

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
May 05, 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, May 05, 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
David Rose
Lott McIlhenny
Sean Caporaletti, Alternate

Members absent:

Jimmy Satel
Wayne Woodard

Staff members present:

Lety Hernandez, Planner

The meeting was called to order by Chairman Orr at 5:40p.m.

Mr. McIlhenny moved to approve the meeting minutes of April 07, 2021. Mr. Rose seconded the motion.

The motion was approved with the following vote:

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

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 the 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 presented the case. The owner addressed the board.

The board discussed the surrounding properties and their existing parking. Staff responded.

No one was present to speak regarding the case.

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

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

FOR: Orr, Caporaletti, McIlhenny, Rose

AGAINST: None

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.

Ms. Hernandez presented the case. The owners were present and addressed the board.

The board asked for clarification regarding the proposed additions and staff responded and informed that the project was also pending review by the Architectural Review Board.

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

The motion was approved with the following vote:

FOR: Orr, Caporaletti, McIlhenny, Rose

AGAINST: None

Case No. 2339 – 301 College

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.

Ms. Hernandez presented the case. The owners, and their representatives, were present and addressed the board.

The board expressed concerns regarding the number of requested variances with the proposed new construction adding that the lot was large enough to accommodate a compliant residence even with an irregular shape. An open discussion followed. Staff reminded the board that they did have the option to table and return for further consideration.

After further discussion, Mr. McIlhenny moved to table the case for the June 02, 2021 meeting. Mr. Caporaletti seconded the motion.

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

FOR: Orr, Caporaletti, McIlhenny, Rose, Woodard

AGAINST: None

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, and
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.

Ms. Hernandez presented the case. The applicant was present and addressed the board. Mr. McGlone spoke regarding the project and previously approved variances.

The board commended on the proposed design.

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

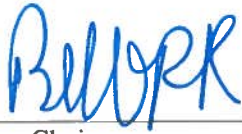
The motion was approved with the following vote:

FOR: Orr, Caporaletti, McIlhenny, Rose

AGAINST: None

There being no further business, Chairman Orr moved to adjourn the meeting. Mr. Rose seconded the motion. The meeting was adjourned at 7:30p.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, Planner
Community Development Services