

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
April 05, 2023

The Board of Adjustment held a regular meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, April 05, 2023, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Jessica Drought
Lott McIlhenny
David Rose
Sean Caporaletti, Alternate

Members absent:

Wayne Woodard
Jimmy Satel, Alternate

Staff members present:

Lety Hernandez, Director of Community Development Services

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

Mr. McIlhenny moved to approve the January 04, 2023 meeting minutes as presented. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Caporaletti, Drought, McIlhenny, Rose
AGAINST: None

Case No.2376 – 130 Evans Ave

Application of Jeffrey Nash, owner, requesting the following variance(s) in order to construct a driveway and parking pad at the property located at **CB 4024, BLK 166, LOT 3**, also known as 130 Evans Ave, zoned SF-A:

1. 1. The proposed impervious cover in the front yard setback is 33% instead of the maximum 30% allowed per Section 3-18,

2. Zero (0) covered parking spaces instead of the minimum two (2) required per Section 3-21,
3. A proposed parking pad within the front yard setback of a 49.98ft wide lot instead of the minimum 65ft required per Section 3-21,
4. A proposed driveway width of 20ft instead of the maximum 10ft allowed per Section 3-21, and
5. A proposed curb cut and apron width of 20ft instead of the maximum 12ft allowed per Section 3-21 of the City's Zoning Code.

Ms. Hernandez presented the case and provided background. The owner was present and addressed the board. He spoke regarding the recent revisions and surrounding properties.

Mr. Rose questioned the owner regarding consideration of further reducing the proposed curb cut and the owner responded. Mr. Rose went on to express concerns regarding the proposed width and felt that a vehicle would be able to access the area with a smaller approach.

Chairman Orr opened the public hearing at 5:46pm. No one requested to speak regarding the case so the public hearing was closed.

Ms. Drought moved to deny variance 1, approve variances 2 and 3 as requested, and approve variances 4 and 5 as modified to show a maximum overall width to the approach and driveway of 18ft. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Caporaletti, Drought, McIlhenny, Rose

AGAINST: None

Case No. 2382 – 200 Westover Rd

Application of of Lawson Jessee of Troy Jessee Construction, LP representing Christopher Goldsbury, owner, requesting the following variance(s) in order to construct an accessory structure at the property located **CB 4024, BLK 6, LOTS 10 – 21, 31 – 38**, also known as **200 Westover Rd**, zoned SF-A:

1. The accessory structure is proposed on a residential lot that does not have a primary structure/dwelling as required per Section 3-2, Definitions, and Section 3-8, Use of land and buildings, of the City's Zoning Code.

Ms. Hernandez presented the case and spoke regarding the historical use of the property. Lucy Nichols, representative, addressed the board and spoke regarding the addition of two (2) covered parking spaces.

Chairman Orr opened the public hearing at 5:57pm. Those requesting to speak regarding the case were as follows:

Virginia Lyons, 213 Patterson

The public hearing was closed at 5:58pm.

After further discussion, Mr. Rose moved to approve the variance as requested. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Caporaletti, Drought, McIlhenny, Rose

AGAINST: None

Case No. 2383 – 259 Montclair Ave

Application of Daniel Long of Chesney Morales Partners representing Christopher Walker, owner, requesting the following variance(s) in order to construct a driveway and parking pad at the property located at **CB 4050, BLK 76, LOT 30 & 31**, also known as **259 Montclair St**, zoned 2F-C:

1. The proposed parking pad is located in front instead of the rear or side of the property, behind the front face of the building as required per Section 3-39(2) of the City's Zoning Code.

Ms. Hernandez presented the case. Daniel Long, Architect, was present and addressed the board.

Mr. Long spoke regarding improvements adding that the design is based on the grade and would allow easier entrance and exiting from the property. The board asked for clarification regarding access and the applicant responded.

Chairman Orr opened the public hearing at 6:08pm. No one requested to speak regarding the case so the public hearing was closed.

Mr. Rose moved to approve the variance. At that time, staff encouraged the board to place limitations on the width of the parking area as it was not noted on the plan. The motion failed due to lack of a second.

Mr. Rose questioned the applicant regarding the proposed and an open discussion followed regarding the proposed and details of the driveway and approach.

After further discussion, Mr. Rose moved to table the case until further notice. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Caporaletti, Drought, McIlhenny, Rose

AGAINST: None

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Caporaletti seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:30p.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)



Date Signed & Filed



Lety Hernandez, Director
Community Development Services