

**City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES**

February 05, 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 Wednesday, February 05, 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

Members absent:

Bill Orr, Chairman
Wayne Woodard, Alternate

Staff members present:

Nathan Lester, Building Official
Lety Hernandez, Coordinator

The meeting was called to order by Mr. Sanders at 5:36 p.m.

Mr. Hammond made a motion to approve the minutes from January 02, 2014 as presented. Mr. Chislett seconded the motion.

The motion was approved with the following vote:

FOR: Sanders, Chislett, Hall, and Satel
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. Carolyn Olsen, owner, spoke regarding the case.

Ms. Olsen spoke regarding the slope of the lot and how it affects the fence. Mr. Dabney, contractor, was also present. There were several questions from the Board regarding the height of the previous fence compared to the current fence.

Those present and speaking in opposition were as follows:

Jim Martin, 312 Wildrose

Mr. Sanders asked Mr. Lester to clarify regarding Section 3-82(7) that states that if grade is altered from its natural condition, the city engineer shall determine the permissible height of a fence, wall or other barrier from the city engineer's projection of the natural grade of the land. Mr. Lester added that this was not the situation for this case.

Mr. Chislett asked Mr. Martin if they would accept the compromise of the new fence having the same elevation as the existing stucco wall. Mr. Martin agreed.

Mr. Chislett made a motion to approve construction of the new stucco wall equivalent to the elevation of the existing stucco wall on the property. Mr. Lester stated the importance of the Board having a dimension for the proposed wall adding that they could grant 8ft 4inches from the low side of the property to provide staff an enforceable measure. Due to a lack of a second, the motion failed.

Mr. Woodard arrived at 5:56pm.

Mr. Sanders made a motion to approve the variance to the extent matching the white stucco wall required it goes above six (6) feet with Mr. Lester measuring the wall from the north elevation and base the approved variance on that height. The motion was seconded by Mr. Satel. The motion was seconded by Mr. Hammond.

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

Case No. 2206 – 210 Castano

Application of Keith Zars Pools, contractor, representing Susan Leigh Jones, owner, requesting the following variance to construct an inground gunite swimming pool at the property located at 210 Castano, zoned SF-A:

- 1) A rear yard setback of one (1) foot eleven (11) inches for the placement of the pool pump and filter equipment pad instead of the minimum three (3) foot rear yard setback required per Section 3-15 of the City's Zoning Code.

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

The Board had some questions regarding the placement and surrounding area. They expressed their concerns regarding servicing the equipment due to its proposed placement and discussed other placement options.

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

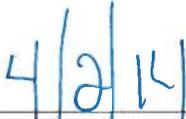
The motion was approved with the following vote:
FOR: Sanders, Chislett, Hall, Satel, and Woodard
AGAINST: None

There being no further business, the meeting was adjourned at 6:10 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.



Thomas Sanders
Acting Chair
(Board Approval)



Date Signed & Filed



Lety Hernandez
Coordinator
Planning and Development Services