



## BOARD OF ADJUSTMENT

### AGENDA

July 05, 2023

### **RESULTS**

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, July 05, 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](http://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 and June 07, 2023 *Not available for review and rescheduled for August 02, 2023 meeting.*

#### C. CASES

**Case No. 2386 – 326 Wildrose Ave** *Case tabled from June 07, 2023. Case withdrawn by applicant.*

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 2<sup>nd</sup> 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.

**Case No. 2388 – 141 Patterson Ave** *Case rescheduled from June 07, 2023 due to staff error.*

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. *Tabled for August 02, 2023 meeting.*

**Case No. 2389 – 222 Claiborne Way** *Case rescheduled for August 02, 2023.*

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 2<sup>nd</sup> 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.

**Case No. 2390 – 218 E. Edgewood Pl** *Case tabled from June 07, 2023.*

Application of Jon Butler, owner, requesting the following variance(s) in order to add a 2<sup>nd</sup> 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 August 02, 2023 meeting.*

**Case No. 2391 – 900 Cambridge Oval**

Application of Carlos Platero Jr. of Platero Creative Group representing Omar Rodriguez, owner, requesting the following variance(s) in order to construct a detached carport at the property located at **CB 4024, BLK 48, LOT 62 & E2.84FT of 63 ALAMO HEIGHTS ADDITION**, also known as **900 Cambridge Oval**, zoned SF-A:

1. The proposed Lot Coverage of 49.5% exceeds the maximum 40% allowed per Section 3-17,
2. The proposed Floor to Area Ratio (FAR) of .659 exceeds the maximum .50 allowed with bonuses per Section 3-18,
3. A 0ft side yard setback instead of the minimum 3ft required per Section 3-85(2),
4. A 0ft rear yard setback instead of the minimum 3ft required per Section 3-85(3), and
5. The proposed wall plate heights of the accessory structure exceed twice the width of the setback in height on the west and southern sides per Section 3-19(5)(a) of the City’s Zoning Code. ***All variances approved as requested.***

**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 30, 2023 at 10:00 a.m.

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Elsa T. Robles  
City Secretary