

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
March 04, 2020

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 on Wednesday, March 04, 2020, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman  
Lott McIlhenny  
David Rose  
Jimmy Satel  
Sean Caporaletti, Alternate

Members absent:

Wayne Woodard  
Hall Hammond, Alternate

Staff members present:

Nina Shealey, Director of Community Development Services  
Lety Hernandez, Planner

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

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Chairman Orr announced that the meeting minutes of the November 06, 2019 and December 04, 2019 meetings were not available for review and were rescheduled for the next regularly scheduled meeting. No action was taken.

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**Case No. 2308 – 119 Grandview**

Application of PT Custom Designs, applicant, representing Luke and Patrice Berry, owner(s), requesting the following variance(s) in order to add to the rear of the existing main structure at the property located at 119 Grandview, zoned MF-D:

1. A proposed 3ft 1-inch side yard setback instead of the minimum 6ft required per Section 3-15

Ms. Shealey announced that the case was rescheduled for the April 01, 2020 meeting due to a typo error on the agenda. No further action was taken.

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**Case No. 2315 – 244 Wildrose**

Application of Elias and Carrie Jalomo, owner(s), requesting the following variance(s) in order to add to the rear of the existing main structure at the property located at 244 Wildrose, zoned SF-A:

1. A proposed 3ft 7-inch side yard setback instead of the minimum 6ft required per Section 3-15
2. A proposed 2ft 5-inch side yard setback to the proposed eave/overhang instead of the minimum 4ft required per Section 3-82(3)(a)
3. A proposed wall span of 40ft 10-inches instead of the maximum 30ft exterior side wall plane width allowed without a minimum of a two (2) foot by ten (10) foot offset or a combination of one (1) architectural or utilitarian feature every thirty (30) feet to break up the monotony of the façade per Section 3-15 and
4. The proposed rear addition exceeds the looming standard by 3ft 4-inches with an overall top of plate height of 10ft 6-inches instead of the maximum 7ft 2-inches allowed based on the existing side yard setback of 3ft 7-inches per Section 3-19(2)(a) of the City's Zoning Code.

Ms. Shealey presented the case. The owners were present and addressed the board.

Mrs. Jalomo spoke regarding changes made to the proposed plan to address and eliminate two (2) variances. An open discussion followed regarding the design.

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

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Caporaletti

AGAINST: None

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**Case No. 2316 – 205 Circle**

Application of Vision Design Build, applicant, representing Robert and Jessica Harris, owner(s), requesting the following variance(s) in order to construct a detached 2-story accessory structure at the rear of the property located at 205 Circle, zoned MF-D:

1. The proposed top of plate height on the east side exceeds the looming standard by 9ft 2-inches with an overall top of plate height of 15ft 2-inches instead of the maximum 6ft allowed based on the proposed 3ft side yard setback per Section 3-45(4)(c)
2. A proposed 3ft side yard setback on the east side instead of the minimum 9ft 9-½ inches required per Section 3-45(4)(c)
3. The proposed top of plate height on the north side exceeds the looming standard by 9ft 2-inches with an overall top of plate height of 15ft 2-inches instead of the maximum 6ft allowed based on the proposed 3ft rear yard setback per Section 3-46(3)(c)
4. A proposed 3ft rear yard setback on the north side instead of the minimum 9ft 9-½ inches required per Section 3-46(3)(b) and
5. A proposed .08ft side yard setback on the west side instead of the minimum 3ft required per Section 3-45(4)(b) of the City's Zoning Code.

Ms. Shealey presented the case. Jonathan Rodriguez, applicant, was present and addressed the board.

The board questioned regarding the previous accessory structure and its placement. They expressed concerns regarding the proposed side yard setback for the 2-story accessory structure and questioned the use of the 2<sup>nd</sup> story.

There was a discussion regarding looming and the board asked for clarification. Staff responded.

Mr. Rose moved to deny the variances as requested. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Caporaletti

AGAINST: None

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**Case No. 2279 – 555 Argyle**

Request by Troy Jessee Construction, applicant, for a 180-day extension. The board voted unanimously to approve the request.

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Ms. Shealey spoke regarding the upcoming community meetings for the proposed Bond Program and provided a schedule. She encouraged the board members to attend.

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There being no further business, Mr. Satel moved to adjourn the meeting. Mr. McIlhenny seconded the motion. The meeting was adjourned at 6:05p.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.**



Bill Orr, Chairman  
(Board Approval)

05/06/2020

Date Signed & Filed



Ety Hernandez, Planner  
Community Development Services