



BOARD OF ADJUSTMENT
AGENDA
May 05, 2021
RESULTS

In accordance with order of the Office of the Governor issued March 16, 2020, where he temporarily suspended certain provisions of the Texas Open Meetings Act, take notice that a regular meeting scheduled at **5:30 p.m. on Wednesday, May 05, 2021** will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”), to slow the spread of the Coronavirus (COVID-19), to consider and act upon any lawful subjects which may come before it. **Citizens/Board members and staff will enter City Hall by the rear entrance adjacent to the parking lot to be screened prior to entrance. Attendees must wear a facial covering (mask), 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: The public toll-free dial-in number to participate in the telephonic meeting is 346-248-7799 and enter access number 893 9488 9735#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request. **To address the Board, please select *9 on your phone; this will place you in queue for speaking.**

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – April 07, 2021 *Approved as presented.*

C. CASES

Case No. 2334 – 121 Kennedy – Rescheduled from April 07, 2021 Meeting

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. *Approved as requested.*

Case No. 2338 – 247 Montclair

Application of Daniel and Tiffany Long, owners, requesting the following variance(s) in order to add to the existing single-family residence at the property located at 247 Montclair, zoned 2F-C:

1. The proposed 2nd-story addition exceeds the height looming standard by 13ft 6-inches with a proposed overall top plate height of 21ft 2-inches instead of the maximum 7ft 8-inches allowed based on the existing 3ft 10-inch side yard setback per Section 3-33(4)(a) and

2. A proposed side yard setback to the proposed air conditioning pad and equipment of 0ft instead of the minimum 3ft required per Section 3-33(11) of the City's Zoning Code. *All variances approved as requested.*

Case No. 2339 – 301 College *Tabled for June 02, 2021 meeting.*

Application of CKC Custom Homes, representing Frank and Erica Ramos, owners, requesting the following variance(s) in order to construct a new single-family residence with attached garage at the property located at 301 College, zoned SF-A:

1. A proposed front yard setback to the main structure of 24ft instead of the minimum 30ft required per Section 3-14,
2. The proposed FAR of .50 exceeds the maximum .45 allowed per Section 3-18,
3. The proposed impervious coverage within the front yard setback of 57.2% exceeds the maximum 30% allowed per Section 3-18,
4. The proposed driveway width of 29ft 8-inches exceeds the maximum 14ft allowed per Section 3-21,
5. The proposed attached garage is located towards the front before the midpoint of the main structure instead of towards the rear beyond the midpoint per Section 3-21,
6. The proposed attached garage is 30ft from the front yard property line instead of the minimum 50ft required per Section 3-21, and
7. The proposed 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.

Case No. 2337 – 510 College

Application of Mike McGlone, AIA, of Alamo Architects, representing Kip Gilliland, owner, requesting the following variance(s) in order to add to the existing main structure at the property located at 510 College, zoned SF-A:

1. The proposed impervious coverage within the front yard setback of 39.95% exceeds the maximum 30% allowed per Section 3-18,
2. The proposed covered parking is located towards the front of the main structure instead of to the rear per Section 3-21,
3. The proposed approach width of 22ft exceeds the maximum 14ft allowed per Section 3-21,
4. The proposed driveway width of 25ft 6¾ inches exceeds the maximum 14ft allowed within the front yard setback per Section 3-21 of the City's Zoning Code. *All variances approved as requested.*

D. ADJOURNMENT

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, April 30, 2021 at 4:30 p.m.

Elsa T. Robles
City Secretary