

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
August 6, 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, August 6, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

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

Members absent:

Thomas Sanders

Staff members present:

David Harris, Interim Director of Community Development Services
Lety Hernandez, Community Development Services Planner

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

Mr. Hammond made a motion to approve the minutes from July 2, 2014 as presented. Mr. Chislett seconded the motion.

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

Mr. Harris announced there would not be an Executive Session tonight, Case No. 2217, 804 Patterson, was rescheduled for the September 3, 2014 meeting, and Cases 2219 and 2220, 4600 Broadway, were withdrawn by the applicant.

Case No. 2218 – 123 Alta Ave.

Application of Artisans at Work, applicant, requesting the following variance(s) to replace a front porch at the property located at 123 Alta Ave., zoned SF-B:

- 1) A front yard setback of 22.08 ft instead of the minimum 25 ft required per Section 3-14,
- 2) A side yard setback of 3.42 ft instead of the minimum 6 ft required per Section 3-15(2), and
- 3) The proposed does not meet height looming standards per Section 3-19(2)(a) of the City's Zoning Code.

Mr. Harris presented the case. The Board discussed the project with the property owner, Sybil Chenault.

Mr. Hammond 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: Orr, Chislett, Hammond, Satel, and Woodard
AGAINST: None

Case No. 2216 – 108 Morton St.

Application of Frances McDougall, applicant, requesting the following variance(s) to construct stairs in the front setback at the property located at 108 Morton St., zoned SF-A:

- 1) A 9.5ft front yard setback instead of the minimum 30 ft front yard setback as per Section 3-14 and
- 2) The impervious coverage within the front yard setback exceeds the maximum 30% required per Section 3-18 of the City's Zoning Code.

Mr. Harris introduced the case. The Board discussed the case with the owner, Frances McDougall. There was discussion about the odd-shaped lot and that the duplex was a grandfathered use even though the home sat in the SF-A district. There was discussion about placement of the proposed stairs in the front of the home and within the front setback; the home already sits within the front setback.

Ms. McDougall informed that they needed to relocate the stairs because of water damage to the roof caused by the current placement of the existing stairs and because of safety reasons. She added that because of the odd shape of the lot, and the current placement of the existing home, they were limited on where they could relocate the stairs to.

Mr. Chislett made a motion to approve the variance as requested provided the existing outside stairs on the side of the house be removed and the proposed stairs in the front be built with iron to match the iron work on the balcony. The motion was seconded by Mr. Satel.

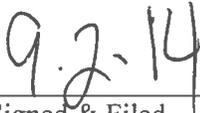
The motion was approved with the following vote:
FOR: Orr, Chislett, Hammond, Satel, and Woodard
AGAINST: None

There being no further business, Mr. Satel moved to adjourn the meeting, seconded by Mr. Chislett, unanimous vote to support the motion. The meeting was adjourned at 6:01 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



David Harris
Interim Director
Community Development Services