

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
August 01, 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, August 01, 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 5:34 p.m.

Mr. McIlhenny moved to approve the minutes of the July 11, 2018 meeting as presented.
Mr. Satel 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 announced the case was rescheduled by staff for the next regularly scheduled meeting of September 05, 2018 pending receipt of revised plans. No action was taken.

Case No. 2282 – 140 College

Application of Martin Weilbacher, applicant, representing Taylor & Kourtney Little, owners, requesting the following variance(s) in order to cover the rear deck at the property located at 140 College, zoned SF-A:

1. A proposed lot coverage of 46% instead of the maximum 40% allowed per section 3-17 of the City's Zoning Code.

Mr. Lutz presented the case. Christina Scott spoke regarding the case. Mr. Weilbacher was also present and addressed the board.

Staff informed that the applicant had applied for and been issued a permit for the deck replacement. The issue of Lot Coverage was created with the addition of the roof.

The board expressed concerns regarding enclosing the area. Ms. Scott responded. An open discussion followed.

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

The motion was approved with the following vote:

FOR: McIlhenny, Rose, Satel, Woodard

AGAINST: Orr

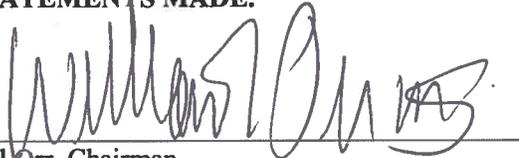
Case No. 2271 – 201 Patterson

Request by Nicholas Melde, AIA, applicant, for a 90-day extension. The board voted unanimously to approve the request.

Mr. Lutz spoke regarding upcoming amendments to the zoning code pertaining to required covered parking.

There being no further business, Mr. Satel moved to adjourn the meeting, seconded by Mr. McIlhenny, and unanimous vote to support the motion. The meeting was adjourned at 5:56 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)

9/5/2018
Date Signed & Filed



Lety Hernandez, Planner
Community Development Services