

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
August 05, 2020

The Board of Adjustment held a regularly scheduled meeting via teleconference on Wednesday, August 05, 2020, at 5:30 p.m. due to pandemic, COVID-19, also known as coronavirus.

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

Staff members present:

Nina Shealey, Assistant City Manager
Lety Hernandez, Planner

The meeting was called to order by Chairman Orr at 5:32p.m.

Mr. Satel moved to approve the meeting minutes of July 01, 2020 as presented. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote via roll call:

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

Case No. 2319 – 604 Castano

Application of Madison M. Marceau, owner, requesting the following variance(s) in order to expand the existing curb cut at the property located at 604 Castano, zoned SF-A:

1. The proposed curb cut of 36ft in width exceeds the maximum 24ft allowed per Section 3-21(5) of the City's Zoning Code.

Ms. Shealey presented the case. The owner was available and addressed the board.

The board questioned the width of the neighboring approach and the owner responded that it was the same as the width he was requested. He added that the existing curb cut is 17ft in width.

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

The motion was approved with the following vote via roll call:

FOR: Orr, McIlhenny, Rose, Satel, Woodard

AGAINST: None

Case No. 2320 – 119 Grant

Application of Ken Bentley, Architect, representing Jessman Properties, Ltd., owner(s), requesting the following variance(s) in order to construct a new single-family residence with detached garage at the property located at 119 Grant, zoned SF-A:

1. A proposed FAR of .54 instead of the maximum .45 allowed per Section 3-18,
2. The proposed garage height of 15ft exceeds the height looming standard on the north side by 5ft based on the maximum 10ft encroachment allowed per Section 3-19(5)(a), and
3. The proposed garage height of 15ft exceeds the height looming standard on the east side by 5ft based on the maximum 10ft encroachment allowed per Section 3-19(5)(a) of the City's Zoning Code.

Ms. Shealey presented the case. The applicant was available and addressed the board on behalf of the owner.

Those speaking regarding the case were as follows:

Koontz, 218 Argyle (in favor)

Cyril Swatko, 121 Grant (opposed)

Lauren Cothren, 117 Grant (in favor)

Concerns of the citizens included exceeding FAR, possible damage from the large trees due to excavation, the proposed chimney height and its proximity to the trees could cause a hazard, the overall size of the house, and the ability of building on a lot that is less than the minimum required. Mr. Bentley responded adding that the owner is proposing an irrigation system under the house to ensure that the trees are watered and would not die. An open discussion followed.

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

The motion was approved with the following vote via roll call:

FOR: Orr, McIlhenny, Rose, Satel, Woodard

AGAINST: None

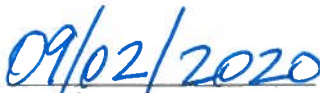
Ms. Shealey informed that the next regularly scheduled meeting in September would be conducted via Zoom.

There being no further business, Chairman Orr moved to adjourn the meeting with unanimous consent from the board. The meeting was adjourned at 6:26p.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