

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**

February 06, 2019

The Board of Adjustment held a regular meeting at the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, Texas on Wednesday, February 06, 2019, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman  
Lott McIlhenny  
David Rose  
Jimmy Satel  
Wayne Woodard

Members absent:

Sean Caporaletti, Alternate  
Hall Hammond, Alternate

Staff members present:

Buddy Kuhn, City Manager  
Nina Shealey, Director of Community Development Services  
George Martinez, Building Official  
Lety Hernandez, Planner

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

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Mr. Rose moved to approve the meeting minutes of December 05, 2018 as corrected to show recusal by Chairman Orr regarding Case No. 2286, 211 Patterson. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

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

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City Manager Kuhn introduced Nina Shealey, new director of the Community Development Services Department. The board welcomed her.

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**Case No. 2288 – 203 Grant**

Application of Ted Flato, FAIA, Lake/Flato Architects, representing William Atwell, owner, requesting the following variance(s) in order to construct a new single-family residence with detached accessory structure at the property located at 203 Grant, zoned SF-A:

1. Proposed side yard eave/overhangs with a maximum of 4ft 10 inches instead of the maximum 4ft allowed per Section 3-82(3)(a),
2. A proposed 4ft 8 inch projection into the front yard setback area instead of the maximum 4ft allowed per Section 3-81,
3. A proposed 2ft 7 inch side yard setback to the proposed eave/overhang instead of the minimum 4ft required per Section 3-82(3)(a),
4. A proposed 4ft 1 inch side yard setback instead of the minimum 6ft required per Section 3-15(2),
5. The proposed 1st and 2nd-story façades on the east side do not meet articulation standards per Section 3-14,
6. The proposed 2nd story on the east side does not meet looming standards per Section 3-19(2)(a),
7. A proposed chimney encroachment into the looming area of 16ft 7 inches instead of the maximum 8ft allowed per Section 3-19(2)(a)(2) on the east side of the City's Zoning Code.

Ms. Shealey presented the case. Ted Flato, applicant and representative of the owners, was present and addressed the board. Mrs. Atwell, owner, was also present. Mr. Flato explained that the reason for the shape of the proposed residence was due to the large trees. The proposed was a shade design and to be able to get more daylight. He went on to speak regarding variances 1-3 adding that they related to the allowable depth of an eave and that the remainder of the variances would be adjacent to Morton.

Mr. Flato went on to speak regarding the fireplace and articulation of the front façade. Chairman Orr questioned staff regarding looming amendments and staff responded. Mr. Rose questioned regarding the proposed eaves/overhangs and asked for further clarification. The applicant responded. The board asked if the owner would be proposing a fence as part of the project now or in the near future. Mrs. Atwell responded that they would not be proposing a fence.

Mr. Rose asked for clarification regarding the demolition of the structure. He wanted to know if they were demolishing the main structure or if they were moving it. The applicant informed that it would have to be demolished due to the existing trees on the lot. However, they did agree that it was a wonderful house.

The applicant went on to speak regarding the articulation variance and the proposed texture of stone with windows inset nine (9) inches.

No one had signed in to speak regarding the case.

Mr. Satel moved to approve the variances as requested. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Caporaletti

AGAINST: None

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There being no further business, Mr. Woodard moved to adjourn the meeting, seconded by Mr. McIlhenny, and unanimous vote to support the motion. The meeting adjourned at 5:55p.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)

4.3.19  
Date Signed & Filed

  
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Lety Hernandez, Planner  
Community Development Services