

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES

January 06, 2021

The Board of Adjustment held a regularly scheduled meeting at the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, Texas via Zoom and teleconference on Wednesday, January 06, 2021, at 5:30 p.m. due to pandemic, COVID-19, also known as coronavirus.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Lott McIlhenny
David Rose
Jimmy Satel

Members absent:

Sean Caporaletti
Wayne Woodard

Staff members present:

Nina Shealey, Assistant City Manager
Lety Hernandez, Planner

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

Chairman Orr announced the meeting minutes of the December 02, 2020 meeting were not available for review and the item was rescheduled for the next meeting. No action was taken.

Case No. 2327 – 604 Tuxedo

Application of Joshua Sanchez of Head and Heels Concrete, applicant, representing Aashish Pandey, owner, requesting the following variance(s) in order to install a circular driveway within the front yard setback area at the property located at 604 Tuxedo, zoned SF-A:

1. The proposed driveway width exceeds the maximum 14ft allowed within the front yard setback per Section 3-21,
2. The proposed curb cut and apron width on the north side exceeds the maximum 14ft allowed per Section 3-21, and
3. The proposed impervious coverage exceeds the maximum 30% of the total square footage within the front yard setback per Section 3-18 of the City's Zoning Code.

Ms. Shealey informed the case had been withdrawn by staff due to compliance by the property owner as confirmed by the City's inspector. No action was taken.

Case No. 2330 – 131 Cardinal

Application of Thomas Bradley of Bradley & Associates, applicant, representing Don Gagliano, owner, requesting the following variance(s) in order to expand the existing driveway and approach located on the south side of the property located at 131 Cardinal, zoned SF-A:

1. The proposed driveway width of 20ft exceeds the maximum 14ft allowed within the front setback per Section 3-21,
2. The proposed curb cut and apron width of 22ft exceeds the maximum 14ft allowed per Section 3-21, and
3. The proposed impervious coverage of 44.7% exceeds the maximum 30% of the total square footage within the front yard setback per Section 3-18 of the City's Zoning Code.

Ms. Shealey presented the case. Mr. Bradley was present and addressed the board.

Mr. Bradley spoke regarding the case and the reasons for the request. An open discussion followed regarding the proposed materials and width including square footage counted in calculations and affected areas.

Mr. Gagliano, owner, addressed the board via teleconference. There was a discussion regarding tabling the case in order to revise.

After further discussion, Mr. McIlhenny moved to table the case for the February 03, 2021 meeting. Mr. Rose seconded the motion.

The motion to table was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel

AGAINST: None

Case No. 2331 – 218 Blue Bonnet

Application of Daniel Gonzalez of Great Day Improvements, applicant, representing Michael Orejudos, owner, requesting the following variance(s) in order to demolish the existing wood deck at the rear of the main structure and construct an enclosed patio at the property located at 218 Blue Bonnet, zoned SF-A:

1. The proposed Lot Coverage of 43.7% exceeds the maximum 40% allowed of any lot area which may hereafter be covered by the main building and all accessory buildings on the lot or tract on which a building is located per Section 3-17 of the City's Zoning Code.

Ms. Shealey presented the case. Mike Duncan of Great Day Improvements addressed the board via teleconference and spoke regarding the proposed addition.

Mr. Satel moved to approve the requested variance. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel

AGAINST: None

Case No. 2332 – 323 Ogden

Application of David Montelongo of Sunrise Restoration, applicant, representing Jeri Penkava, owner, requesting the following variance(s) in order to rebuild the existing front porch of the main structure at the property located at 323 Ogden, zoned SF-B:

1. The proposed side yard setback of 4ft 8-5/8 inches to the west side of the main structure instead of the minimum 6ft required per Section 3-15
2. A proposed side yard setback of 3ft 3-1/8 inches to the eave on the west side of the main structure instead of the minimum 4ft required per Section 3-82(3)(a), and
3. The proposed exceeds the height looming standard by 4-3/4 inches with an overall top of plate height of 9ft 10 inches instead of the maximum 9ft 5-1/4 inches allowed based on the proposed 4ft 8-5/8 inch side yard setback per Section 3-19(2)(a) of the City's Zoning Code.

Ms. Shealey presented the case. Mike Duncan of Great Day Improvements addressed the board via teleconference and spoke regarding the proposed addition.

Mr. Satel moved to approve the requested variance. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel

AGAINST: None

Case No. 2320 – 119 Grant

Request by Gary Jacobs, owner, for a 180-day extension. The board voted unanimously to approve the request.

Case No. 2302 – 223 Allen

Request by Jorge Cavazos and Yvette Almendarez, owners, for a 180-day extension. The board voted unanimously to approve the request.

Ms. Shealey announced that, per the City Manager, future meetings would be held via Zoom due to the increase in COVID-19 cases.

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Satel seconded the motion with unanimous consent. The meeting was adjourned at 6:20p.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, Planner
Community Development Services