City of Alamo Heights
Board of Adjustment Meeting
AMENDED AGENDA

RESCHEDULED
TO
February 11, 2009

The City of Alamo Heights Board of Adjustment will hold its rescheduled monthly meeting in the Council Chambers, 6120 Broadway, Alamo Heights, Texas, Wednesday, February 11, 2009, at 5:30 p.m., to conduct the following business:

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – January 7, 2009

C. CASES:

1. CASE No. 1991- 100 Castano-Returning
Application of Brightleaf Partners, owner, represented by Lyndsay Thorn, architect, to construct a front yard wall height of 6 feet instead the maximum 3 feet allowed by Sec.3-81(7) on the property located at 100 Castano zoned MF-D. The Board shall hear evidence for and against the application from any interested person.

2. CASE No. 2002 – 518 Evans Ave
Application of Kiech Jung, owner, to construct an 8 foot tall wood fence along the side of the property located at 518 Evans Ave., Lot 5, E 12 ½ of 4, Block 170, CB 4024, zoned SF-A. The permit was denied on the grounds that the fence height will be 8 feet instead of the 6 feet maximum allowed by Sec. 3-82(9). The Board shall hear evidence for and against the application from any interested person.

3. CASE No. 2003 – 536 Castano Ave
Application of James & Mary Williams, owner, to construct an 8 foot tall CMU and stucco wall at the rear of the property located at 536 Castano Ave., Lot 1, 2 & 3, Block 195, CB 4024, zoned SF-A. The permit was denied on the grounds that the wall height will be 8 feet instead of the 6 feet maximum allowed by Sec. 3-82(9). The Board shall hear evidence for and against the application from any interested person.

4. CASE No. 1999 – 309 Lamont Ave
Application of Lisa Treat, owner, represented by David Treat, to expand an existing non-conforming structure located at 309 Lamont Ave, W 27 of Lot 14, all of Lots 15 & 16, and the E ½ of Lot 17, Block 193, CB 4024, zoned SF-A. The permit was denied on the grounds that the nonconforming use shall not be expanded in a manner that would increase the degree of the nonconformity ,as directed in Sec.3-89(4), resulting in two main structures on one tract of land which does not comply with Sec.3-86(2).

In the event that the Board of Adjustment approves the application to allow two main structures on one tract of land, then the board shall consider an application to construct additions to an existing structure located at 309 Lamont Ave. The permit was denied based on the following: 1) the rear yard setback would be 15 feet instead of the 35 feet required by Sec.3-16(1). 2) the side yard setback would be 4 feet 8 inches instead of the 6 feet required by Sec.3-14(3). 3) the separation of the two structures would be 7 feet instead of the 10 feet minimum required by Sec.3-85(3).

D. EXTENSIONS:

1. **Case No. 1996 – 120 Wildrose Ave.** – Requesting a 90-day estension
2. **Case No. 1976 – 119 Encino Ave.** – Requesting a 90-day extension
3. **Case No. 1998 – 119 Encino Ave.** – Requesting a 90-day extension

E. EXECUTIVE SESSION: Closed session as authorized by Section 551.071 of the Texas Government Code to consult with the City Attorney concerning pending litigation, Friesenhahn vs. City of Alamo Heights

F. ADJOURNMENT

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas on February 4, 2009, at 4:30 p.m.

Jennifer Reyna

Jennifer Reyna, TRMC
City Secretary