



**BOARD OF ADJUSTMENT
AGENDA**

April 06, 2022

RESULTS

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, April 06, 2022, 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. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing and seating will be limited to capacity limits.**

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

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also 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.

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – January 05, 2022 ***Approved as presented.*** and February 02, 2022 ***Rescheduled for next regular meeting.***

C. ITEMS FOR INDIVIDUAL CONSIDERATION

Case No. 2352 – 302 Alta ***Tabled from March 02, 2022***

Application of Luis Velez, owner, requesting the following variance(s) in order to install a new generator at the property located at 302 Alta, zoned SF-B:

1. The proposed generator is in front of the main structure instead of to the side or rear as required per Section 3-81 and ***Approved as requested.***
2. The proposed generator exceeds the minimum 3ft side yard setback required per Section 3-82 of the City's Zoning Code. ***No action taken.***

Case No. 2357 – 202 Crescent

Application of Joe Schmackers, owner's representative, requesting the following variance(s) in order to build a new metal fence at the property located at 202 Crescent, zoned SF-A:

1. The proposed 4ft high fence within the minimum required portion of a front yard setback exceeds the maximum 3ft allowed per Section 3-81(7) of the City's Zoning Code. ***Approved as requested.***

Case No. 2358 – 501 Evans

Application of Richard Garison, Architect, representing Trebes Sasser Sr., owner, requesting the following variance(s) in order to add to the rear of the single-family residence at the property located at 501 Evans, zoned SF-A:

1. A proposed 4ft 7-inch side yard setback to the west side of the main structure instead of the minimum 6ft required per Section 3-15(2),
2. A proposed 3ft 4-inch side yard setback to the east side of the main structure instead of the minimum 6ft required per Section 3-15(2), and
3. The proposed plate height on the west side exceeds the looming standard by 2ft 3-inches with an overall top of plate height of 11ft 5-inches instead of the maximum 9ft 2-inches allowed based on the existing 4ft 7-inch side yard setback per Section 3-19(2)(a) of the City's Zoning Code. ***All variances approved as requested.***

Case No. 2359 – 351 Redwood

Application of David O'Bannon representing DOB Real Property, LP, owner, requesting the following variance(s) in order to add to the rear of the existing single-family residence at the property located at 351 Redwood, zoned SF-A:

1. A proposed 3ft 8-inch side yard setback to the west side of the main structure instead of the minimum 6ft required per Section 3-15(2) and
2. The proposed plate height on the west side exceeds the looming standard by 2ft 4-inches with an overall top of plate height of 9ft 8-inches instead of the maximum 7ft 4-inches allowed based on the existing 3ft 8-inch side yard setback per Section 3-19(2)(a) of the City's Zoning Code. ***All variances approved as requested.***

Case No. 2360 – 120 Argo

Application of Rachel Lincoln, owner, requesting the following variance(s) in order to build a new picket fence at the property located at 120 Argo, zoned SF-B:

1. The proposed 8ft high fence within the minimum required portion of a front yard setback exceeds the maximum 3ft allowed per Section 3-81(7) of the City's Zoning Code. ***Approved as requested.***

Case No. 2361 – 525 Castano

Application of Trey Siller of Ironside Building Group representing Zachery Stinson, owner, requesting the following variance(s) in order to construct a new attached garage at the property located at 525 Castano, zoned SF-A:

1. A proposed 4ft 3-inch side yard setback to the east side of the main structure instead of the minimum 6ft required per Section 3-15(2),
2. The proposed attached garage exceeds the height looming standard by 1ft 8-inches with an overall top of plate height of 10ft 4-inches instead of the maximum 8ft 6-inches allowed based on the existing 4ft 3-inch side yard setback per Section 3-19(2)(a),
3. One (1) proposed covered parking space instead of the minimum two (2) required per Section 3-21, and
4. The proposed attached garage is on a lot that is 50ft 2-inches in width instead of the minimum sixty-five (65) ft required, is located towards the front of the main structure instead of to the rear, is four (4) feet beyond the front façade instead of being setback a minimum eighteen (18) feet from the front facade, and is 36ft 5-inches from the front property line instead of the minimum 50ft required per Section 3-21 of the City's Zoning Code. ***All variances approved as requested.***

Case No. 2362 – Board of Adjustment of the City of Alamo Heights

Action amending Rules of Procedure Governing Board of Adjustment Meetings ***Approved as requested.***

D. 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 31, 2022 at 10:00a.m.

Elsa T. Robles
City Secretary