

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
May 07, 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, May 07, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Greg Chislett
Jimmy Satel
Thomas Sanders
Wayne Woodard, Alternate

Members absent:

Hall Hammond, Alternate

Staff members present:

Nathan Lester, Interim Development Services Manager
Lety Hernandez, Coordinator

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

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

The motion was approved with the following vote:

FOR: Orr, Chislett, Sanders, Satel, and Woodard

AGAINST: None

CASE NO. 2209 – 231 Bronson Ave

Application of Thorn & Graves Architects, representing Katinka Ruhfus & John C Howell, owners, requesting the following variances to construct a single family residence at the property located at 231 Bronson Ave, zoned SF-A:

- 1) The attached garage is 5ft beyond the mid-point of the main structure per Section 3-21(1) and
- 2) The attached garage is 32ft from the front yard property line instead of the minimum 50ft required per Section 3-21(1) of the City's Zoning Code.

Mr. Lester presented the case to the Board. Mr. Thorn, Architect, spoke regarding the case and provided some background regarding the existing structures.

The board had some questions regarding the proposed driveway and the alley access. Mr. Thorn responded and spoke regarding materials that would be utilized pending approval by the City.

Mr. Sanders 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, Chislett, Sanders, Satel, and Woodard
AGAINST: None

Case No. 2210 – 130 Grant Ave

Application of Open Studio, representing Mitchell Starnes, owner, requesting the following variances to construct a single family residence at the property located at 130 Grant Ave, zoned SF-A:

- 1) The 2nd story rear yard setback is 20ft instead of the minimum 30ft required per Section 3-16(1),
- 2) The impervious cover within the front yard setback is 63% instead of the maximum 30% allowed per Section 3-18,
- 3) The approach is 14ft instead of the maximum 12ft allowed per Section 3-21,
- 4) The detached garage is located in front of the main structure per Section 3-21,
- 5) The detached garage is 12.66ft from the front property line instead of the minimum 50ft required per Section 3-21(1),
- 6) No building, structure or use shall hereafter be located, erected or altered in the SF-A District so as to have a smaller front yard than 30ft per Section 3-14, and
- 7) The detached garage does not meet height looming standards per Section 3-19(3) of the City's Zoning Code.

An announcement was made that the case had been rescheduled for the June 04, 2014 meeting at the applicant's request.

Case No. 2211 – 210 Lamont Ave

Application of Ricardo Muniz, representing Isabel Kerr, owner, requesting the following variance to replace a rear fence at the property located at 210 Lamont Ave, zone SF-A:

- 1) The fence is 9ft high instead of the 6ft high allowed per Section 3-83(5) of the City's Zoning Code.

Mr. Lester presented the case to the Board. Ricardo Muniz spoke regarding the case.

Mr. Muniz informed that they are requesting the proposed height due to the slope of the lot at the rear of the fence. He explained that the proposed fence would measure 9ft high at the highest point because of the 2ft drop in the slope, aligning with the existing 8ft high neighboring fence. Mr. Lester spoke regarding the issue of Safety Code compliance mentioned by the home owner in their letter of submittal adding that it was not a concern and the applicant agreed that the request was more for privacy due to the raised height of the existing swimming pool. An open discussion followed regarding the slope of the lot and how the fence height would impact the neighbor on the low side of the lot.

Those present and speaking in opposition were as follows:
Donelle Blahuta, 307 Evans

Due to limited access to the rear of the property, Ms. Blahuta provided information regarding the property in question and the neighboring properties. The Board felt that they could not make an informed decision since they did not have access to the rear of the property and asked if staff would be able to assist in clarifying but Mr. Lester informed that would not be possible due to the current shortage in office staff. Mr. Woodard stated that relocating the fence would help catch some of the vegetation and bamboo that should help with the privacy concern.

Mr. Chislett made a motion to deny the variance as requested. The motion was seconded by Mr. Sanders.

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

There being no further business, the meeting was adjourned at 6:17p.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