

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
June 02, 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, June 02, 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  
Jimmy Satel  
Wayne Woodard

Members absent:

Sean Caporaletti, Alternate

Staff members present:

Nina Shealey, Assistant City Manager  
Lety Hernandez, Planner

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The meeting was called to order by Chairman Orr at 5:32p.m.

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Chairman Orr announced the meeting minutes of May 05, 2021 were not available for review and the item was rescheduled for the next meeting. No action was taken.

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**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. The proposed driveway width of 21ft 4-inches exceeds the maximum 14ft allowed per Section 3-21,
2. 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,
3. The proposed attached garage is 30ft from the front yard property line instead of the minimum 50ft required per Section 3-21, and
4. 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. Shealy presented the case and provided background on the case that had been tabled from the May 05, 2021 meeting. The owners, Frank and Erica Ramos, were present and addressed the board.

A discussion regarding the placement of the garage at the rear of the property took place. The board expressed concerns regarding the number of variances due to the proposed being a new build. An open discussion followed between the board and the owners. Adrian Trevino of CKC Custom Homes addressed the board regarding the proposed design and revisions. The owners spoke regarding the heritage trees on the property and how that affected the footprint of the proposed residence.

The board questioned staff in regards to the applicant contacting or meeting with staff to inquire about current regulations and staff responded that they had not.

No one requested to speak regarding the case.

Mr. Rose moved to deny the variances as requested. Mr. Satel seconded the motion.

The motion to deny was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Woodard

AGAINST: None

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**Case No. 2340 – 222 Tuxedo**

Application of Vito Ciminello III, owner, requesting the following variance(s) in order to place the pool pad equipment to the rear of the existing detached accessory at the property located at 222 Tuxedo, zoned SF-A:

1. The proposed rear yard setback of 18-inches to the pool pad with equipment instead of the minimum 3ft required per Section 3-16 of the City's Zoning Code.

Ms. Shealy presented the case. The owner was present and addressed the board.

Those requesting to speak regarding the case were as follows:

Matt Johnson, 207 Castano

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, McIlhenny, Satel, Woodard

AGAINST: Rose

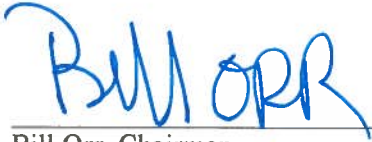
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There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Woodard seconded the motion. The meeting was adjourned at 6:30p.m.

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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)



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Date Signed & Filed



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Lety Hernandez, Planner  
Community Development Services