

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
August 02, 2023

The Board of Adjustment held a regular meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, August 02, 2023, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman  
Lott McIlhenny  
David Rose  
Jimmy Satel, Alternate  
Sean Caporaletti, Alternate

Members absent:

Jessica Drought  
Wayne Woodard

Staff members present:

Phil Laney, Assistant City Manager  
Lety Hernandez, Director of Community Development Services  
Michelle Ramos, Planner

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The meeting was called to order by Chairman Orr at 5:30p.m.

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Chairman Orr announced that the April 05, 2023, June 07, 2023, and July 05, 2023 meeting minutes were not available for review and rescheduled for the next regularly scheduled meeting. No action was taken.

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**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.

Staff announced the case was rescheduled for the September 06, 2023 meeting at the request of the applicant. No action was taken.

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**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.

Staff announced the case was rescheduled for the September 06, 2023 meeting due to staff error. No action was taken.

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**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.

Ms. Hernandez presented the case and spoke regarding the recent revisions stating that the revisions had eliminated variances 1 and 4 due to the change in roof style and decreased variances 2 and 3 pertaining to overall height and looming encroachment. Mr. Moran and Mrs. Butler, owner, were present and addressed the board.

Chairman Orr questioned the board members present regarding the prior meeting. Mr. Rose spoke regarding requested revisions to the original design. Jason Moran, designer, was present and addressed the board.

Staff spoke regarding the revised plan adding that the revisions presented eliminated the need of variances 1 and 4 that was being caused by the original gable roof.

Chairman Orr opened the public hearing at 5:37pm but no one was present to speak with interest in the case so the public hearing was closed.

Mr. Rose moved to approve variance 2 and 3, as modified. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

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

Mr. Rose moved to deny variances 1 and 4. Mr. McIlhenny seconded the motion.

The motion to deny was approved with the following vote:

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

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**Case No. 2392 – 818 College Blvd**

Application of Grant Winston of Current Power Technologies Inc. representing Katie Horlen, owner, requesting the following variance(s) in order to install a generator at the property located at **CB 4024, BLK 156, LOT 18 (THE TMI PROPERTY SUBD)**, also known as **818 College Blvd**, zoned SF-A:

1. A proposed 17-inch side yard setback to the proposed generator instead of the minimum 3ft required per Section 3-15 of the City's Zoning Code.

Ms. Hernandez presented the case. Grant Winston was present and addressed the board. The owner, Katie Horlen, was also present.

Mr. Rose expressed concerns regarding the encroachment and suggested relocating the equipment by the pool and landscaping to eliminate it from view. Mr. McIlhenny was not in agreement stating that the side setback was already obstructed with existing mechanical equipment.

Chairman Orr questioned regarding lack of comment from the fire department and staff responded.

Chairman Orr opened the public hearing at 5:47pm but no one was present to speak with interest in the case so the public hearing was closed.

There was a discussion regarding the aesthetics in relation to variance requests. The board asked for clarification regarding the size of the equipment and Mr. Winston responded that the pad will be thirty-three (33) inches by fifty-five (55) inches and the equipment is twenty-five (25) inches wide by twenty-eight and one-half (28.5) inches tall. The board spoke regarding the equipment on the adjoining property, on the other side of the existing fence, and whether or not the placement of the existing equipment was compliant and/or if they had been approved for a variance. Staff responded that no research had been conducted on the adjoining property.

After further discussion, Mr. Rose moved to approve the variance as requested. Mr. Satel seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Caporaletti

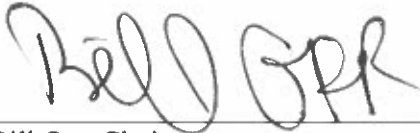
AGAINST: None

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There being no further business, Mr. Satel moved to adjourn the meeting. Mr. Satel seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 5:52p.m.

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**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)

10.4.2023

Date Signed & Filed



Lety Hernandez, Director  
Community Development Services