

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
July 11, 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, July 11, 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 June 06, 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. 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 Lutz announced that the case was withdrawn at the applicant's request.

Case No. 2277 – 228 Redwood

Application of Robert Sellers, owner, requesting the following variance(s) in order to construct a parking pad/driveway addition at the property located at 228 Redwood, zoned SF-A:

1. A proposed driveway/parking pad width of 20ft within the minimum 30ft front yard setback area instead of the maximum 14ft allowed per Section 3-21 of the City's Zoning Code.

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

After further discussion, Mr. Satel moved to approve the variance 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. 2278 – 228 Argyle

Application of Paul Franklin, Architect, applicant, representing Ann Blunt, owner, requesting the following variance(s) in order to add to the existing single family residence on the property located at 228 Argyle, zoned SF-A:

1. A 0ft setback to the proposed addition on the west side instead of the minimum 6ft side yard setback required per Section 3-15
2. A 0ft side yard setback to the proposed eave/overhang on the west side instead of the minimum 4ft required per Section 3-82(6)(a)
3. The proposed addition on the west side does not meet looming standards per Section 3-19(2)(a),
4. The proposed addition on the east side does not meet looming standards per Section 3-19(2)(a),
5. The proposed front chimney exceeds the maximum overall height of the main structure allowed by 7ft instead of the maximum 4ft allowed per Section 3-19(1)
6. A proposed chimney encroachment of 9ft 1 inch instead of the maximum 8ft allowed per Section 3-19(2)(a)(2)

7. A proposed overall main structure height of 33ft 7 inches instead of the maximum 30ft allowed with bonus per Section 3-19(1)(c)
8. A maximum gable encroachment into the looming area of 8ft 2 inches instead of the maximum 6ft allowed per Section 3-19(2)(a)(1)
9. The proposed detached accessory structure does not meet looming standards at the south side per Section 3-19(5)(a), and
10. The proposed 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 applicant was present and addressed the board. Hope Hausman, Interior Designer, was also present.

Chairman Orr spoke regarding the number of variances and Mr. Franklin responded that they could revise to comply addressing eliminating certain variances. He added that he felt topography was an issue. Staff added that the board could find the topography an issue but that staff did not.

Those present and speaking regarding the case were as follows:

CR Daubert, 235 Argyle (Opposed)

Helen Schnelzer, 222 Argyle (Opposed)

Mr. Woodard spoke regarding grandfathered variances and need to comply with new work. Mr. Satel spoke regarding the proposed height. Mr. Rose expressed concerns regarding the project.

After further discussion, Mr. McIlhenny moved to table the case for the August 01, 2018 meeting. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Woodard

AGAINST: None

Case No. 2279 – 555 Argyle

Application of Lawson Jessee, applicant, representing Chris Pettit, owner, requesting the following variance(s) in order to construct a detached accessory building at the rear of the property located at 555 Argyle, zoned SF-A:

1. The proposed accessory structure does not meet looming standards per Section 3-19(5)(a) and
2. A proposed overall height of 26ft 2 inches instead of the maximum 16ft allowed with bonuses per Section 3-19(4)(1) of the City's Zoning Code.

Mr. Lutz presented the case. Staff informed that the owner considered other options but that they would end up dealing with variances in the front yard setback. Mr. Pettit was present and addressed the board.

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. 2280 – 268 Edgewood E

Application of Blair Jones, owner, requesting the following variance(s) in order to construct a detached accessory building at the rear of the property located at 268 Edgewood E, zoned SF-A:

1. The proposed accessory structure does not meet looming standards per Section 3-19(5)(a)
2. The gable exception does not apply to accessory structures per Section 3-19(2)(a)(1) and
3. The proposed accessory structure overall height of 23ft instead of the maximum 22ft allowed with bonuses per Section 3-19(3)(a) of the City's Zoning Code.

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

Mr. Rose 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. 2281 – 216 & 218 Acacia

Application of David Lake, owner, requesting the following variance(s) in order to add to the existing single family structures and construct a porte-cochere on the properties located at 216 & 218 Acacia, zoned SF-A:

1. A proposed 46ft wide parking pad within the front yard setback area instead of the maximum 14ft allowed per Section 3-21 and
2. The proposed porte-cochere is 0ft past the front façade instead of the minimum 18ft required per Section 3-21 of the City's Zoning Code.

Mr. Lutz presented the case. Andrew Herdeg, Architect, addressed the board in Mr. Lake's absence and at his request.

Mr. Herdeg spoke regarding the design. He spoke regarding the possible replat based on discussions with the city. He informed that per the City's attorney, that would not be a requirement.

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

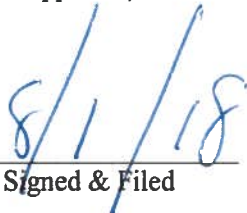
AGAINST: None

There being no further business, Mr. Woodard moved to adjourn the meeting, seconded by Mr. McIlhenny, and unanimous vote to support the motion. The meeting was adjourned at 6:37 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



Lety Hernandez, Planner
Community Development Services