

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
June 01, 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, June 01, 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
Lott McIlhenny
Jimmy Satel
Wayne Woodard

Members absent:

Sean Caporaletti, Alternate
Jessica Drought, Alternate

Staff members present:

Lety Hernandez, Director of Community Development Services
Phil Laney, Assistant City Manager

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

Mr. Rose moved to approve the minutes of the March 02, 2022 meeting. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

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

Chairman Orr announced the minutes of the February 02, 2022 and April 06, 2022 meetings were not available for review and rescheduled for the next scheduled meeting. No action was taken.

Case No. 2366 – 123 Harrison

Application of Ian & Nicole Hudson, owners, requesting the following variance(s) in order to construct a balcony/elevated deck to the rear of the existing main structure at the property located at CB 4024, BLK 61, LOT 9, also known as 123 Harrison, zoned SF-A:

1. A proposed 23.5ft front yard setback to the rear of the main structure instead of the minimum 30ft required per Section 3-81(3),
2. The proposed plate height exceeds the height looming standard by 7.25ft with an overall top of plate height of 20.25ft instead of the maximum 13ft allowed

based on the proposed 6.5ft side yard setback on the west side per Section 3-19(2)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. Ms. Hudson, owner, was present and addressed the Board. Mr. Hudson attended via teleconference.

Mr. Woodard inquired about the side setback of the proposed addition. Ms. Hudson responded that her lot and the neighboring lot had been divided and replatted previously. Discussion followed regarding looming standards and the effect of the proposed addition on the neighbor to the west.

Chairman Orr opened the public hearing at 5:41 p.m., but no one was present to speak with interest in the case so the public hearing was closed.

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

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

Case No. 2367 – 524 Alta

Application of Patrick Baxter of IES Texas Solar representing Richard & Suzanne Cavender, owners, requesting the following variance(s) in order to install a new generator at the property located at CB 4024, BLK 144, LOT 6&7, also known as 524 Alta, zoned SF-A:

1. A proposed generator in front of the main structure instead of to the side or rear as required per Section 3-81 of the City's Zoning Code.

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

Mr. Rose asked for clarification regarding what the code requires for a front setback in order to not need a variance. Ms. Hernandez responded and clarified between front yard setback requirements and front yard setback area.

Discussion followed regarding the proposed placement of the generator and if it could be seen from the street. Mr. Baxter stated the property has a seven (7)-foot slope that would obstruct the view of the generator.

Chairman Orr asked if there were any plans to build a fence to block the view. Mr. Baxter responded that they were planning to add vegetation but no permanent structure.

Chairman Orr opened the public hearing at 5:48 p.m., but no one present to speak with interest in the case so the public hearing was closed.

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

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

There being no further business, Mr. McIlhenny moved to adjourn the meeting and Mr. Satel seconded the motion. The meeting was adjourned at 5:50 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