

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
August 03, 2022

The Board of Adjustment held a regularly scheduled meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, August 03, 2022, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Lott McIlhenny
Jimmy Satel
Wayne Woodard
Sean Caporaletti, Alternate

Members absent:

David Rose
Jessica Drought, Alternate

Staff members present:

Lety Hernandez, Director of Community Development Services

The meeting was called to order by Chairman Orr at 5:44 p.m.

Mr. McIlhenny moved to approve the meeting minutes of the February 02, 2022, April 06, 2022, May 04, 2022, and June 01, 2022 meetings as presented. Mr. Satel seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Satel, Woodard, Caporaletti

AGAINST: None

Case No. 2370 – 109 Rosemary

Application of Frank Rendon of Jesse Salazar Roofing representing Carol Sobey, owner, requesting the following variance(s) in order to construct a new carport at the property located at CB 5571A, BLK 4, LOT 9, 10 & 11, also known as 109 Rosemary, zoned SF-A:

1. One (1) proposed covered parking space instead of the minimum two (2) required per Section 3-21 of the City's Zoning Code.

Ms. Hernandez presented the case. Ms. Sobey, owner, was present and addressed the Board.

Mr. Satel asked about building requirements for carports and Ms. Hernandez responded.

Mr. Woodard asked about the effect of granting the variance on future construction at this address and Ms. Hernandez responded, informing that the Board could add a limitation on the granting of a variance.

Chairman Orr opened the public hearing at 5:57 p.m. but no one was present to speak with interest in the case so the public hearing was closed.

After further discussion, Mr. Woodard moved to approve the variance with the stipulation that the second required parking space be constructed at the time of any new remodel and/or substantial improvements. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

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

Case No. 2371 – 321 Abiso

Application of Matthew Hlavinka of StudioMPH representing Mary Candee, owner, requesting the following variance(s) in order to add to the front porch of the existing main structure at the property located at CB 4024, BLK 124, LOT 16, also known as 321 Abiso, zoned SF-B:

1. A proposed 4ft 5-inch side yard setback to the west side of the main structure instead of the minimum 6ft required per Section 3-15(2),
2. A proposed 4ft side yard setback to the proposed eave/overhang instead of the minimum 5ft required per Section 3-82(3)(a) of the City's Zoning Code

Ms. Hernandez presented the case. Mr. Hlavinka, applicant, was present and addressed the Board.

Chairman Orr opened the public hearing at 6:04 p.m. but no one was present to speak with interest in the case so the public hearing was closed.

Mr. Woodard asked about the existing structure and emergency access if the variance were granted and the applicant responded, stating that the proposed addition would not affect emergency access.

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

The motion was approved with the following vote:

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

Case No. 2372 – 501 Evans

Application of Trebes Sasser Sr., owner, requesting the following variance(s) in order to add a bay window to the west side of the main structure at the property located at CB 4024, BLK 178, LOT 6, also known as 501 Evans, zoned SF-A:

1. A proposed 3ft 1-inch projection into the side yard setback instead of the minimum 5ft required per Section 3-82(3)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. Mr. Sasser, owner, was present and addressed the Board. Ms. Hernandez informed that the public notice had overstated the amount of encroachment in the side yard setback.

Mr. Sasser stated that he intended to build a fence on the west side of the home of the maximum height allowed once the construction on the home was finished. He went on to say that the proposed bay window would not extend farther out than the chimney on the same side of the house and would not be visible from the street.

Chairman Orr inquired about cantilevered encroachment in the side yard setback and Ms. Hernandez responded. She went on to say that fire safety regulations require a minimum of three (3) feet for emergency access. The Board inquired about the rules regarding encroachment and existing nonconformance and Ms. Hernandez informed that this project had been granted variances previously by the Board.

Chairman Orr opened the public hearing at 6:24 p.m.

Those speaking with interest in the case were as follows:
Robert Flatley of 505 Evans (opposed)

Chairman Orr closed the public hearing at 6:26 p.m.

Concerns of those speaking with interest in the case included loss of privacy and intrusiveness of the proposed window.

Mr. Orr asked Mr. Flatley if a fence would help alleviate the concerns and Mr. Flatley stated it would.

After further discussion, Mr. Caporaletti moved to approve a 1ft 6-inch projection of a bay window into the side yard setback. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Satel, Caporaletti
AGAINST: Woodard

Mr. Satel left the quorum at 6:27 p.m.

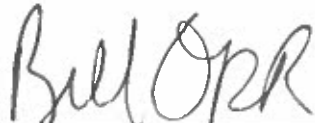
Case No. 2354 – 111, 119, 131, 133 & 135 Katherine Ct

Request by Mr. C. Trebes Sasser Jr. of Ridgemont Properties, Inc., applicant, for a 180-day extension. The Board voted unanimously to approve the request.

Ms. Hernandez informed that the City was in need of volunteers to fill vacancies on the different Boards and Commissions. Interested individuals should apply online or contact staff for information.

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Woodard seconded the motion. The meeting was adjourned at 6:33 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



Daniel Thale-Galat
Community Development Technician