

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
April 07, 2021

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 07, 2021, 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  
Lott McIlhenny  
Jimmy Satel  
Wayne Woodard  
Sean Caporaletti, Alternate (via teleconference)

Members absent:

David Rose

Staff members present:

Nina Shealey, Assistant City Manager/Director of Community Development  
Lety Hernandez, Planner  
Jennifer Reyna, Assistant to City Manager

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

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Mr. McIlhenny moved to approve the meeting minutes of February 03, 2021 as presented.  
Mr. Woodard seconded the motion.

The motion was approved with the following vote via roll call:

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

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**Case No. 2335 – 320 Primrose**

Application of Sharon Spivey, owner, requesting the following variance(s) in order to expand the attached garage at the property located at 320 Primrose, zoned SF-A:

1. A proposed side yard setback of 5ft 6-inches on the west side of the main structure instead of the minimum 6ft required per Section 3-15,
2. The attached garage is located towards the front instead of to the rear per Section 3-21,
3. The attached garage is 19ft 4-inches before the midpoint of the main structure instead of beyond it per Section 3-21,
4. The attached garage is accessed from the front instead of from the side to prevent garage doors facing the street per Section 3-21 of the City's Zoning Code.

Ms. Shealey presented the case. The owner and her designer, Krystal Weidner, were available via teleconference. Ms. Shealey provided background the case speaking in regards to recently approved variances due to the garage expansion.

The board questioned the placement of the addition and asked for clarification regarding the existing covered parking. The applicant responded.

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

The motion was approved with the following vote:

FOR: Orr, Caporaletti, McIlhenny, Satel, Woodard

AGAINST: None

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**Case No. 2334 – 121 Kennedy**

Application of Clifford Whittingstall, owner, requesting the following variance(s) in order to expand the existing parking area at the property located at 121 Kennedy, zoned MF-D:

1. Proposed parking is located in front of the main structure instead of in the rear or side of the property, behind the front face of the building per Section 3-49(1) of the City's Zoning Code.

Ms. Hernandez informed the case was rescheduled for the May 05, 2021 meeting at the request of the applicant. No action was taken.

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**Case No. 2336 – 333 Blue Bonnet**

Application of Paul Franklin of Franklin Architects, representing David Meaden, owner, requesting the following variance(s) in order to add to the rear of the existing main structure at the property located at 333 Blue Bonnet, zoned SF-A:

1. A proposed rear yard setback of 12ft 10-1/2 inches instead of the minimum 20ft required per Section 3-16(1) of the City's Zoning Code.

Ms. Shealey presented the case. Mr. Franklin, applicant, was present and addressed the board.

The board asked for clarification regarding the previously approved variance and the current rear yard setback. Ms. Hernandez responded that form surveys were not required at the time to confirm placement of a structure and that the slight angle of the addition was creating an increase in the existing non-conformity.

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

The motion was approved with the following vote:  
FOR: Orr, Caporaletti, McIlhenny, Satel, Woodard  
AGAINST: None

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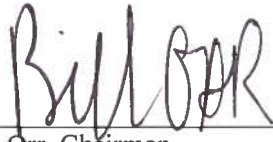
Ms. Shealey spoke regarding the Residential Design Standards (RDS) amendments.

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There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Satel seconded the motion with unanimous consent. The meeting was adjourned at 5:53p.m.

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**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.**



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Bill Orr, Chairman  
(Board Approval)

05/05/2001  
\_\_\_\_\_  
Date Signed & Filed



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Cety Hernandez, Planner  
Community Development Services