City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
February 04, 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, February 04, 2015, at 5:30 p.m.

Members present and composing a quorum of the Board:
Bill Orr, Chair
Jimmy Satel
Wayne Woodard
Richard Garison, Alternate
Hall Hammond, Alternate

Members absent:
Greg Chislett

Staff members present:
Jason B. Lutz, Director of Community Development Services
Lety Hernandez, Community Development Services Planner

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

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Mr. Satel made a motion to approve the minutes from January 07, 2015 as presented. Mr. Woodard seconded the motion.

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

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Case No. 2227 – 202 Kennedy

Application of James Rahe, Architect, representing Bruce & Kris Petersen, owners, requesting the following variance(s) to construct a new single family residence at the property located at 202 Kennedy, zoned SF-A:

1) A height of 40ft for the main structure instead of the maximum height of 35ft allowed with bonus per Section 3-19(1)(b)(c) of the City's Zoning Code.

Mr. Lutz presented the case. James Rahe, AIA, spoke regarding the case. He identified the bonuses at the request of the board. Mr. Hammond expressed his concern regarding the

height variance although he liked the look of the proposed residence. An open discussion followed regarding the design of the proposed structure and slope of the lot.

Those present and speaking regarding the project were as follows:
John Joseph, 206 Joliet (opposed)
Kris Petersen, 604 Grandview (favor)

Mrs. Petersen, owner, spoke regarding issues from the neighbors. She spoke regarding a letter received from a Michael Imber (outside the 200 ft radius). Mr. Garison spoke recent council meeting discussions and concerns regarding roof configurations.

Mr. Garison moved to approve the variance as requested. The motion was seconded by Mr. Satel.

The motion was approved with the following vote:
FOR: Orr, Garison, Satel, Woodard
AGAINST: Hall

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Case No. 2228 – 808 Evans Ave

Application of James C & Jane S Worth, owners, requesting the following variance(s) to construct a new carport at the property located at 808 Evans, zoned SF-A:

1) The detached accessory building is located in front of the main building instead of to the rear of the main building per Section 3-85(1),
2) A side yard setback of 2.5ft to the proposed accessory structure instead of the minimum 3ft required per Section 3-15(3), and
3) A side setback of .50ft from the eave/overhang to the property line instead of the minimum 2ft side setback required per Section 3-82(6)(b) of the City's Zoning Code.

Mr. Lutz presented the case. Jim Worth, owner, spoke regarding the case. He stated that they had considered other options but none he felt would look aesthetically pleasing. The board questioned the proposed type of materials. Mr. Worth responded.

Mr. Garison made a motion to approve variance #1 as requested, variance #2 with modification to comply with the required 3ft side yard setback to the proposed accessory structure, and variance #3 with modification of a 1ft side setback from the eave/overhang to the property line. The motion was seconded by Mr. Woodard.

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

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Case No. 2229 – 4600 Broadway St and 107, 111, 115 Burr Rd

Application of Patrick Christensen, applicant, requesting the following variance(s) to construct a new commercial building at the properties located at 4600 Broadway St and 107, 111, & 115 Burr Rd, zoned B-1:

1) A 7ft landscape buffer at the north side of the property instead of the minimum 8ft landscape buffer required per Section 3-70(1),
2) A 4ft landscape buffer at the south side of the property instead of the minimum 8ft landscape buffer required per Section 3-70(1),
3) Parking spaces will be 9ftx18ft instead of the minimum 9ftx20ft required per Section 3-84(2),
4) No service easement in the rear yard setback instead of a service easement required per Section 3-83(1) ,
5) Impervious cover in the landscape area at the south side of the property is greater than the maximum 40% allowed per Section 3-70(1),
6) A reduction in the minimum 60% landscaping required of each landscape area per Section 3-70(1),
7) Encroachment of the north side of the building into the required landscape buffer per Section 3-88(B)(1)(f), and
8) Encroachment of the south side of the building into the required landscape buffer per Section 3-88(B)(1)(f) of the City's Zoning Code.

Mr. Lutz presented the case. Patrick Christensen, applicant, spoke regarding the case. He spoke regarding the different modifications as requested by other boards.

Mr. Hammond left the meeting at 6:43pm.

Mr. Satel stated he was in favor of the project and commercial construction on Broadway, however, he did not want the City to get involved in another lawsuit.

Mr. Lutz spoke regarding the outcome of the replat.

Those present and speaking regarding the case were as follows:
Jim Taylor, Planning & Zoning Commissioner (neutral)
Glenn Huddleston, 4061 Broadway St (opposed)
John Joseph, 206 Joliet (opposed)

Concerns included placement of the main entrance/secondary entrance, signage, heritage trees, and request for landscape buffer variance.

An open discussion followed regarding deliveries, hours of operation, and access/entry from Burr.

Mr. Christensen spoke regarding the processes, lawsuits, layout, and correction to the entrance. Chairman Orr stated that they will have a "clean slate" and should not need variances. Mr. Garison added that they could make adjustments to meet code.

Mr. Satel moved to approve variances 1, 3, & 4 as requested while tabling variances 2, 5, 6, 7, & 8 to the March 04, 2015 meeting pending submittal of a modified plan. The motion was seconded by Mr. Garison.

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

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Mr. Lutz provided status on the commercial code review committee. Meetings will be tentatively scheduled for the first and third Tuesday's of the month, from 11:30am until 1pm.

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There being no further business, Mr. Woodard moved to adjourn the meeting, seconded by Mr. Satel, and unanimous vote to support the motion. The meeting was adjourned at 7:23 p.m.

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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)

5/6/2015
Date Signed & Filed

Lety Hernandez
Planner
Community Development Services