



BOARD OF ADJUSTMENT

AGENDA

April 03, 2024

RESULTS

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, April 03, 2024 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at www.alamoheightstx.gov.

INSTRUCTIONS FOR TELECONFERENCE: The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1- 346-248-7799 and enter access number 893 9488 9735#. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – November 01, 2023 ***Approved as presented***, December 06, 2023 ***Approved as presented***, and March 06, 2024 ***Approved as presented***.

C. CASES

Case No. 2403 – 301 Lamont Ave *Approved as presented*****

Application of Peter Dewit, applicant, representing Brooke Meabon, owner, requesting the following variance(s) in order to modify entry way at the property located at **CB 4024 BLK 193 LOT 11, AND 12**, also known as **301 Lamont Ave**, zoned SF-A:

1. A 19ft 3/4-inch-high front door entryway feature exceeds the maximum fifteen (15) feet allowed per Section 3-19(1)(d) of the City’s Zoning Code.

Case No. 2404 – 415 & 423 Evans Ave *Tabled for May 01, 2024 BOA Meeting.*****

Application of Malcolm Chesney of Chesney Morales Partners Inc. applicant representing Courtney Collins, owner, requesting the following variance(s) in order to construct an addition to an existing detached accessory structure located at **CB 4024 BLK 179 LOT 21** also known as **415 Evans Ave**, and **CB 4024 BLK 179 LOTS 16 AND E 25FT OF 17** also known as **423 Evans Ave**:

1. The proposed 22ft 6-inch overall building height of the detached accessory structure with a sloping roof exceeds the maximum 20ft allowed per Section 3-19(3)(a).
2. The proposed 20ft wall plate height on the north side exceeds the height looming standard by 12ft 6-inches instead of the maximum 11ft allowed based on the existing 3ft rear yard setback per Section 3-19(5)(a).
3. The proposed 22ft 6-inch wall plate height on the west side exceeds the height looming standard by 16ft 6 inches instead of the maximum 11ft allowed based on the existing 3ft side yard setback per Section 3-19(5)(a) of the City’s Zoning Code.

Case No. 2405 – 516 Circle St *Approved as presented*

Application of Sergio Galindo, owner, requesting the following variance(s) in order to construct a new duplex at the property located at **CB 4050 (HALE SUBDIVISION), BLOCK 63 LOT S IRR 66.76 FT OF 40**, also known as **516 Circle St**, zoned 2FC:

1. A proposed 20ft front yard setback to the main structure instead of the minimum 25ft required per Section 3-34,
2. A proposed 10ft rear yard setback to the main structure instead of the minimum 25ft required per Section 3-36, and
3. A proposed 7ft 6-inch side yard setback to the main structure on the west side instead of minimum 15ft required per Section 3-35(2) of the City’s Zoning Code.

D. EXTENSIONS

Case No. 2395 – 6411 Broadway St *Approved as presented*

Request by Evan Peterson of Radom Capital, applicant, for a 180-day extension.

E. ADJOURNMENT

The Board of Adjustment reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney) or any other exception authorized by Chapter 551 of the Texas Government Code.

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, March 28, 2024, at 2:00 p.m.

Elsa T. Robles
City Secretary