

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
June 06, 2018

The Board of Adjustment held a regular meeting at the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, Texas on Wednesday, June 06, 2018, at 5:30 p.m.

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
Hall Hammond, Alternate

Staff members present:

Jason B. Lutz, Director of Community Development Services
Lety Hernandez, Planner

The meeting was called to order by Chairman Orr at 5:33 p.m.

Mr. Satel moved to approve the minutes of the May 02, 2018 meeting as presented. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Woodard

AGAINST: None

Case No. 2272 – 154 Claywell

Application of Timothy Baumgartner, owner, requesting the following variance(s) due to an enclosure of an existing porte-cochere at the property located at 154 Claywell, zoned SF-A:

1. The porte-cochere is open on zero (0) sides instead of open on the minimum three (3) required per Section 3-21(4)(c),
2. The attached garage is 7ft past the midpoint of the main structure per Section 3-21,
3. A proposed 3ft side yard setback to the attached garage instead of the minimum 6ft side yard setback required per Section 3-21(3) and 3-15, and

4. The proposed enclosed garage does not meet main structure looming standards per Section 3-19(2) of the City's Zoning Code.

Mr. Lutz presented the case. The owner was present and addressed the board. Chairman Orr addressed staff asking for clarification regarding the requested variances. Staff responded that the enclosure of the porte-cochere triggered garage regulations. The owner stated that he was unaware of the process.

Mr. Satel questioned the setbacks and the written response from the neighbor. Mr. Rose asked regarding the possibility of enclosing the water softener only. The owner responded. Chairman Orr felt that there was no valid reason to grant variances.

The son-in-law of the affected neighbor spoke regarding concerns of drainage and proximity of the buildings. Mr. Baumgartner addressed his comments.

Mr. Satel moved to deny the variances requested. Mr. McIlhenny seconded the motion.

The motion to deny all variances was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Woodard

AGAINST: None

Case No. 2273 – 154 Harrison

Application of Reeves Hollimon, owner, requesting the following variance(s) in order to demolish and construct a new detached garage at the property located at 154 Harrison, zoned SF-A:

1. The proposed gable encroaches into the height looming standard per Section 3-19(5)(a) and
2. The gable exception does not apply to accessory structures per Section 3-19(2)(a)(1) of the City's Zoning Code.

Mr. Lutz presented the case. The owner was present and addressed the board. Staff spoke regarding upcoming amendments to the zoning code for corner lots.

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

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Woodard

AGAINST: None

Case No. 2274 – 118 Routt

Application of David Dullnig, owner, requesting the following variance(s) in order to add to the rear of the existing main structure at the property located at 118 Routt, zoned MF-D:

1. The proposed rear yard setback of 20ft-½ inch instead of the minimum 25ft required per Section 3-46 of the City's Zoning Code.

Mr. Lutz presented the case. The owner was present and addressed the board.

Chairman Orr asked regarding the need for covered parking. Staff informed that covered parking was not a requirement within that zoning district.

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

The motion was approved with the following vote:

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

Case No. 2275 – 401 Castano

Application of Edmond Donaldson, owner, requesting the following variance(s) in order to add to the existing main structure at the property located at 401 Castano, zoned SF-A:

1. The proposed addition does not meet looming standards per Section 3-19(2)(a) and
2. A 2ft side yard setback to the proposed eave/overhangs instead of the minimum 4ft required per Section 3-82(6)(a) of the City's Zoning Code.

Mr. Lutz presented the case. The representative, Blair Young, was present and addressed the board. Staff spoke regarding upcoming amendments to the zoning code for corner lots.

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

The motion was approved with the following vote:

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

Case No. 2276 – 315 Redwood

Application of Kyle & Alice Grest, owners, requesting the following variance(s) in order to add to the rear of the existing main structure and replace the existing garage at the property located at 315 Redwood, zoned SF-A:

1. A proposed dormer inset of 0ft measured from the exterior wall face of the story below instead of the minimum 5ft required per Section 3-20,
2. The proposed dormer on the main structure exceeds the maximum 40% coverage allowed on the slope of the roof area per Section 3-20,
3. The proposed dormer on the accessory structure exceeds the maximum 50% coverage allowed on the slope of the roof area per Section 3-20,
4. The gable exception does not apply to accessory structures per Section 3-19(2)(a)(1), and
5. The proposed accessory structure does not meet looming standards per Section 3-19(5)(a) of the City's Zoning Code.

Mr. Lutz presented the case. The owner was present and addressed the board. He spoke regarding the design and why they decided to build as proposed.

Those present and speaking in opposition of the case were as follows:
Elizabeth Diggs, 355 Albany

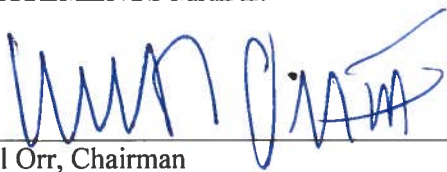
Ms. Diggs expressed concerns about the proposed plans stating that they were very vague. She also stated that she was concerned about it being rented. She added that the proposed was overpowering and that the garage was too big – did they need a carport?

An open discussion followed between the applicant and board members. After further discussion, Mr. Rose moved to deny variances one (1) through four (4) and table variance five (5) to the July 11, 2018 meeting. Mr. McIlhenny seconded the motion.

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

There being no further business, Mr. Woodard moved to adjourn the meeting, seconded by Mr. Satel, and unanimous vote to support the motion. The meeting was adjourned at 6:48 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)

7-11-18
Date Signed & Filed



Lety Hernandez, Planner
Community Development Services