

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
April 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 Wednesday, April 02, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Jimmy Satel
Hall Hammond, Alternate
Wayne Woodard, Alternate

Members absent:

Greg Chislett
Thomas Sanders

Staff members present:

Nathan Lester, Development Services Manager
Lety Hernandez, Coordinator

The meeting was called to order by Mr. Orr at 5:31p.m.

Mr. Hammond made a motion to approve the minutes from February 05, 2014 as presented. Mr. Satel seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Satel, Hammond, and Woodard
AGAINST: None

CASE NO. 2207 – 112 Mayflower Ave

Application of Elizabeth Haynes, Architect, representing Gary and Angela Triche, owners, requesting the following variances to replace the existing detached garage at the property located at 112 Mayflower Ave, zoned SF-A:

- 1) A rear yard setback for the accessory structure of 1ft instead of the minimum 3ft required per Section 3-16,
- 2) A side yard setback for the accessory structure of 1.5ft instead of the minimum 3ft required per Section 3-15, and
- 3) The proposed accessory structure does not meet height looming standards per Section 3-19(3) of the City's Zoning Code.

Mr. Lester presented the case to the Board. Ms. Haynes spoke regarding the case and provided some background regarding the lot which led to its irregular shape.

The board had some questions regarding drainage and what they were doing to prevent any drainage onto the neighboring property. Ms. Haynes responded that the gabled roof would avoid any drainage onto the neighboring property.

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

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

Case No. 2208 – 123 Evans Ave

Application of Kris and Sarah Feldmann, owners, requesting the following variances to extend the existing attached carport and add to the rear of the existing main structure at the property located at 123 Evans Ave, zoned SF-A:

- 1) A front yard setback to the main structure of 26.5ft instead of the minimum 30ft required per Section 3-14,
- 2) A side yard setback of 2.83ft on the non-driveway side instead of the minimum 6ft required per Section 3-15(2), and
- 3) A west elevation wall length of 40-ft 5-inches without an approved articulation instead of the maximum 30-ft wall length without an approved articulation per Section 3-15 of the City's Zoning Code.

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

The Board asked if approval of the variances would cause any drainage plans. Mr. Feldmann responded that the proposed addition would actually improve the drainage with the attempt to contain the drainage within the property. They proposed the removal of a Legustrum tree only. Mr. Feldmann assured that the proposed carport would not be enclosed. The Board asked if the applicant was proposing any other improvements to the front of the residence and Mr. Feldmann responded that the only improvement to the front of the residence was the carport improvement. Mr. Hammond commended Mr. Feldmann on the plans submitted.

Those present and speaking in favor of the case were as follows:

Kathy O'Connor, 124 Evans
Karl Baker, 126 Evans

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

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

There being no further business, the meeting was adjourned at 5:55p.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
Coordinator
Planning and Development Services