

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
February 03, 2021

The Board of Adjustment held a regularly scheduled meeting via Zoom and teleconference on Wednesday, February 03, 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  
Wayne Woodard  
Sean Caporaletti, Alternate

Members absent:

None

Staff members present:

Nina Shealey, Assistant City Manager  
Lety Hernandez, Planner

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

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Mr. Rose moved to approve the meeting minutes of December 02, 2020 and January 06, 2021 as presented. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote via roll call:

FOR: Orr, McIlhenny, Rose, Satel, Woodard  
AGAINST: None

Mr. Caporaletti joined quorum at 5:35pm.

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**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 informed the case was rescheduled for the March 03, 2021 meeting at the request of the applicant. No action was taken.

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**Case No. 2333 – 730 Corona**

Application of Joseph Valdez of Valdez Designs, applicant, representing Will Collins, owner, requesting the following variance(s) in order to construct a new single-family residence with detached accessory structure at the property located at 730 Corona, zoned SF-A:

1. A proposed driveway width of 17ft 6-inches instead of the maximum 14ft allowed within the front yard setback per Section 3-21,
2. Proposed parking towards the front of the main structure instead of to the rear per Section 3-21,
3. A proposed rear yard setback of 11ft 6-inches instead of the minimum 20ft required per Section 3-16(1),
4. The proposed main structure exceeds the height looming standard on the west side by 4ft with a proposed top of plate height of 16ft instead of the maximum 12ft allowed based on a 6ft side yard setback per Section 3-19(2)(a),
5. The proposed chimney exceeds the maximum height of 33ft by 7ft instead of the maximum 4ft allowed, including bonuses, per Section 3-19(1)(b) of the City's Zoning Code.

Ms. Shealey presented the case. The applicant was available and addressed the board.

The board spoke regarding the requested revisions and clarified regarding recent revisions. Staff clarified. There were questions regarding surrounding properties and flood areas that are owned by the City of San Antonio and leased to Alamo Heights.

The board asked for clarification regarding the covered area and whether or not it was a porte-cochere and proposed driveway. The Chairman asked staff for clarification regarding the reduction in width and relocation of the covered area. Chairman Orr went on to say that he did not see a hardship in this due to the proposed being new construction and should be able to build within current rules and regulations. He went on to discuss the other requested variances and added that there were hardships on the opposite side due to the shape of the lot.

Mr. Valdez addressed the board at that time and went on to speak regarding the design and hardship and surrounding properties in regards to the parking. He spoke regarding the recent revisions and added the surrounding elements were taken into consideration for the proposed design. An open discussion followed regarding the proposed and Chairman Orr asked for clarification regarding the variances that were addressed due to the revisions. Staff confirmed that variances one (1) and five (5) were now compliant based on the new plans.

Chairman Orr expressed concerns regarding information stated in the hardship letter in regards to the applicant stating they had applied all rules and regulations without compromising the design of the new house. He went on to say that if that were true, no variances would be required. Mr. Valdez responded and spoke regarding the drainage and the original home and proposed residence and how the looming and average grade affect the design. Chairman Orr agreed that there was a hardship on the west side but expressed concerns regarding the other requested variances. Mr. Valdez added that they were attempting to incorporate some screening with the proposed design to avoid having parking in the front due to concerns regarding the location of the covered area that could serve as parking. An open discussion followed regarding the proposed design and front parking.

Chairman Orr opened for public comments. Those speaking regarding the case were as follows:

John McNab, 706 Corona

Connie McNab, 706 Corona

Susan Heinemeyer, 737 Corona

Concerns of the resident included placement of the proposed detached garage due to it being higher than his bedroom and working within the parameter of the current zoning codes. Additional concerns from the board were construction and topography. Ms. Shealey went on to speak regarding average grade and how that was determined in order to have some consistency. An open discussion followed regarding drainage and possible issues due to the proposed impervious coverage.

The board discussed the request and items that had been addressed due to the revisions and those that would still require a variance.

Mr. Rose moved to deny variances 1 and 5. Mr. McIlhenny seconded the motion. Ms. Shealey informed it would be ideal to make one motion that would address all variances at one time. The motion died due to lack of action.

Mr. Satel moved to approve variances 2, 3, 4 and deny 1 and 5. Mr. Caporaletti seconded the motion.

The motion failed with the following vote via roll call:

FOR: Caporaletti, McIlhenny, Satel

AGAINST: Orr, Rose, Woodard

Ms. Shealey asked for an alternative motion.

Mr. Woodard moved to deny variances 1, 2, and 5 and approve variances 3 and 4. Mr. Satel seconded the motion.

The motion was approved with the following vote via roll call:

FOR: Orr, Caporaletti, McIlhenny, Rose, Satel, Woodard

AGAINST: None

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Ms. Shealey informed that the regularly scheduled monthly meeting of March 3, 2021 would take place in the Council Chambers.

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There being no further business, Mr. Orr moved to adjourn the meeting. Mr. McIlhenny seconded the motion with unanimous consent. The meeting was adjourned at 6:33p.m.

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**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.**



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Bill Orr, Chairman  
(Board Approval)



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Date Signed & Filed



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Lety Hernandez, Planner  
Community Development Services