

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
January 07, 2015

The Board of Adjustment held a regular meeting at the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, Texas on Wednesday, January 07, 2015, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chair
Greg Chislett
Jimmy Satel
Wayne Woodard
Richard Garison, Alternate

Members absent:

Hall Hammond, Alternate

Staff members present:

Jason B. Lutz, Director of Community Development Services
Lety Hernandez, Community Development Services Planner

The meeting was called to order by Mr. Orr at 5:30 p.m.

Mr. Garrison made a motion to approve the minutes from December 03, 2014 as corrected. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Chislett, Garison, Satel, Woodard

AGAINST: None

Case No. 2225 – 340 Abiso Ave

Application of Dunn-Wright Remodeling, applicant, representing Staglik Family L/T, owner, requesting the following variance(s) to construct a roof over an existing deck at the property located at 340 Abiso Ave, zoned SF-B:

- 1) The proposed lot coverage is 43% instead of the maximum 40% allowed per Section 3-17 and,
- 2) The proposed does not meet height looming standards per Section 3-19(2)(a) of the City's Zoning Code.

As the applicant was not present yet, a motion was made by Mr. Chislett to table the case until after Case No. 2226, 121 Patterson Ave. The motion was seconded by Mr. Satel.

The motion was approved with the following vote:

FOR: Orr, Chislett, Garison, Satel, Woodard
AGAINST: None

Case No. 2226 – 121 Patterson Ave

Application of Jesse & Evelyn Ramirez, applicants, representing 121 Patterson Land Trust, owner, requesting the following variance(s) to construct a second story addition at the property located at 121 Patterson Ave, zoned SF-A:

- 1) A front yard setback of 24.1ft to the 2nd story addition instead of a minimum 30ft required per Section 3-14,
- 2) The proposed 2nd story right(east) side does not meet height looming standards per Section 3-19(2)(a), and
- 3) The left (west) elevation does not meet articulation standards per Section 3-15 of the City's Zoning Code.

Mr. Lutz presented the case. He informed that variance #2 and #3 had been addressed by the applicant and were withdrawn.

Mr. Garison asked for clarification regarding a possible offset and if the proposed met the definition of a gable and/or dormer. Guy Barrett, Architect, spoke regarding the proposed adding that they had added pilasters to the area to meet the articulation standards.

Mr. Woodard asked staff for clarification regarding the proposed FAR and staff responded. The accessory structure met setback requirements.

Those present and speaking regarding the case were as follows:
George Geis

Concerns of the citizen included the proposed offsets and elevation of the west elevation.

Mr. Satel made a motion to approve variance #1 as requested with a front yard setback of 24.1ft to the 2nd story addition. Mr. Woodard seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Chislett, Garison, Satel, and Woodard
AGAINST: None

Case No. 2225 – 340 Abiso Ave

Application of Dunn-Wright Remodeling, applicant, representing Staglik Family L/T, owner, requesting the following variance(s) to construct a roof over an existing deck at the property located at 340 Abiso Ave, zoned SF-B:

- 1) The proposed lot coverage is 43% instead of the maximum 40% allowed per Section 3-17 and,
- 2) The proposed does not meet height looming standards per Section 3-19(2)(a) of the City's Zoning Code.

The applicant and/or owner had not arrived. The Board decided to hear the case in their absence. Mr. Lutz proceeded to present the case.

Mr. Woodard discussed other options that the applicant and/or owner might consider. Mr. Lutz responded. Mr. Garison questioned the existing setback and whether or not they would require a variance for that. Mr. Lutz responded that the as they were only proposing a roof, and not a wall, the additional variance would not be required.

Mr. Garison spoke regarding the height looming adding that he felt that the height looming should not be as critical for a corner not as the intent of the height looming was to avoid looming onto the neighboring property. However, he did agree that there was too much coverage for the lot. Mr. Garison asked if they could cover the deck partially with a roof and staff informed that they were at the maximum 40% lot coverage as existing so any additional roof would require board approval.

Mr. Chislett made a motion to deny the variances as requested. Mr. Garison seconded the motion.

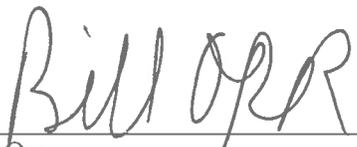
The motion to deny was approved with the following vote:
FOR: Orr, Chislett, Garison, Satel, and Woodard
AGAINST: None

Mr. Lutz asked if the board was interested in receiving updates regarding any upcoming cases. The board expressed their interest.

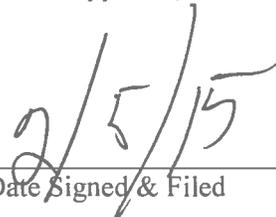
Mr. Woodard spoke regarding the change in alternate status. Mr. Lutz responded

There being no further business, Mr. Woodard moved to adjourn the meeting, seconded by Mr. Chislett, and unanimous vote to support the motion. The meeting was adjourned at 6:06 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.



Bill Orr
Chair
(Board Approval)



Date Signed & Filed



Lety Hernandez
Planner
Community Development Services