

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
April 06, 2022

The Board of Adjustment held a regularly scheduled meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, April 06, 2022, at 5:30 p.m. due to pandemic, COVID-19, also known as coronavirus.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
David Rose
Wayne Woodard
Jessica Drought
Lott McIlhenny

Members absent:

Jimmy Satel, Alternate
Sean Caporaletti, Alternate

Staff members present:

Lety Hernandez, Community Development Services Director

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

Mr. McIlhenny moved to approve the meeting minutes of January 05, 2022. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

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

Chairman Orr announced that the February 02, 2022 minutes were not available for review and rescheduled for the next scheduled meeting. No action was taken.

Case No. 2352 – 302 Alta

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
2. The proposed generator exceeds the minimum 3ft side yard setback required per Section 3-82 of the City's Zoning Code.

Ms. Hernandez presented the case. Mr. Velez was present and addressed the Board.

Mr. Velez explained the generator would be liquid-cooled. He provided a rendering, as requested by the board at the previous meeting, that illustrated a proposed four (4) foot tall wall and side fence for access to the equipment.

Chairman Orr opened the public hearing at 5:37 p.m. but no one was present to speak with interest in this case so the public hearing was closed.

After further discussion, Mr. Woodard moved to approve the variances as requested. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, Woodard, Drought, McIlhenny

AGAINST: None

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.

Ms. Hernandez presented the case. Kait Gish was present and addressed the Board on applicant's behalf.

The Board asked for clarification regarding the placement of the new fence and if there would be any changes to the existing fence. Ms. Gish informed that the existing fence would remain.

A brief discussion followed regarding the comment received by mail in opposition of the proposed.

Chairman Orr opened the public hearing at 5:44 p.m. but no one was present to speak with interest in this case so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Orr, Rose, Woodard, Drought, McIlhenny

AGAINST: None

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.

Ms. Hernandez presented the case. Mr. Garison, applicant, was present and addressed the Board.

Mr. Woodard asked for clarification on setbacks and Fire Department access and applicant responded.

Chairman Orr opened the public hearing at 5:52 p.m.

Those speaking regarding the case were as follows:
Rob Flatley (505 Evans)

Chairman Orr closed the public hearing at 5:57 p.m.

Mr. Flatley stated he supported the expansion if it included vegetation as a screen.

After further discussion, Mr. McIlhenny move to approve the variances as requested. Mr. Rose seconded the motion.

The motion was approved with the following vote:

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

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.

Ms. Hernandez presented the case. Mr. O'Bannon, applicant, was present and addressed the Board.

Ms. Drought asked for clarification regarding the floodplain review process and staff responded.

Chairman Orr opened the public hearing at 6:03 p.m. but no one was present to speak with interest in this case so Chairman Orr closed the public hearing.

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

The motion was approved with the following vote:

FOR: Orr, Rose, Woodard, Drought, McIlhenny

AGAINST: None

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.

Ms. Hernandez presented the case. Ms. Lincoln, applicant was present and addressed the Board. She stated that the proposed eight (8) foot fence would be replacing the existing fence of the same height, which was six (6) feet of picket with two (2) feet of lattice on top. She added that the fence outside the front setback had already been constructed.

Chairman Orr opened the public hearing at 6:08 p.m. but no one was present to speak with interest in this case so the public hearing was closed.

Mr. Woodard moved to approved the variance as requested. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, Woodard, Drought, McIlhenny

AGAINST: None

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 1 ft 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.

Ms. Hernandez presented the case. Mr. Siller, applicant, was present and addressed the Board.

The Board asked for clarification regarding the current parking regulations and lot width, and staff responded. Ms Hernandez went on to say that due to the placement of the existing structure and lack of rear alley access, a variance would be needed either for the number of covered parking spaces or for the placement of the garage. The Board asked for more information about the building history of the home and applicant responded.

Chairman Orr opened the public hearing at 6:25 p.m. but no one was present to speak with interest in this case so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Orr, Rose, Woodard, Drought, McIlhenny

AGAINST: None

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

Action amending Rules of Procedure Governing Board of Adjustment Meetings

Ms. Hernandez presented on the proposed amendments.

Chairman Orr opened the public hearing at 6:26 p.m. but no one was present to speak with interest in the case so the public hearing was closed.

Mr. Rose moved to approve the request. Mr. Woodard seconded the motion.

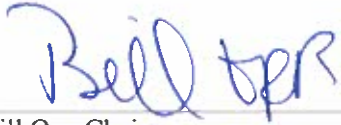
The motion was approved with the following vote:

FOR: Orr, Rose, Woodard, Drought, McIlhenny

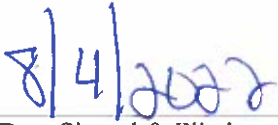
AGAINST: None

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Woodard seconded the motion. The meeting was adjourned at 6:28 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)



Date Signed & Filed



Daniel Thale-Galat,
Community Development Technician