

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
May 06, 2020

The Board of Adjustment held a regularly scheduled meeting via teleconference on Wednesday, May 06, 2020, 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
David Rose
Jimmy Satel
Wayne Woodard

Members absent:

Sean Caporaletti, Alternate

Staff members present:

Nina Shealey, Director of Community Development Services
Lety Hernandez, Planner

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

Mr. Satel moved to approve the meeting minutes of November 06, 2019, December 04, 2019, and March 04, 2020 as presented. Mr. McIlhenny seconded the motion.

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

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

Case No. 2308 – 119 Grandview

Application of PT Custom Designs, applicant, representing Luke and Patrice Berry, owner(s), requesting the following variance(s) in order to add to the rear of the existing main structure at the property located at 119 Grandview, zoned MF-D:

1. A proposed rear yard setback of 14ft 10 inches to the main structure instead of the minimum 25ft required per Section 3-46 of the City's Zoning Code.

Ms. Shealey presented the case and provided background information. Mrs. Berry, owner, addressed the board.

Chairman Orr asked for clarification regarding the rescheduling of the case from last month. Ms. Hernandez informed that the case had to be rescheduled due to an error on the agenda.

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

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

FOR: Orr, McIlhenny, Rose, Satel, Woodard

AGAINST: None

Case No. 2302 – 223 Allen

Application of Jorge Cavazos & Yvette Almendarez, owner(s), requesting the following variance(s) in order to demolish the existing main structure and construct a new single-family residence with attached garage at the property located at 223 Allen, zoned SF-A:

1. A proposed front yard setback of 13ft-1/2 inch to the main structure instead of the minimum 30ft required per Section 3-14,
2. The proposed attached garage is towards the front of the main structure instead of to the rear, is located 79ft-2 inches beyond the midpoint of the main structure, and is 13ft-1/2 inch from the front property line instead of the minimum 50ft required per Section 3-21,
3. A proposed impervious coverage of 50.7% within the front yard setback instead of the maximum 30% allowed per Section 3-18,
4. A proposed driveway width of 40ft 6 inches instead of the maximum 14ft allowed per Section 3-21, and
5. A proposed 0ft side yard setback to the main structure instead of the minimum 6ft required per Section 3-15 of the City's Zoning Code.

Ms. Shealey announced the case had been postponed until further notice. No action was taken.

Case No. 2317 – 301 Wildrose

Application of David and Denise Green, owner(s), requesting the following variance(s) in order to add to the rear and side of the existing main structure at the property located at 301 Wildrose, zoned SF-A:

1. A proposed 2ft 9-inch side yard setback to the main structure instead of the minimum 6ft required per Section 3-15,
2. The proposed rear addition exceeds the height looming standard by 6ft 6-inches with an overall top of plate height of 12ft instead of the maximum 5ft 6-inches allowed based on the proposed 2ft 9-inch side yard setback per Section 3-19(2)(a), and
3. A proposed 1ft 9-inch side yard setback to the proposed eave/overhang instead of the minimum 4ft required per Section 3-82(3)(a) of the City's Zoning Code.

Ms. Shealey presented the case. Mrs. Green, owner, addressed the board and spoke regarding the design. The board commended on the proposed design.

Mr. Woodard questioned if the proposed would create any fire safety issues. Ms. Shealey responded.

Those speaking regarding the case were as follows:

Ernest Parker, Architect

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

The motion was approved with the following vote via roll call:
FOR: Orr, McIlhenny, Rose, Satel, Woodard
AGAINST: None

Ms. Shealey spoke regarding the board's upcoming meetings. She also informed of Mr. Hall Hammond's resignation from the board.

There being no further business, Mr. Satel moved to adjourn the meeting. Mr. Rose seconded the motion. The meeting was adjourned at 5:56 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)

06/03/2020
Date Signed & Filed



Lety Hernandez, Planner
Community Development Services