

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES

February 01, 2017

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, February 01, 2017, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Lott McIlhenny
Jimmy Satel
Hall Hammond, Alternate
Wes Sharples, Alternate

Members absent:

Wayne Woodard

Staff members present:

Jason B. Lutz, Director of Community Development Services
Lety Hernandez, Planner
Eli Briseno, Combination Inspector

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

Mr. McIlhenny moved to approve the minutes of the January 04, 2017 meeting. The motion was seconded by Mr. Sharples.

The motion was approved with the following vote:

FOR: Orr, Hammond, McIlhenny, Satel, Sharples

Case No. 2251 – 235 Viesca

Application of Blair Jones Company, representing Bob & Ruth Kusenberger, owners, requesting the following variance(s) in order to construct a roof over the existing 2nd story deck on the property located at 235 Viesca, zoned SF-B:

- 1) A proposed overall height of 32ft instead of the maximum 28ft allowed per Section 3-19(1)(a)
- 2) A proposed side yard setback of 5ft 10½ inches instead of the minimum 6ft required per Section 3-15
- 3) The proposed addition does not meet looming standards per Section 3-19(2)(a) and

- 4) A 3ft 7½ inch setback to the proposed eave/overhang on the east side of the main structure instead of the minimum 4ft required per Section 3-82(6)(a) of the City's Zoning Code.

Mr. Lutz presented the case adding that the case was tabled from the previous meeting. The applicant and owner were present and addressed the board.

An open discussion took place regarding the proposed and clarified on the previous discussions that took place during the prior meeting.

The applicant spoke regarding the original construction documents that had been approved by the City and stated that the design was based on the original construction documents.

Mr. Sharples moved to approve the variances requested based on the plans provided. The motion was seconded by Mr. Satel.

The motion was approved with the following vote:

FOR: Orr, Hammond, McIlhenny, Satel, Sharples

AGAINST: None

Case No. 2252 – 108 Morton

Application of Frances McDougal, owner, requesting the following variance(s) in order to construct a new fence on the property located at 108 Morton, zoned SF-A:

- 1) An eight (8) foot high fence within the front yard setback instead of the maximum three (3) foot high allowed per Section 3-81(6) of the City's Zoning Code.

Mr. Lutz presented the case. The owner was present and addressed the board. Mr. Lutz informed that there was a hardship and that the intent of the code was to prohibit fences past the front façade of the main structure. The board asked for clarification regarding the height and if there were any other options. Mr. Satel expressed concerns regarding setting a precedent of eight (8) foot high fences in the front yard setbacks. Mr. Lutz clarified that the placement of the fence on the side of the garage was not the issue adding that the only issue was that the portion of the fence located inside the front yard setback exceeded height.

Those present and speaking regarding the case were as follows:

Laurie Saunders, 114 Morton

Forrest Saunders, 114 Morton

Andrea Saunders, 114 Morton

Concerns of those present were safety, the possibility of damaging the fence, being able to get out of their vehicles, and being able to take out garbage cans. They stated that they had no issue with the height of the fence.

The board asked if the owner had talked to the neighbors and the neighbors said no. The board asked if they could reach a compromise and the owner informed that she was compromising by building the fence twenty-one inches inside her property line. She added that she had discussed the proposed with one of the owners. A discussion took place regarding the proposed placement and height.

Mr. Hammond moved to deny the requested variance. The motion was seconded by Mr. McIlhenny.

The motion was approved with the following vote:

FOR: Orr, Hammond, McIlhenny, Satel, Sharples

AGAINST: None

Case No. 2253 – 260 Fair Oaks E

Application of Sue Bonar, owner, requesting the following variance(s) in order to replace the existing front driveway on the property located at 260 Fair Oaks E, zoned SF-A:

- 1) The proposed driveway is 18ft wide instead of the maximum 14ft allowed per Section 3-21 and
- 2) The proposed curb cut is 22ft wide instead of the maximum 14ft allowed per Section 3-21 of the City's Zoning Code.

Mr. Lutz presented the case. The owner was present and addressed the board. Matt Christian, contractor, spoke regarding the proposed.

An open discussion took place regarding the proposed and the removal of the tree. Staff informed that, based on the width of the lot, the other alternative would be for a parking pad or a circular driveway.

Mr. McIlhenny moved to deny the requested variance. The motion was seconded by Mr. Hammond.

The motion was approved with the following vote:

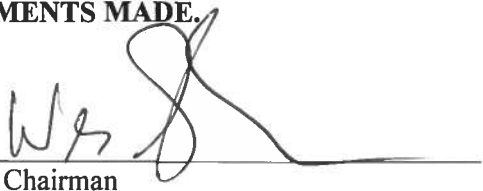
FOR: Orr, Hammond, McIlhenny, Sharples

AGAINST: Satel

Mr. Lutz spoke regarding the proposed code amendments and extended the invitation to the board. The date is to be determined but staff will notify members of the date.

There being no further business, Mr. Hammond moved to adjourn the meeting, seconded by Mr. McIlhenny, and unanimous vote to support the motion. The meeting was adjourned at 6:15 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, Chairman
(Board Approval)



Date Signed & Filed



Lety Hernandez, Planner
Community Development Services