

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
April 03, 2019

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, April 03, 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:

Nina Shealey, Director of Community Development Services
George Martinez, Building Official
Lety Hernandez, Planner

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

Mr. McIlhenny moved to approve the meeting minutes of February 06, 2019 as presented. Mr. Rose seconded the motion.

The motion was approved with the following vote:

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

Case No. 2289 – 204 Abiso

Application of Thomas Timothy Foxe of Zenith RE Capital Partners, LLC, owner, requesting the following variances(s) in order to complete construction of a previously approved rear addition to the existing single-family residence at the property located at 204 Abiso, zoned SF-B:

1. A side yard setback of 4.5ft instead of the minimum 6ft required per Section 3-15(2) and
2. A 2.5ft setback to the eave/overhang instead of the minimum 4ft required per Section 3-82(3)(a) of the City's Zoning Code.

Ms. Shealey presented the case. Mr. Foxe, owner, was present and addressed the board. He clarified regarding the requested variances.

Those present and speaking regarding the case were as follows:
Dan Staskawicz, 201 Abiso and 205 Abiso (opposed)

Concerns from the citizen included lack of supervision at the construction site. An open discussion followed between the board and owner.

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

The motion to deny was approved with the following vote:
FOR: Orr, McIlhenny, Rose, Woodard
AGAINST: Satel

Case No. 2290 – 512 Evans

Application of Lyndsay Thorn, Architect, applicant, representing Pablo Arizpe, owner, requesting the following variance(s) in order to add to the existing single-family residence at the property located at 512 Evans, zoned SF-A:

1. The proposed 2nd story addition exceeds the looming standard with an overall top of plate height of 18ft 8 inches instead of the maximum 5ft 6 inches allowed based on the existing side yard setback of 2ft 9 inches per Section 3-19(2) of the City's Zoning Code.

Ms. Shealey presented the case. Mr. Thorn, applicant, was present and addressed the board. He spoke regarding the addition to the existing bathroom.

Mr. McIlhenny moved to approve the variance as requested. Mr. Satel seconded the motion.

The motion was approved with the following vote:
FOR: Orr, McIlhenny, Rose, Satel, Woodard
AGAINST: Satel

Case No. 2286 – 211 Patterson

Request by Elizabeth Haynes, Architect, applicant, for a 90-day extension. The board voted unanimously to approve the request. Chairman Orr recused.

Case No. 2287 – 5410 Broadway

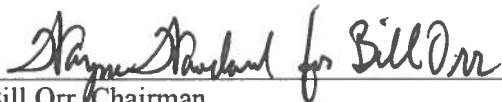
Request by Alonzo Alston, Architect, applicant, for a 90-day extension. The board voted unanimously to approve the request.

The board expressed concerns regarding lack of enforcement and what could be done enforcement wise by staff.

An open discussion followed regarding upcoming projects tentatively scheduled to be reviewed at an upcoming meeting.

There being no further business, Mr. Satel moved to adjourn the meeting. Mr. Rose seconded the motion. The meeting was adjourned at 6:20 p.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)

5/01/2019
Date Signed & Filed



Lety Hernandez, Planner
Community Development Services