

5700 Grover Ave. and 5612 Roosevelt Ave.  
Variance Request - Multifamily

C15-2021-0096  
Board of Adjustment  
October 11, 2021  
David Hartman

# Project Overview

4.135 acres, comprised of former Dart Bowl bowling alley at 5700 Grover Avenue and a vacant lot at 5612 Roosevelt Avenue.

August 2021 City Council approved rezoning Ordinance No. 20210826-099 that zoned the property MF-6-CO-NP.

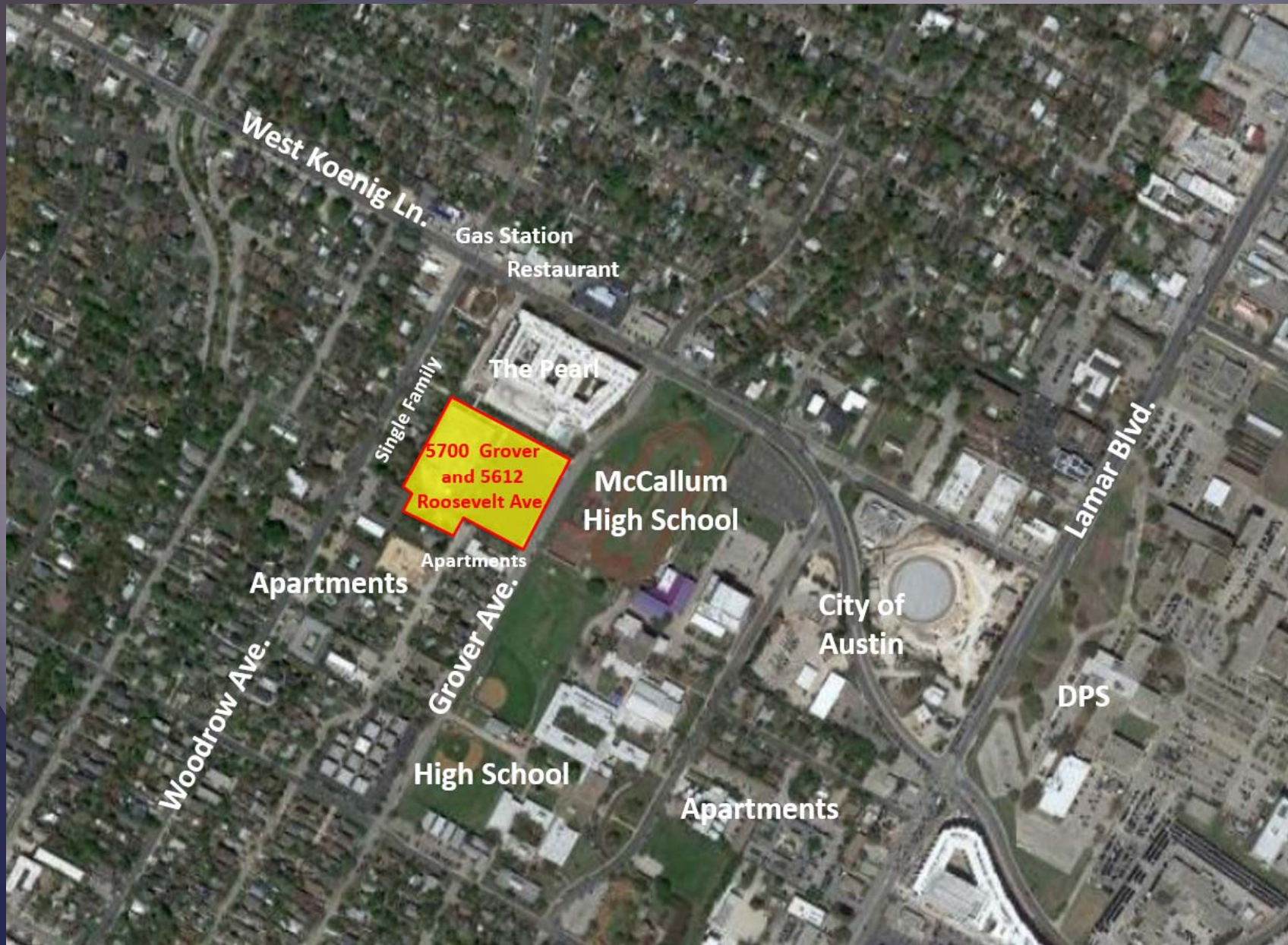
Proposed Recreational Trail connects Woodrow Pocket Park/Recreational Trail to Roosevelt Avenue and Theckla Terrace.

Voluntary 10% affordable housing, via recorded Private Restrictive Covenant with Habitat/HomeBase.

Requesting following variances:

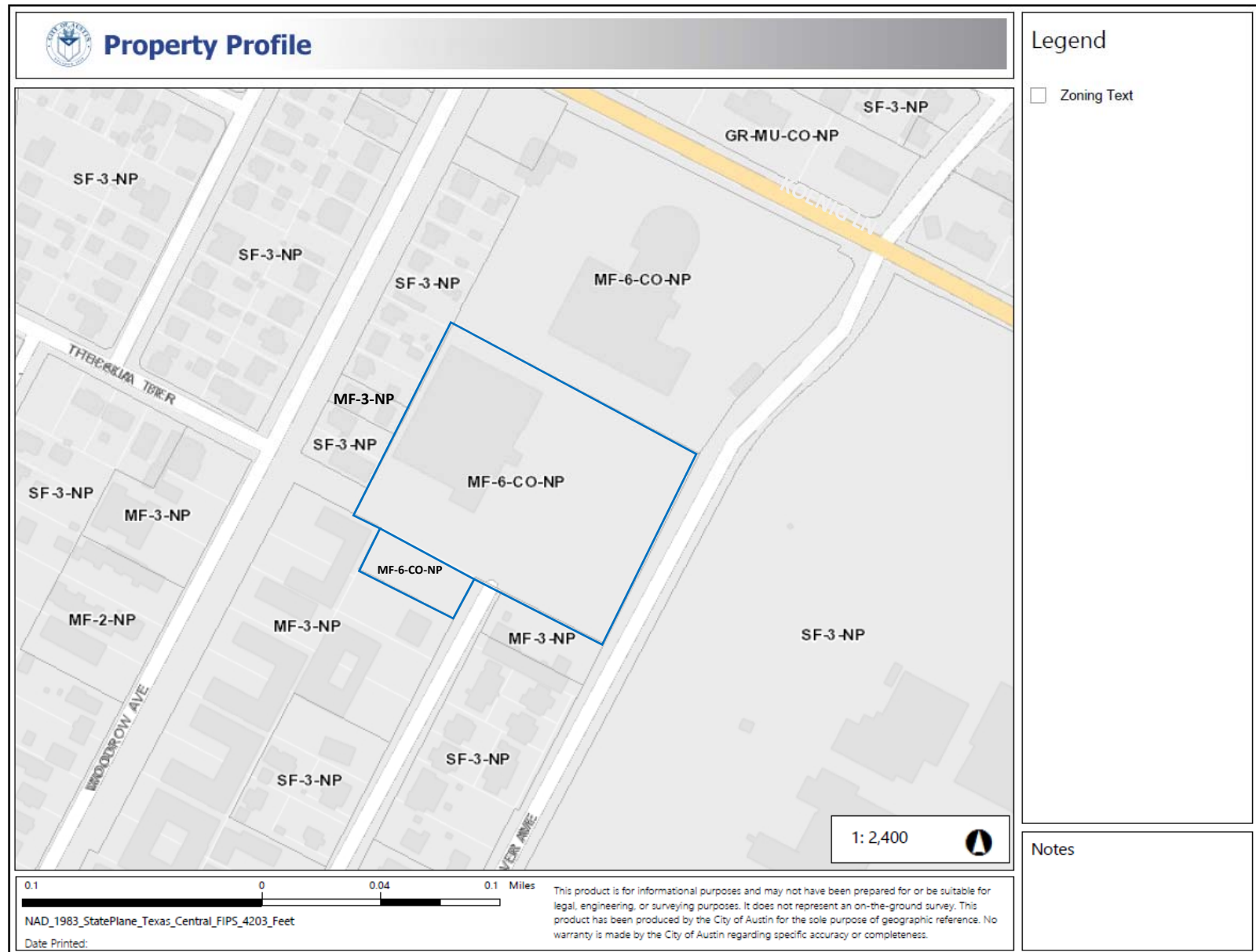
- Maximum 8' fence height along the western Property line adjacent to single family housing along Woodrow Avenue per agreement with Brentwood Neighborhood Association, and
- Compatibility height standards related to adjacent McCallum High School tennis courts/running track/sports field located to the east of the Property along Grover Avenue..

# Project Location

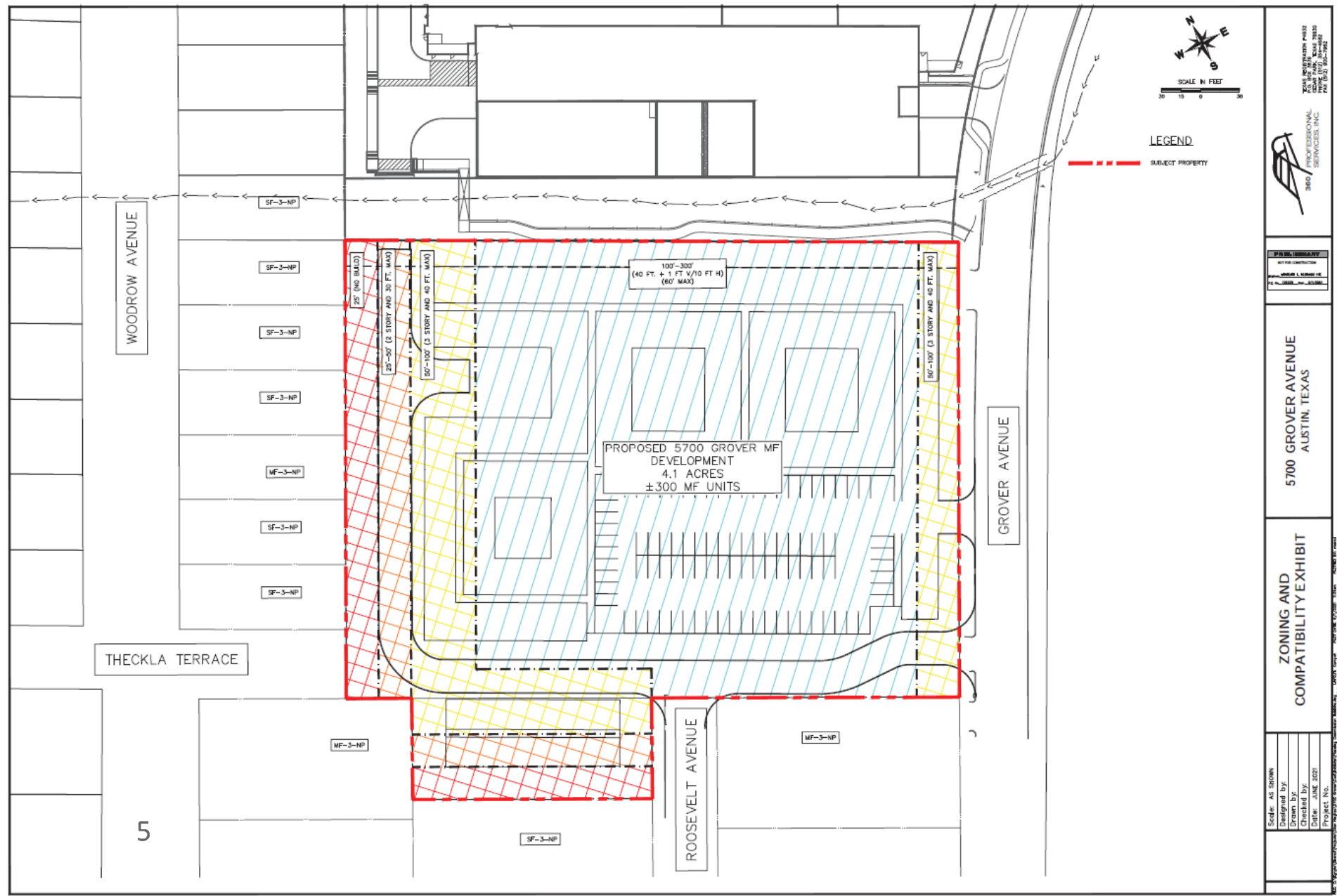




# Zoning Area Map



# Compatibility Constraints





### Compatibility Triggered by SF-3 Zoning to East McCallum High School (Tennis Courts/Running Track/Baseball Field)



