

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES

January 02, 2014

The Board of Adjustment held a regular meeting at the City of Alamo Heights *temporary offices located at 1248 Austin Hwy, Suite 220* on Thursday, January 02, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

Thomas Sanders, Acting Chairman
Gregg Chislett
Jimmy Satel
Hall Hammond, Alternate
Wayne Woodard, Alternate

Members absent:

Bill Orr, Chairman

Staff members present:

Nathan Lester, Building Official
Lety Hernandez, Coordinator

The meeting was called to order by Mr. Sanders at 5:32 p.m.

Mr. Satel made a motion to approve the minutes from December 16, 2013 as presented. Mr. Chislett seconded the motion.

The motion was approved with the following vote:

FOR: Chislett, Hall, Sanders, Satel, and Woodard
AGAINST: None

CASE NO. 2200 – 304 Wildrose Ave

Application of Jack Dabney, contractor, representing Matt Gentry, owner, requesting the following variance to construct a stucco wall on the side of the property located at 304 Wildrose Ave, zoned SF-A:

- 1) An eight (8) foot four (4) inch high wall instead of the maximum six (6) feet high allowed per Section 3-82(7) of the City's Zoning Code.

Mr. Lester presented the case to the Board. Mr. Dabney spoke regarding the case.

Mr. Sanders asked if there was a prior variance granted for the existing fence. Mr. Lester informed that staff did not find any proof of any prior variances being granted. Mr. Chislett asked for clarification regarding the difference in elevations between the property in question and 312 Wildrose Ave. The applicant responded.

Those present and speaking in opposition were as follows:

Jim Martin, 312 Wildrose

Ms. Martin, 312 Wildrose

Concerns from the neighbor included, but were not limited to, the height of the wall and the additional construction, including a chimney, and drainage.

The board members were concerned that the construction was completed without a permit. Mr. Dabney informed that they were in the process of removing the chimney and all the electrical, plumbing, and water lines from the construction. Mr. Lester informed that the board would only be reviewing the stucco wall and the chimney was not under discussion as it was being removed.

After further discussion between the board members and the applicant, Mr. Hammond made a motion to deny the variance as requested. The owner asked that the board grant a continuance for the next scheduled meeting pending discussion with the neighbors present.

Mr. Woodard made a motion to table the case for the next regularly scheduled meeting. The motion was seconded by Mr. Hammond.

The motion was approved with the following vote:

FOR: Chislett, Hall, Sanders, Satel, and Woodard

AGAINST: None

Case No. 2205 – 140 W Elmview Place

Application of Richard Mogas, Architect, representing Carolyn Sue Martin, owner, requesting the following variance to construct a powder room addition to the front of the main structure on the front of the property located at 140 W Elmview Place, zoned SF-A:

- 1) A twenty-five (25) foot six (6) inch front yard setback instead of the minimum thirty (30) feet required per Section 3-14.

Mr. Lester presented the case. Mr. Mogas spoke regarding the case.

Mr. Hammond made a motion to approve the variance as requested. The motion was seconded by Mr. Satel.

The motion was approved with the following vote:

FOR: Chislett, Hall, Sanders, Satel, and Woodard

AGAINST: None

There being no further business, the meeting was adjourned at 6:08 p.m.

**THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED,
AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE**

MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.

Wants Chair

Thomas Sanders
Acting Chair
(Board Approval)

02/05/2014
Date Signed & Filed


Lety Hernandez
Coordinator
Planning and Development Services