



BOARD OF ADJUSTMENT
AGENDA
June 07, 2023
RESULTS

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, June 07, 2023, at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at www.alamoheightstx.gov.

INSTRUCTIONS FOR TELECONFERENCE: *The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1- 346-248-7799 and enter access number 893 9488 9735#. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.*

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – April 05, 2023 *Not available for review, rescheduled for July 05, 2023 meeting.*

C. CASES

Case No. 2384 – 525 Argo Ave

Application of David Varga of Iconic Development, LLC representing Stephanie Hagee, owner, requesting the following variance(s) in order to construct a carport and rear addition to the existing main structure at the property located at **CB 4024, BLK 129, LOT 20**, also known as **525 Argo Ave**, zoned SF-B:

1. A proposed 3ft side yard setback on the west side of the main structure instead of the minimum 6ft required per Section 3-15(2)
2. A proposed lot coverage of 42.96% instead of the maximum 40% allowed per Section 3-17
3. The proposed main structure exceeds the height looming standard on the west side by 3ft 8-inches with a proposed top of plate height of 9ft 8-inches instead of the maximum 6ft allowed based on a 3ft side yard setback per Section 3-19(2)(a)
4. A proposed 2ft 6-inch side yard setback to the eave/overhang instead of the minimum 5ft required per Section 3-82(3)(a) of the City’s Zoning Code. *All variances approved as requested.*

Case No. 2385 – 606 Patterson Ave

Application of Thomas Bradley of Thomas Bradley & Associates representing Ann & Andrew Himoff, owners, requesting the following variance(s) in order to construct/expand a driveway at the property located at **CB 4024, BLK 29, LOT SE ½ OF 33 & N 15 FT OF 32**, also known as **606 Patterson Ave**, zoned SF-A:

1. A proposed driveway width of 19ft instead of the maximum 10ft allowed per Section 3-21 of the City’s Zoning Code. *Approved as requested.*

Case No. 2386 – 326 Wildrose Ave

Application of David and Mallory Schindler, owners, requesting the following variance(s) in order to construct a 2nd story addition to the existing detached accessory structure at the property located at **CB 5571A, BLK 10, LOT 14 and 15**, also known as **326 Wildrose Ave**, zoned SF-A:

1. The proposed Floor to Area Ratio (FAR) of .55 exceeds the maximum .50 allowed with bonuses per Section 3-18, and
2. The proposed 2nd story addition exceeds the height looming standard by 7ft 8-inches instead of the maximum top of plate height of 11ft allowed based on the existing 4ft side yard setback per Section 3-19(5)(a), and
3. The proposed overall height exceeds the maximum 20ft allowed by 1ft 9-inches per Section 3-19(3)(a) of the City’s Zoning Code. *Tabled for July 05, 2023 meeting.*

Case No. 2387 – 501 Evans Ave

Application of Trebes Sasser, owner, requesting the following variance(s) in order to add a 248 sq ft covered patio to the rear of the existing main structure and relocate/install new air-conditioning units with pads at the property located at **CB 4024, BLK 178, LOT 6**, also known as **501 Evans Ave**, zoned SF-A:

1. The proposed Lot Coverage of 42.5% exceeds the maximum 40% allowed per Section 3-17 and

2. A proposed 1ft side yard setback to the proposed air-conditioning units with pad instead of the minimum 3ft required per Section 3-15 and 3-82(5) of the City's Zoning Code. **All variances approved as requested.**

Case No. 2388 – 141 Patterson Ave

Application of Sarah Mallory Geis, owner, requesting the following variance(s) in order to construct a wall in front of the main structure at the property located at **CB 4024, BLK 3, LOT 45**, also known as **141 Patterson Ave**, zoned SF-A:

1. The proposed 6ft high wall located within the minimum required portion of a front yard exceeds the maximum 3ft height allowed per 3-81(7) of the City's Zoning Code. **Rescheduled for July 05, 2023 meeting due to staff error.**

Case No. 2389 – 222 Claiborne Way

Application of Hilary Scruggs-Beebe of Hilary Scruggs Design, applicant, representing Trace and Laura Nell Burton, owners, requesting the following variance(s) in order to add a 2nd story to the existing garage at the property located at **CB 4024, BLK 58, LOT 9**, also known as **222 Claiborne Way**, zoned SF-A:

1. The proposed northeastern addition exceeds the height looming standard by 10ft 8-inches with an overall top of plate height of 18ft 8-inches instead of the maximum 8ft allowed based on the existing 4ft rear yard setback per Section 3-19(2)(a) of the City's Zoning Code. **Rescheduled for July 05, 2023 meeting at applicant's request.**

Case No. 2390 – 218 E. Edgewood Pl

Application of Jon Butler, owner, requesting the following variance(s) in order to add a 2nd story to the existing garage at the property located at **CB 5572, BLK 14, LOT 3 & W 25FT OF 4**, also known as **218 E. Edgewood Pl**, zoned SF-A:

1. The gable exception does not apply to accessory structures per Section 3-19(2)(a)(1),
2. The proposed 23ft 1¼-inch building height of the accessory structure with a sloping roof to top of ridge exceeds the maximum 20ft allowed per Section 3-19(3)(a),
3. The proposed 17ft 5-inch top of plate height exceeds the looming standard by 11ft 5-inches instead of the maximum 11ft allowed based on the existing 3ft side yard setback per Section 3-19(5)(a),
4. The proposed 5ft 8¼-inch high gable encroaches into the height looming standard as prohibited per Section 3-19(5)(a) of the City's Zoning Code. **Tabled for July 05, 2023 meeting.**

D. ADJOURNMENT

The Board of Adjustment reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney) or any other exception authorized by Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, June 02, 2023 at 11:45 a.m.

Elsa T. Robles
City Secretary