

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES

December 3, 2014

The Board of Adjustment held a regular meeting at the *St Peter Prince of the Apostles Church, Mark & Luke Room located at 111 Barilla Place* on Wednesday, December 3, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chair
Jimmy Satel
Hall Hammond, Alternate
Richard Garison, Alternate

Members absent:

Greg Chislett
Thomas Sanders
Wayne Woodard

Staff members present:

Jason B. Lutz, 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. Lutz introduced Eli J Briseno, Combination Inspector for the City, to the board members.

Mr. Hammond made a motion to approve the minutes from September 03, 2014 as presented. Mr. Garison seconded the motion.

The motion was approved with the following vote:

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

Case No. 2222 – 114 Morton

Application of Ryan Schmidt, applicant, representing Laurie Saunders, owner, requesting the following variance(s) to construct a 2nd story addition and new carport at the property located at 114 Morton, zoned SF-A:

- 1) A 0ft side yard setback to the accessory structure instead of the minimum 3ft required per Section 3-15(3),
- 2) A 0ft rear yard setback to the accessory structure instead of the minimum 3ft required per Section 3-16(3), and
- 3) A front yard setback of 27ft to the addition instead of the minimum 30ft required per Section 3-14 of the City's Zoning Code.

Mr. Lutz presented the case. Ryan Schmidt, AIA, spoke regarding the case.

Mr. Garrison expressed his concern regarding the heritage tree near the proposed carport and the proposed placement of the carport due to fire spread. He added that he would rather see the 3ft setbacks honored.

Ms. Saunders, owner, spoke regarding the proposed carport. Mr. Schmidt stated that, during design, they did consider rotating the carport. However, in doing so and attempting to meet required setbacks, the carport would have ended up in the middle of the back yard. Mr. Garrison suggested decreasing the size of the carport to be able to meet setbacks and to avoid having it end up in the middle of yard.

Mr. Orr spoke regarding heritage tree protection during construction and Mr. Lutz responded.

Mr. Hammond made a motion to approve variance 3 and deny variances 1 and 2. Mr. Satel seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Hammond, Satel, and Garrison

AGAINST: None

Case No. 2223 – 300 Joliet

Application of E. C. Parker, Architect, applicant, representing Mr. & Mrs. J.B. Richter, owners, requesting the following variance(s) to construct a fence in the front yard at the property located at 300 Joliet, zoned SF-A:

- 1) The proposed fence is 6ft high instead of the maximum 3ft high allowed per Section 3-81(6) of the City's Zoning Code.

Mr. Lutz presented the case. Mr. Richter, owner, spoke regarding the case. He added that they would like to begin to utilize that part of the area as the rear of the property is taken up by a pool and other structures. An open discussion between the board members and owner followed regarding the existing layout of the structures.

Those present and speaking regarding the case were as follows:

Ron Tietz, 312 Joliet (opposed)

Tom McGaughy, 310 Joliet (opposed)

Darryl Cuda, 308 Joliet (opposed)

Karin Oliver, 314 Joliet (opposed)

Nancy Dunson, 207 Joliet (opposed)

Barry Irman, 112 St Dennis (opposed)

Beverly Galarza, 205 Joliet (neutral)

Concerns from the neighbors included the height and placement of the proposed fence, setting precedence, and the effect on the sidewalk in the area.

Mr. Garrison made a motion to deny the variance as requested. Mr. Satel seconded the motion.

The motion to deny the variance was approved with the following vote:

FOR: Orr, Hammond, Satel, and Garrison

AGAINST: None

Case No. 2224 – 747 Patterson

Application of Corder LD&I, applicant, representing Sherron Bodine, owner, requesting the following variance(s) to construct a fence at the northern side of the property located at 747 Patterson Ave, zoned, zoned SF-A:

- 1) The proposed fence is 8ft high instead of the maximum 6ft high allowed per Section 3-82(7) of the City's Zoning Code.

Mr. Lutz presented the case. Mr. Corder spoke regarding the case. He explained that the difference in topography causes an issue with privacy adding that the neighbors are on different schedules.

Mr. Satel made a motion to approve the variance as presented. Mr. Hammond seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Hammond, Satel, and Garison

AGAINST: None

Mr. Lutz spoke regarding the formation of a committee asking who would be interested in volunteering. Mr. Garison and Mr. Hammond expressed their interest.

There being no further business, Mr. Orr moved to adjourn the meeting, seconded by Mr. Hammond, and unanimous vote to support the motion. The meeting was adjourned at 7:10 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.



Bill Orr
Chair
(Board Approval)

1-7-2015

Date Signed & Filed



Lety Hernandez
Planner
Community Development Services