

BOARD OF ADJUSTMENT CASE NO. 2407 223 ALLEN ST



COMMUNITY DEVELOPMENT

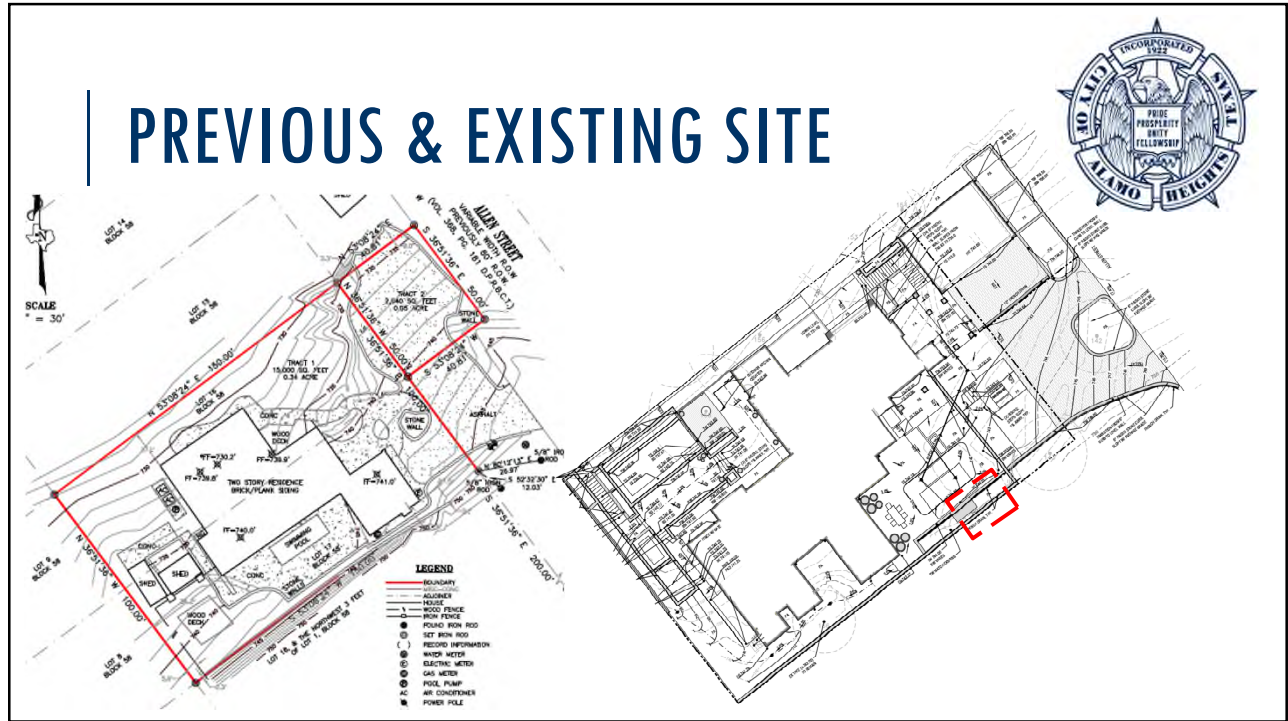
Presented by:
Lety Hernandez
Director

PROPERTY

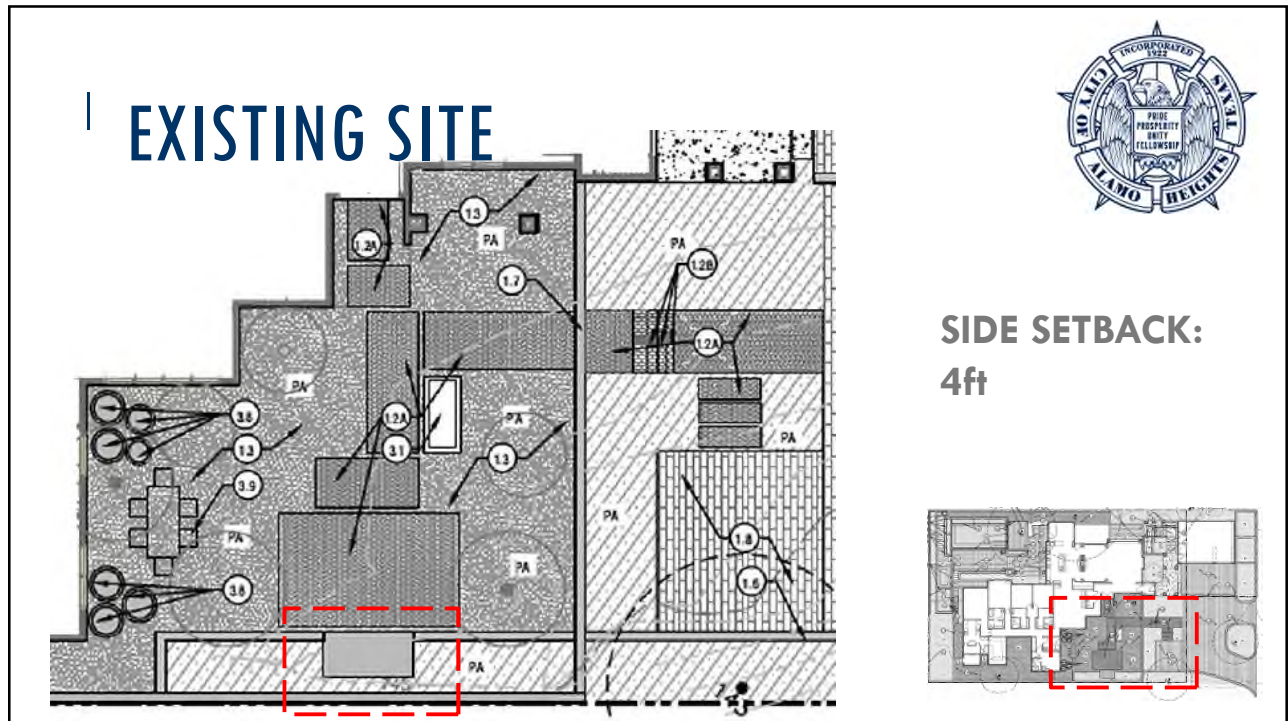


- SF-A
- Southwest side of street
- Accessory Structure (Outdoor Fireplace)

PREVIOUS & EXISTING SITE



EXISTING SITE

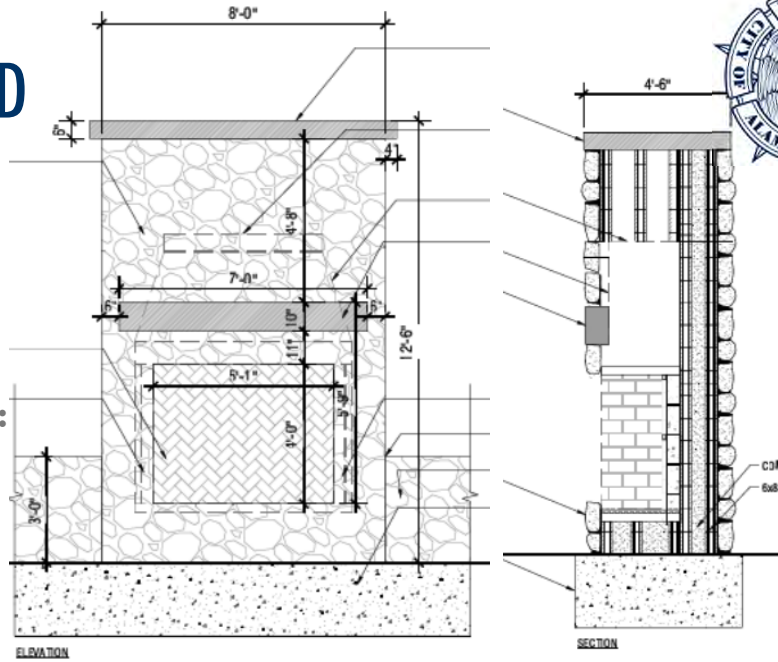


SIDE SETBACK:
4ft



PROPOSED

OVERALL HEIGHT:
12ft 6in shown;
11ft, per email
correspondence



PROPOSED



POLICY ANALYSIS



- **Hardships**
 - Lot shape
- **Considerations**
 - Sec. 3-85(1) Accessory Structures. Required front yard setback. Attached accessory buildings shall have a required front yard the same as the main building. Detached accessory buildings shall be located to the rear of the main building.

POLICY ANALYSIS



- **Considerations**
 - Ch. 3 Zoning, Sec. 3-2 Definitions: Accessory building or structure In a residence district, a subordinate building attached or detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lath or greenhouse as a hobby (no business), home workshop, quarters for servants employed on the premises, children's playhouse, storage house or garden shelter, but not involving the conduct of business or the use of such accessory structure as a separate domicile.
 - Ch. 5 Buildings and Building Regulations, Sec. 5-13 Definitions: Accessory building or structure(s) shall mean a structure which is built, constructed, or placed and which is detached from a principal structure on the same tract of land, and customarily incidental and subordinate to the principal structure or use and which does not contain a postal address. Accessory structures include but are not limited to arbors, detached garages, garden utility sheds, decks, detached gazebos, temporary storage facilities, and swimming pools.

PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property

- Responses received within 200ft:
 - Support: (0) Opposed: (0) Neutral: (0)
- Responses received outside 200ft:
 - Support: (0) Opposed: (0) Neutral: (0)



BOARD OF ADJUSTMENT CASE NO. 2419 925 CAMBRIDGE OVAL



COMMUNITY DEVELOPMENT

Presented by:
Phil Laney
Assistant City Manager

PROPERTY

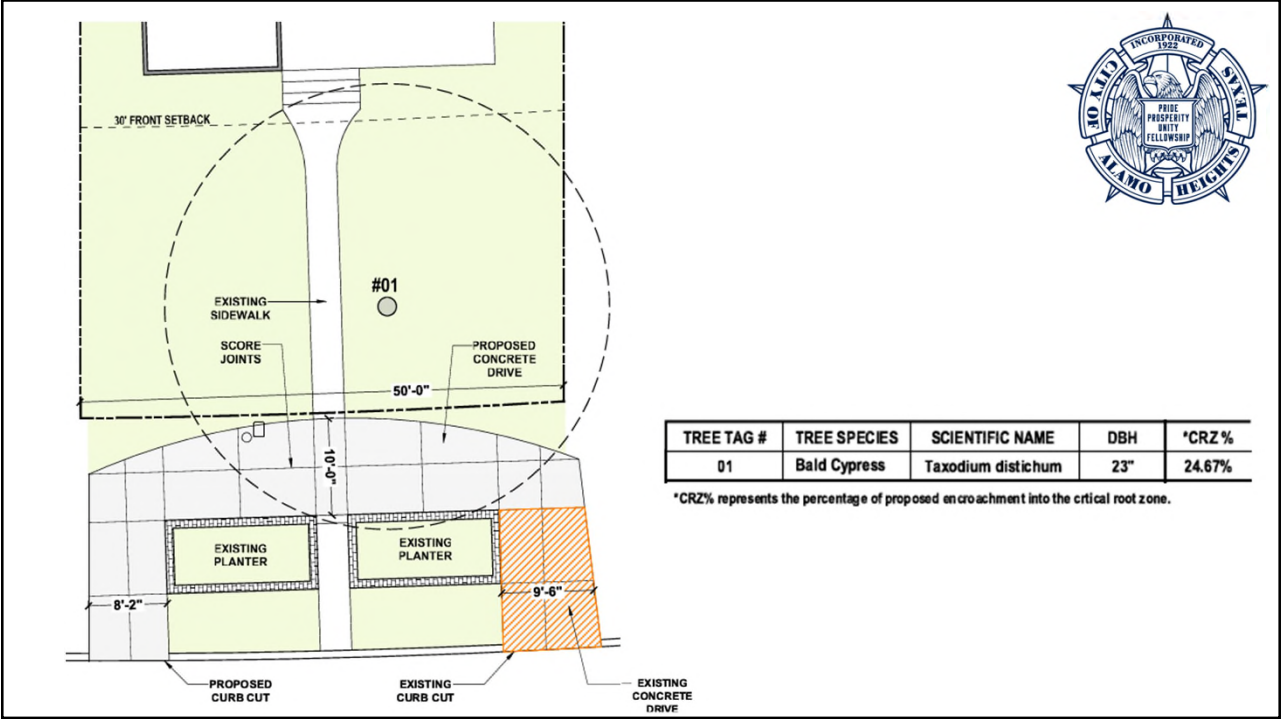
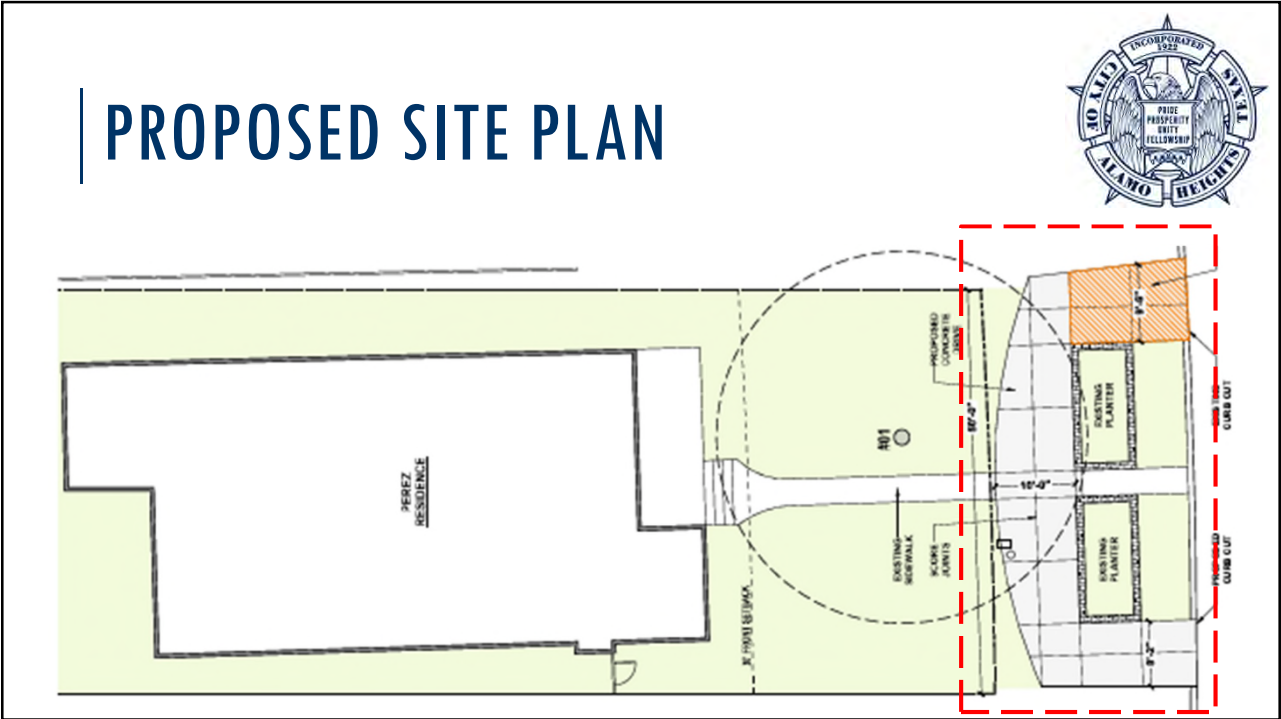


- SF-A
- Northern side at intersection of Bronson Ave.
- Circular Driveway

EXISTING CONDITIONS



PROPOSED SITE PLAN



TREE TAG #	TREE SPECIES	SCIENTIFIC NAME	DBH	*CRZ %
01	Bald Cypress	Taxodium distichum	23"	24.67%

*CRZ% represents the percentage of proposed encroachment into the critical root zone.



POLICY ANALYSIS

- **Hardships**
 - None.

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. 2415 340 ABISO AVE



COMMUNITY DEVELOPMENT

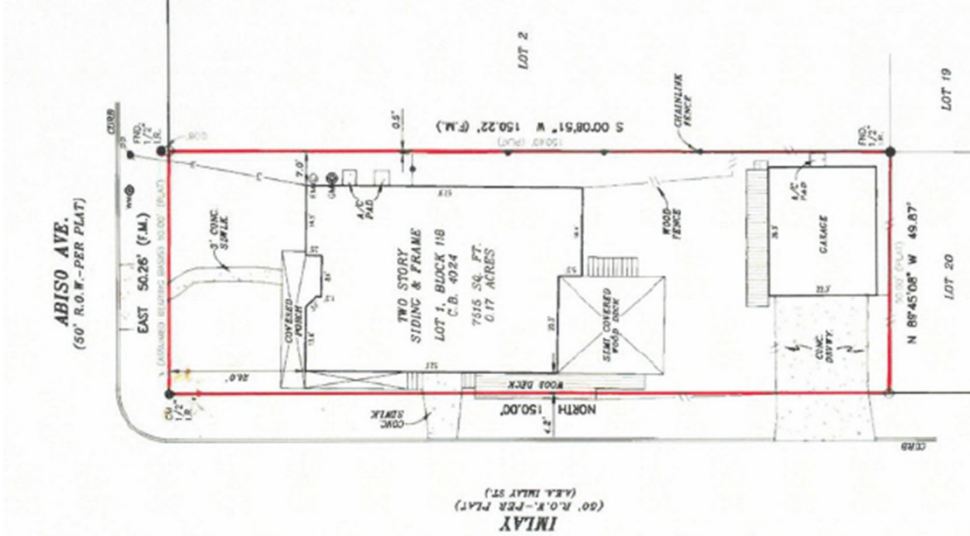
Presented by:
Phil Laney
Assistant City Manager

PROPERTY



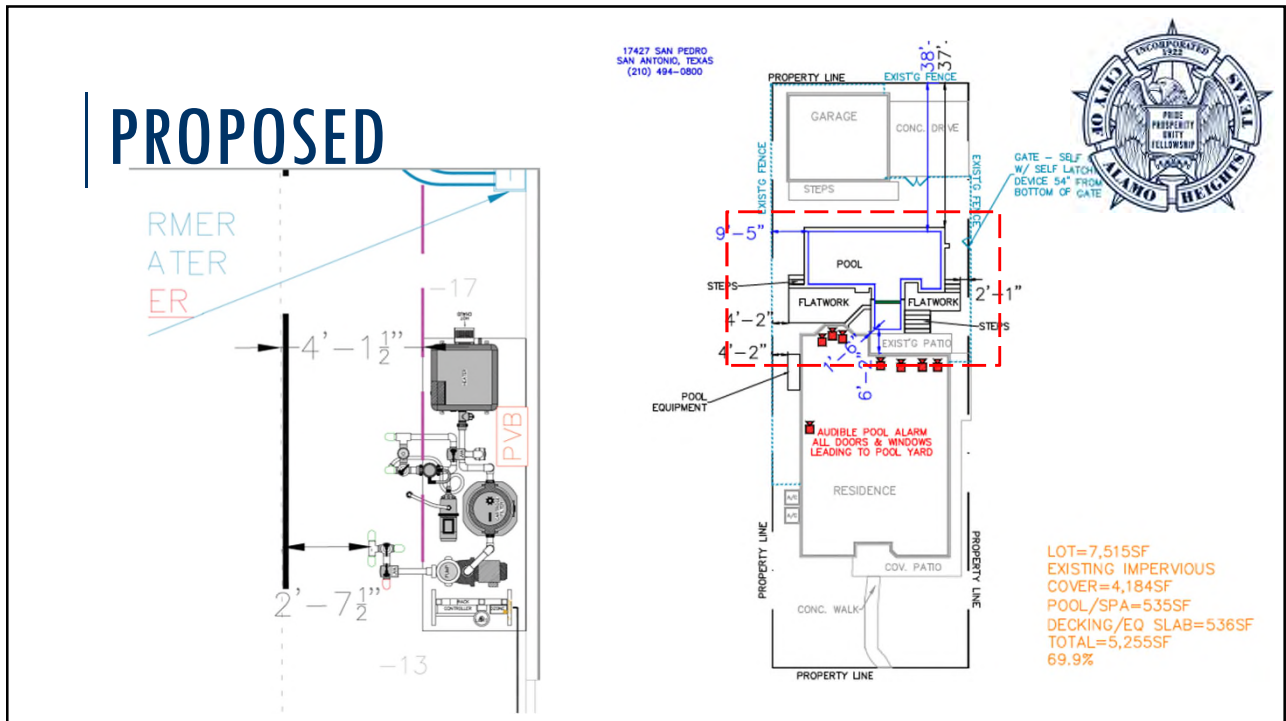
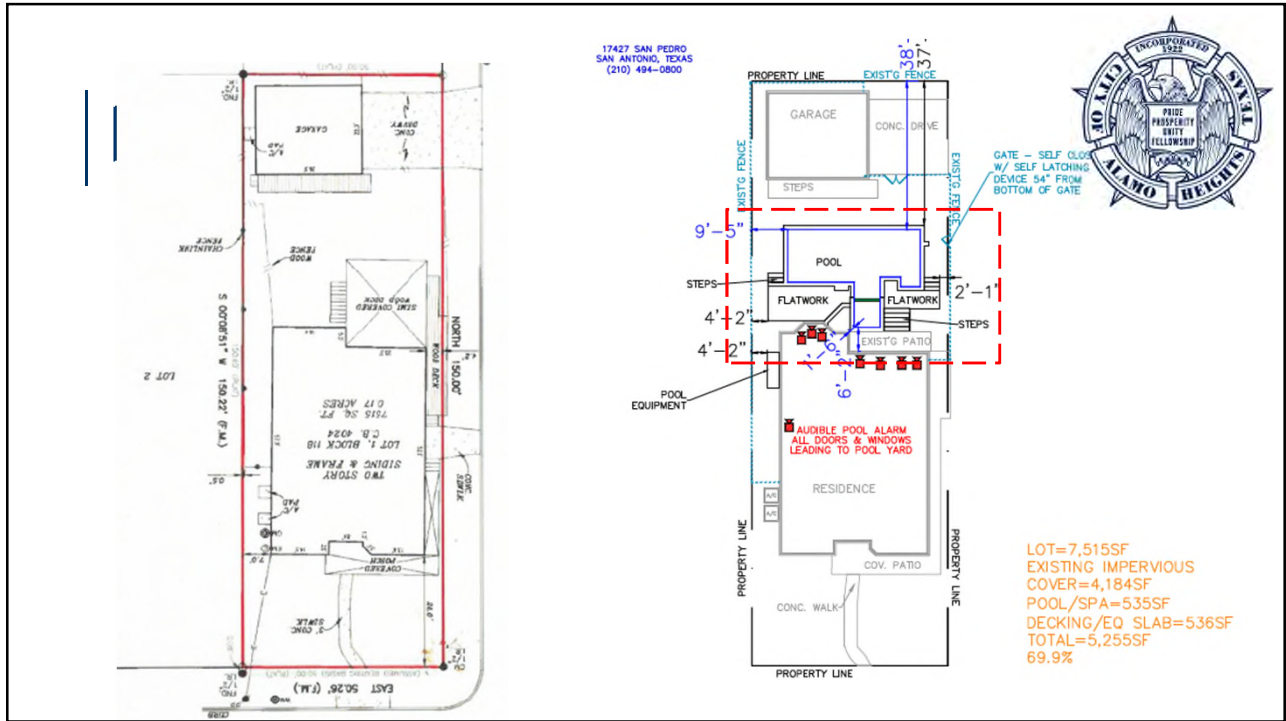
- SF-B
- South side at intersection of Imlay St.
- New Pool & Deck
- Self-Identified

EXISTING



EXISTING CONDITIONS





POLICY ANALYSIS

- **Hardships**
 - None.



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. 2420 316 BLUE BONNET BLVD



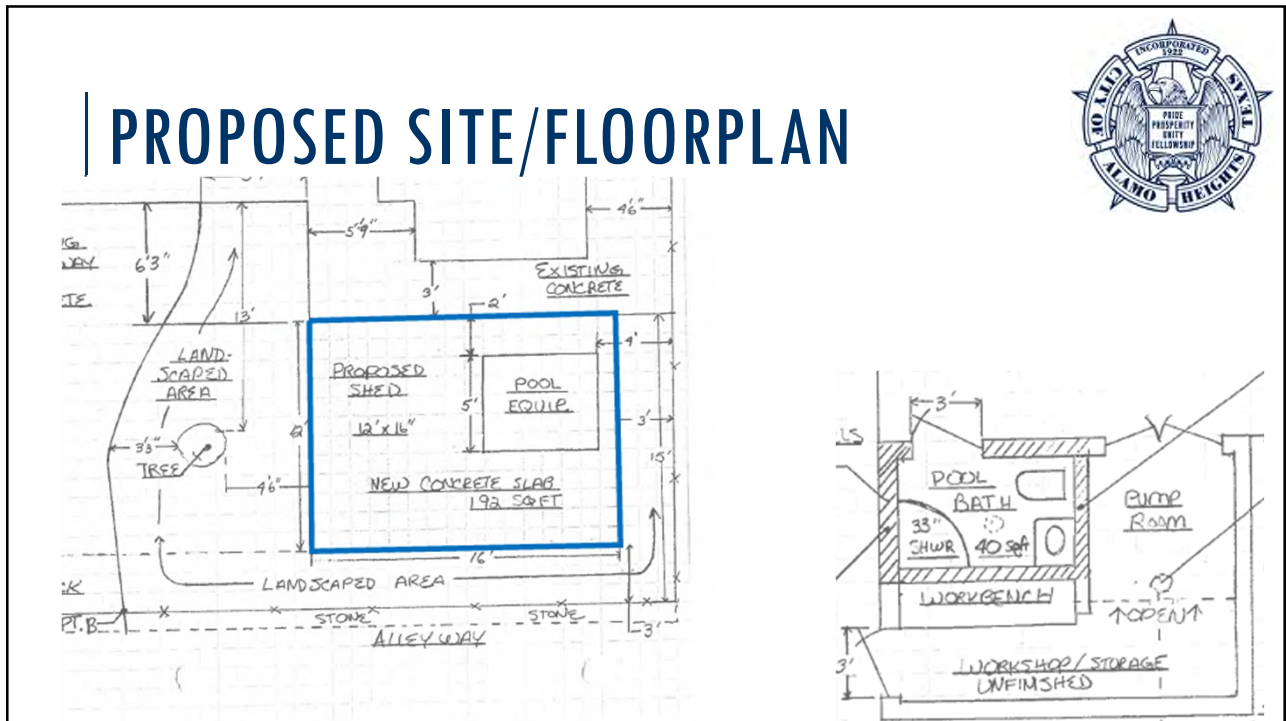
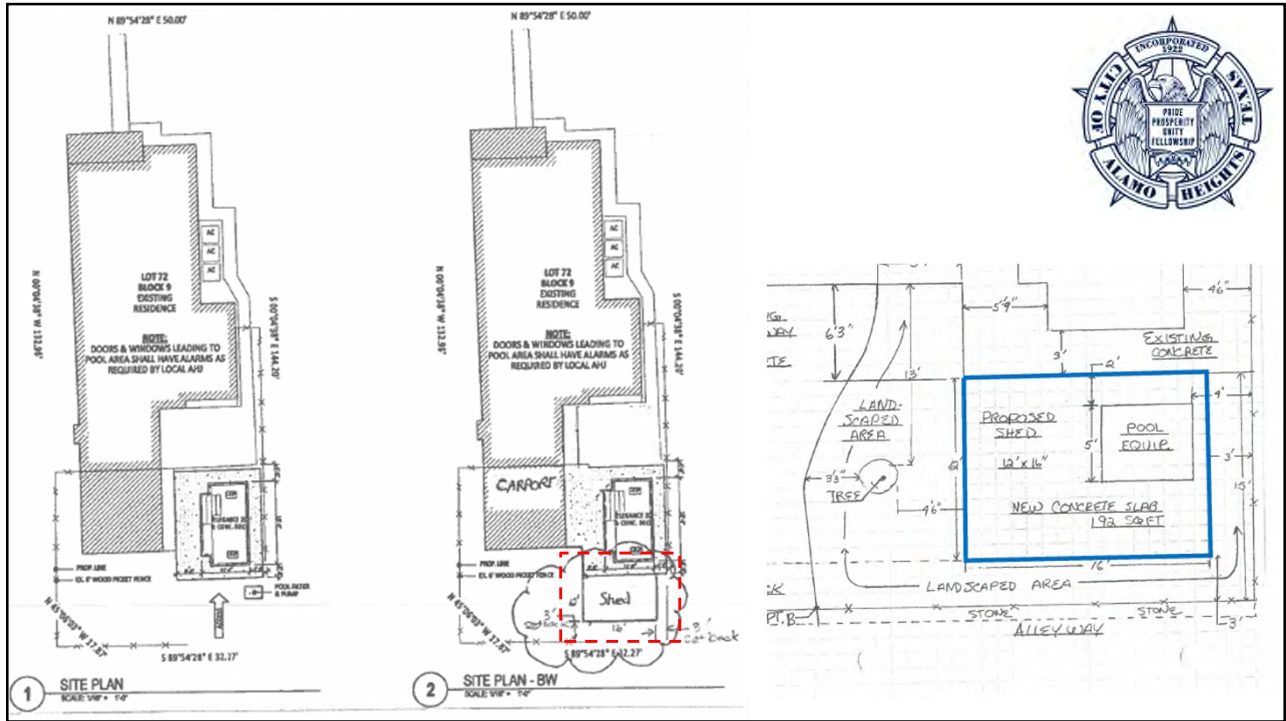
COMMUNITY DEVELOPMENT

Presented by:
Phil Laney
Assistant City Manager

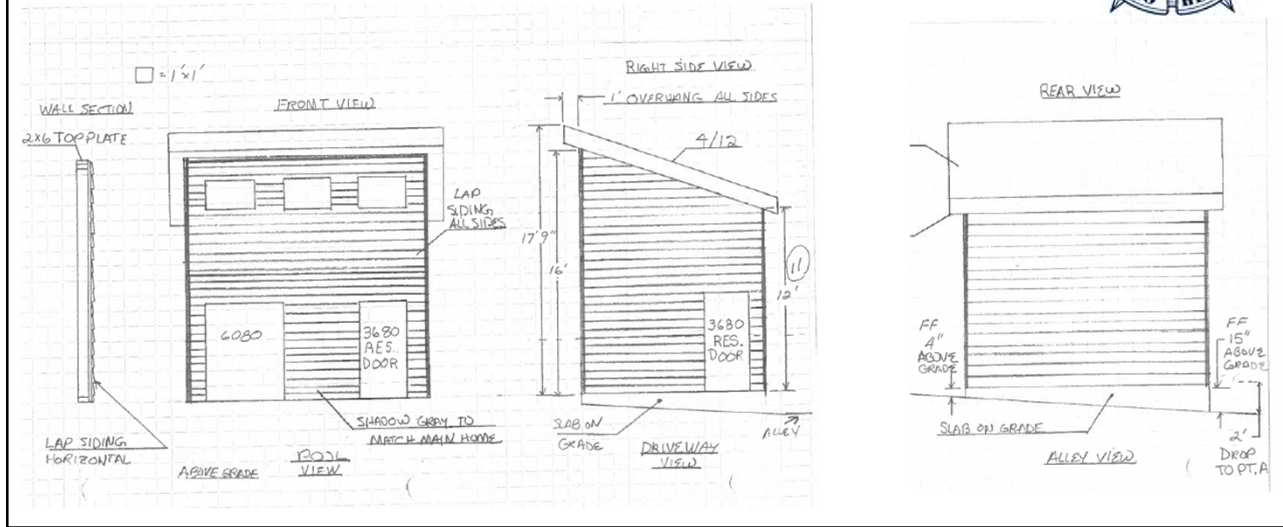
PROPERTY



- SF-A
- South side of street, east of Kokomo St.
- Detached Accessory Structure



PROPOSED ELEVATIONS



POLICY ANALYSIS

- Hardships
 - None.





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. 2421 5431 N NEW BRAUNFELS AVE



COMMUNITY DEVELOPMENT

Presented by:
 Phil Laney
 Assistant City Manager

CURRENT VIEW



POLICY ANALYSIS

- **Hardships**
 - None.



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)

