



BOARD OF ADJUSTMENT
AGENDA - RESULTS
February 04, 2015

The City of Alamo Heights Board of Adjustment will hold its regularly scheduled monthly meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, San Antonio, Texas, on Wednesday, February 04, 2015, at 5:30 p.m., to conduct the following business:

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – January 20, 2015 *Approved as presented*

C. CASES:

Case No. 2227 – 202 Kennedy

Application of James Rahe, Architect, representing Bruce & Kris Petersen, owners, requesting the following variance(s) to construct a new single family residence at the property located at 202 Kennedy, zoned SF-A:

- 1) A height of 40ft for the main structure instead of the maximum height of 35ft allowed with bonus per Section 3-19(1)(b)(c) of the City's Zoning Code. *Approved*

Case No. 2228 – 808 Evans

Application of James C & Jane S Worth, owner, requesting the following variance(s) to construct a new carport at the property located at 808 Evans, zoned SF-A:

- 1) The detached accessory building is located in front of the main building instead of to the rear of the main building per Section 3-85(1), *Approved*
- 2) A side yard setback of 2.5ft to the proposed accessory structure instead of the minimum 3ft required per Section 3-15(3), and *Approved to meet the minimum 3ft side yard setback required*
- 3) A side setback of .50ft from the eave/overhang to the property line instead of the minimum 2ft side setback required per Section 3-82(6)(b) of the City's Zoning Code. *Approved a 1ft side yard setback from the eave/overhang*

Case No. 2229 – 4600 Broadway St and 107, 111, 115 Burr Rd

Application of Patrick Christensen, applicant, requesting the following variance(s) to construct a new commercial building at the properties located at 4600 Broadway St and 107, 111, & 115 Burr Rd, zoned B-1:

- 1) A 7ft landscape buffer at the north side of the property instead of the minimum 8ft landscape buffer required per Section 3-70(1), *Approved*
- 2) A 4ft landscape buffer at the south side of the property instead of the minimum 8ft landscape buffer required per Section 3-70(1), *Tabled pending submittal of modified plan*
- 3) Parking spaces will be 9ftx18ft instead of the minimum 9ftx20ft required per Section 3-84(2), *Approved*
- 4) No service easement in the rear yard setback instead of a service easement required per Section 3-83(1), *Approved*

- 5) Impervious cover in the landscape area at the south side of the property is greater than the maximum 40% allowed per Section 3-70(1), *Tabled pending submittal of modified plan*
- 6) A reduction in the minimum 60% landscaping required of each landscape area per Section 3-70(1), *Tabled pending submittal of modified plan*
- 7) Encroachment of the north side of the building into the required landscape buffer per Section 3-88(B)(1)(f), and *Tabled pending submittal of modified plan*
- 8) Encroachment of the south side of the building into the required landscape buffer per Section 3-88(B)(1)(f) of the City's Zoning Code. *Tabled pending submittal of modified plan*

D. STAFF REPORT(S)

1. Update on committee status

E. ADJOURNMENT

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, on January 30, 2015 at 11:30 a.m.

Jennifer Reyna
City Secretary