Site



Right Side of Project



Second Right of Project



Left Side of Project



New Project Site



Right Side of Project



Second Right of Project

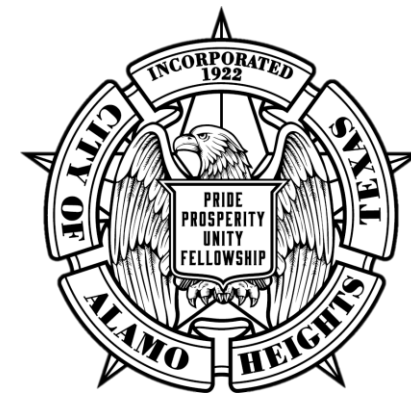
POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	7,500	7,500
Main House	1,235	1,770
Front Porch	143	189
Rear Porch	78	329
Garage Footprint	283	468
Lot Coverage / Lot Area	1,739/7,500	2,756/7,500
Total Lot Coverage	23%	37%

(Max – 40%)

Floor Area Ratio	Existing	Proposed
Lot Area	7,500	7,500
Main House 1st Flrr	1,235	1,770
Main House 2nd Flr	0	1,168
Garage 1st Floor	283	468
Garage 2nd Floor	0	0
FAR / Lot Area	1,518/7,500	3,406/7,500
Total FAR	20%	45%

(Max – 45% or 50% with Bonuses)



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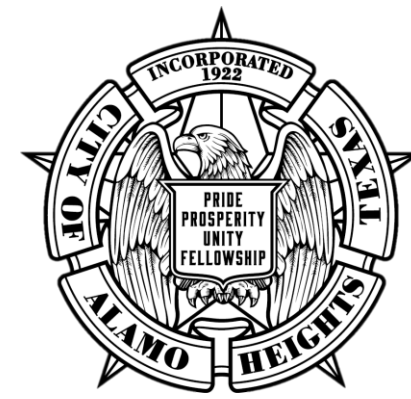
ARCHITECTURAL REVIEW BOARD CASE NO. 823F



NOVEMBER 17, 2020

SIGNIFICANCE — 324 CLOVERLEAF

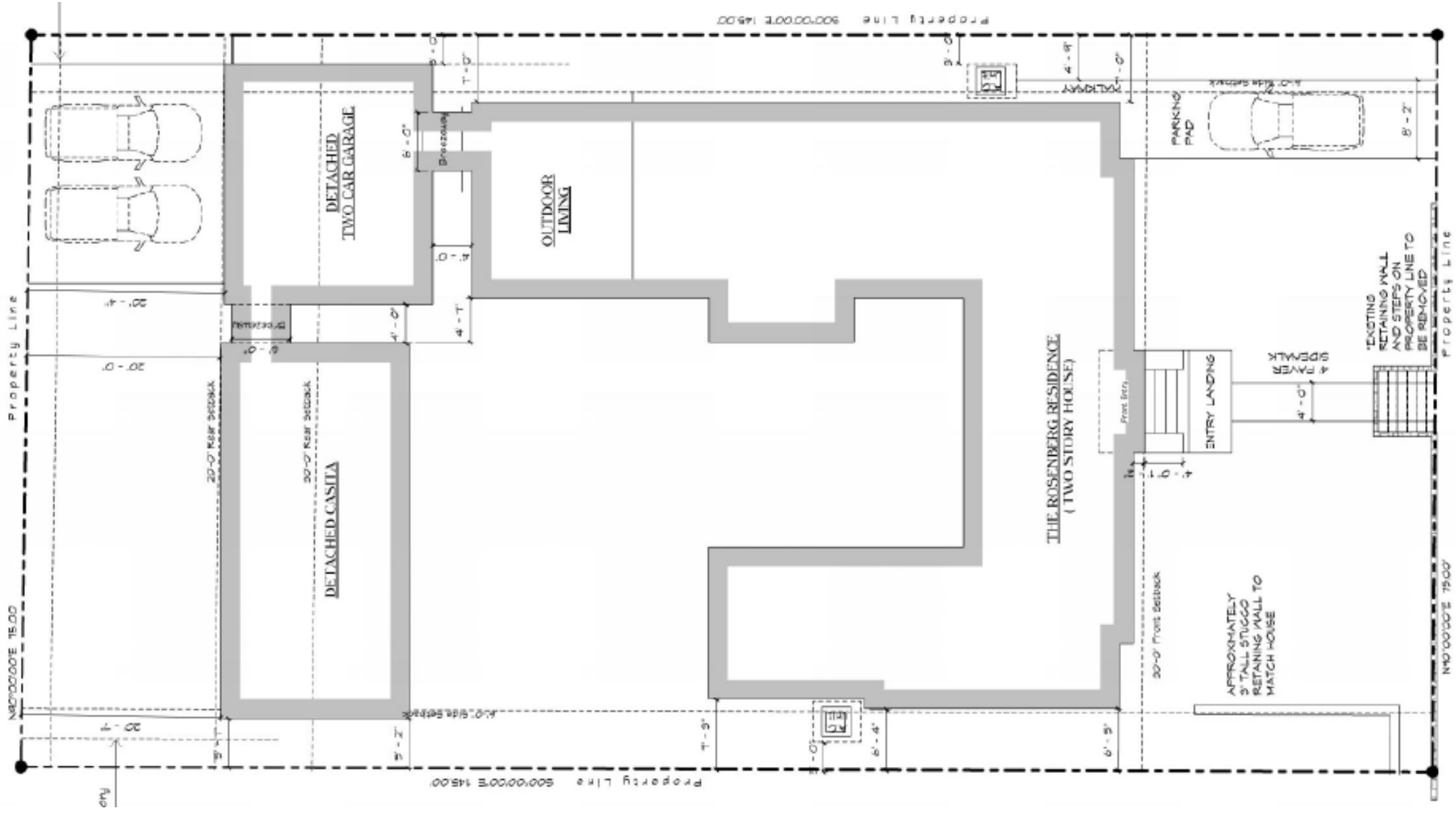
Nina Shealey — Director
Community Development
Services



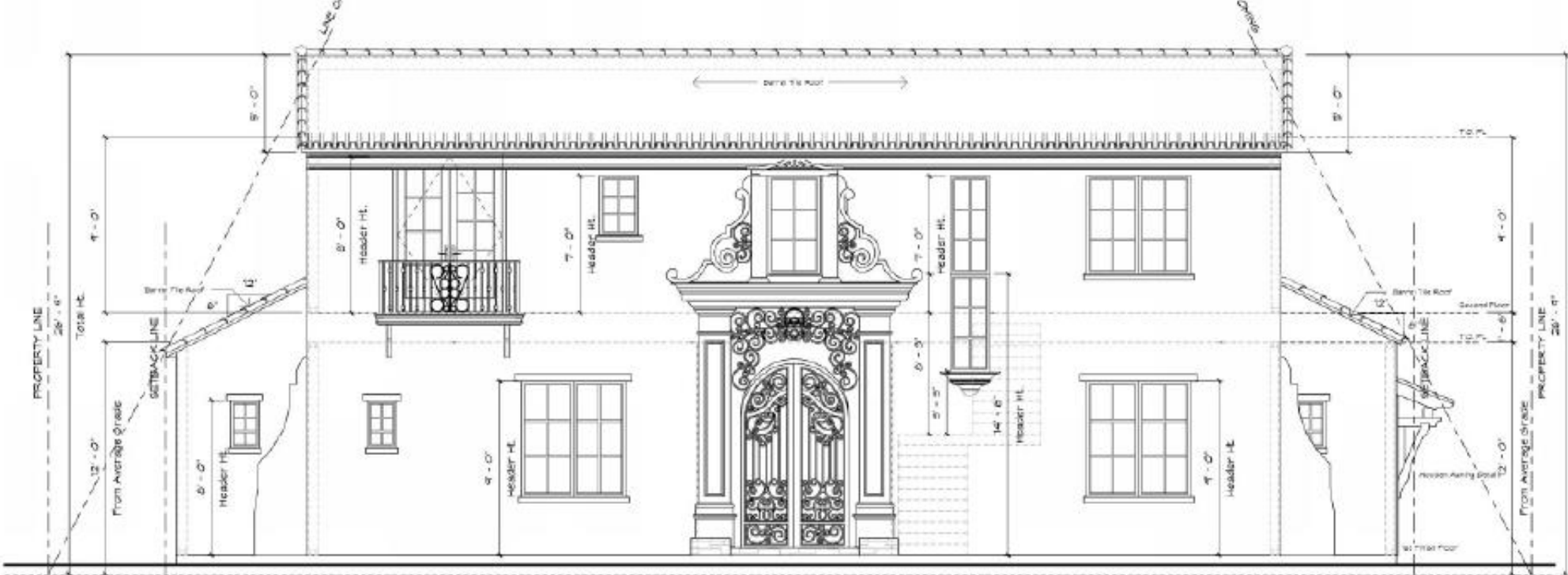
PROPERTY



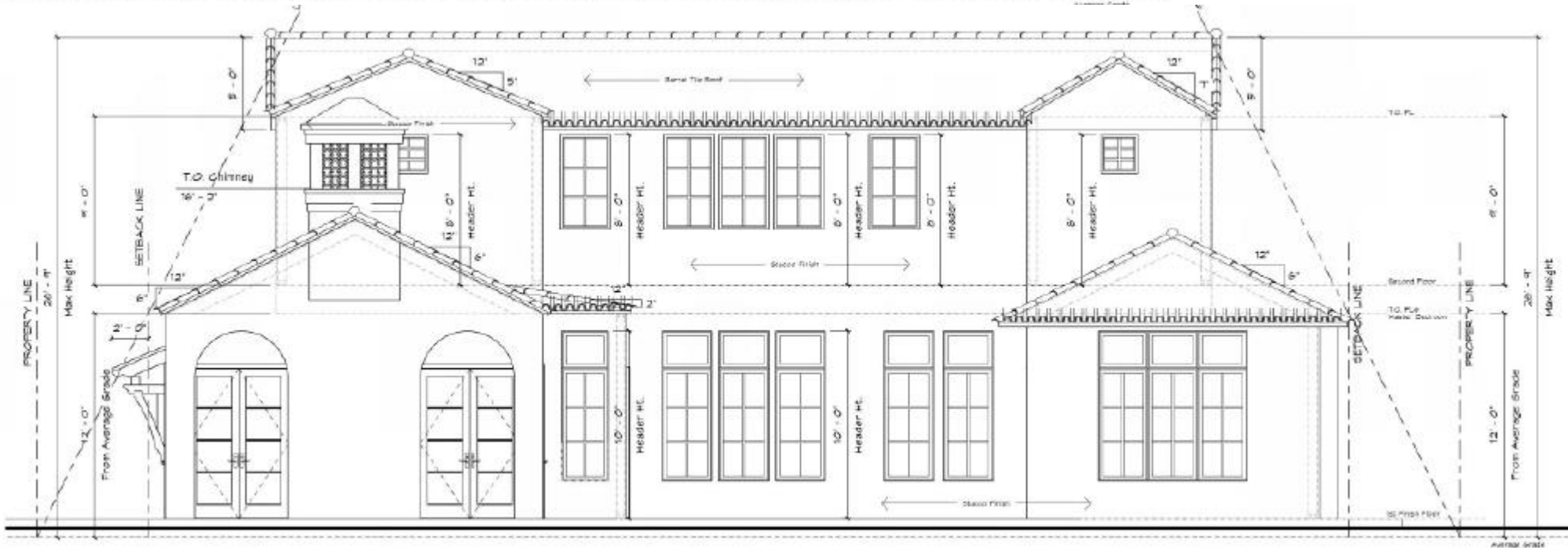
- SF - A
- Cloverleaf
 - Buttercup
 - N. New Braunfels
- New Single Family
 - Detached Accessory Structure
- Demo Approved
 - ARB – Oct. 20th
 - City Council – Nov. 9th

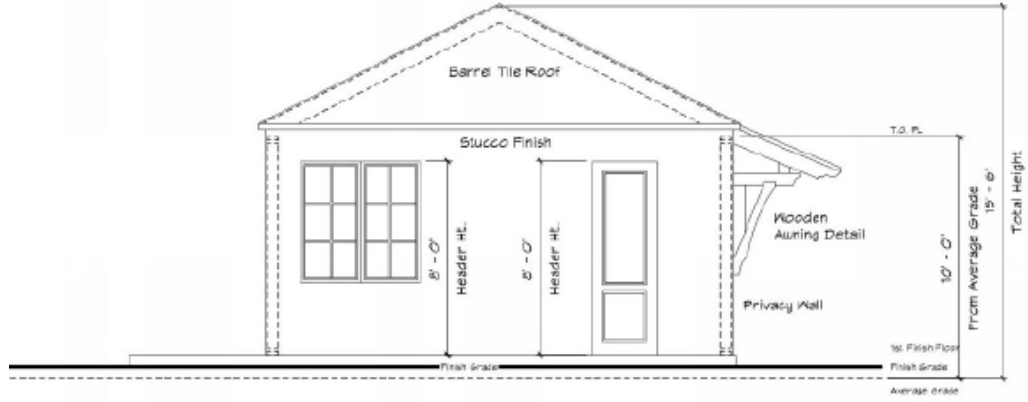


CLOVERLEAF AVE

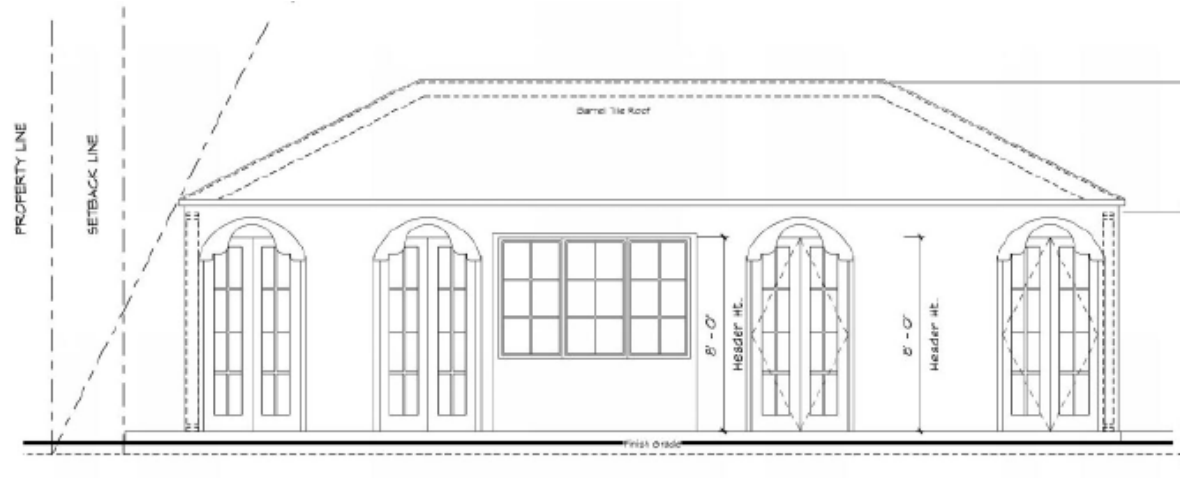


- Building height – 26' 9"
- Stucco
- Barrel Tile Roof

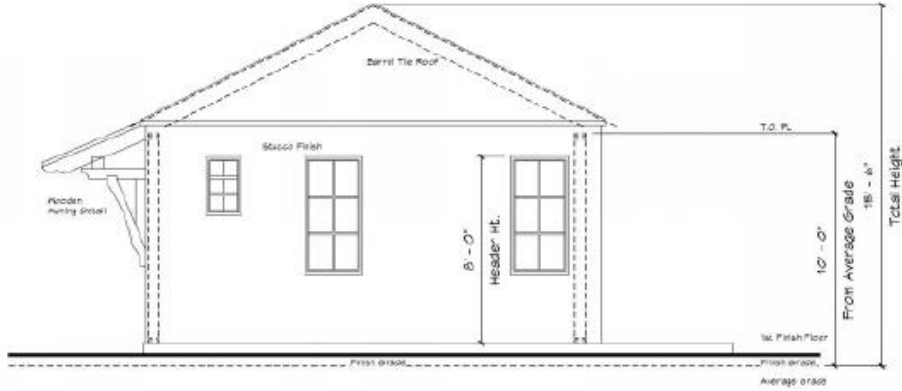




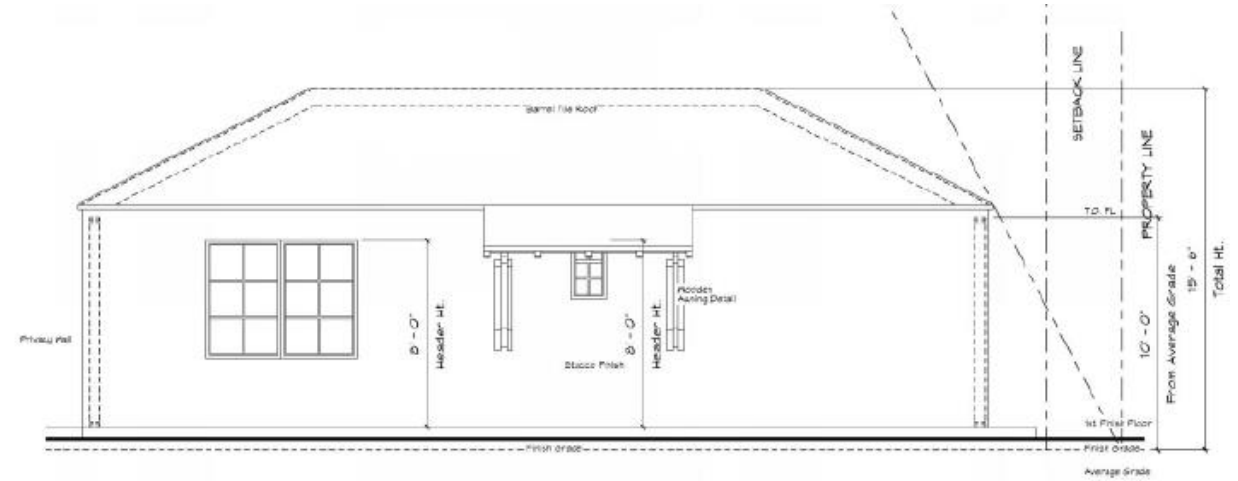
1 Casita West
1/4" = 1'-0"



2 Casita North
1/4" = 1'-0"



3 Casita East
1/4" = 1'-0"



4 Casita South
1/4" = 1'-0"



Previous Block Panorama



Proposed Block Panorama

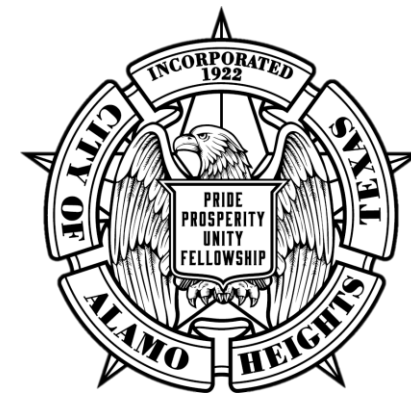
POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	10,980	10,980
Main House	1,893	2,220
Garage Footprint	400	532
Covered Patio	0	270
Breezeway	0	70
Accessory Structure	0	685
Lot Coverage / Lot Area	2,239/10,980	3,757/10,980
Total Lot Coverage	21%	34%

(Max – 40%)

Floor Area Ratio	Existing	Proposed
Lot Area	10,980	10,980
Main House 1st Floor	1,893	2,200
Main House 2nd Floor	0	800
Garage 1st Floor	400	532
Other structures		685
FAR / Lot Area	2,293/10,980	4,217/10,980
Total FAR	21%	38%

(Max – 45% or 50% with Bonuses)



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 - Oppose: (0)