



BOARD OF ADJUSTMENT

AGENDA

August 07, 2019

RESULTS

The City of Alamo Heights Board of Adjustment will hold its regularly scheduled monthly meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, San Antonio, Texas, on Wednesday, August 07, 2019, at 5:30 p.m., to conduct the following business:

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – May 01, 2019 *Approved as presented*

C. CASES

Case No. 2294 – 312 Abiso

Application of Nicholas and Jennifer Fraser, owners, requesting the following variance(s) in order to add to the existing main structure and construct a detached accessory structure at the property located at 312 Abiso, zoned SF-B:

1. The proposed 2nd story addition exceeds the looming standard on the west side with an overall top of plate height of 22ft 11 inches instead of the maximum 8ft 5 inches allowed based on the existing side yard setback of 4ft 2-1/2 inches per Section 3-19(2),
2. The proposed west side gable exceeds the looming standard maximum of 10ft allowed by 3ft 4-1/2 inches and the proposed rear gable exceeds the looming standard maximum of 10ft allowed by 4ft 3-1/2 inches per Section 3-19(5), and
3. A proposed 1ft side and rear yard setback to the proposed eave/overhang instead of the minimum 2ft required per Sections 3-82(3)(b) and 3-83(1)(a) of the City's Zoning Code. *All variances approved as requested*

Case No. 2295 – 321 Encino

Application of Matthew Hlavinka, applicant, representing Ronald and Charlotte Greenberg, owners, requesting the following variance(s) in order to demolish the existing trellis and construct a fence at the property located at 321 Encino, zoned SF-A:

1. The proposed 10ft 6 inch high fence/gate within the minimum 30ft front yard setback area exceeds the maximum 3ft allowed per Section 3-81(7) of the City's Zoning Code. *Approved as requested*

Case No. 2296 – 247 Edgewood E

Application of William Isaacs of Property Investment Group, LLC, owner, requesting the following variance(s) in order to add to the front of the existing main structure at the property located at 247 Edgewood E, zoned SF-A:

1. A proposed 5.3ft side yard setback to the front addition instead of the minimum 6ft required per Section 3-15,
2. A proposed side yard setback to the eave/overhang of 3ft instead of the minimum 4ft required per Section 3-82(3)(a), and
3. A proposed 25.4ft front yard setback to the main structure instead of the minimum 30ft required per Section 3-14 of the City's Zoning Code. *All variances approved as requested*

Case No. 2297 – 212 Alamo Heights

Application of Aldo Ramirez of ARLA Corp., owner, requesting the following variance(s) in order to construct a new single family residence with attached garage at the property located at 212 Alamo Heights, zoned SF-A:

1. The proposed main structure 2nd story, south side, exceeds the height looming standard by 8ft with an overall top of plate height of 20ft instead of the maximum 12ft allowed based on the proposed side yard setback of 6ft per Section 3-19(2) and

2. A proposed attached garage on a 57.81ft wide lot instead of the minimum 65ft required per Section 3-21(1) of the City's Zoning Code. *All variances approved as requested*

Case No. 2298 – 331 Argo

Application of Dylan J. Boone, applicant, representing Tom and Susan Callahan, owners, requesting the following variance(s) in order to add to the existing main structure and connect it to the existing accessory structure at the property located at 331 Argo, zoned SF-B:

1. A proposed lot coverage of 46.4% instead of the maximum 40% allowed per Section 3-17,
2. A proposed 2.2ft side yard setback to the proposed main structure instead of the minimum 6ft required per Sections 3-15 and 3-21(3),
3. An attached garage on a 50ft wide lot instead of the minimum 65ft required per Section 3-21(1),
4. The proposed attached garage would have street-facing doors as prohibited per Section 3-21(1), and
5. No alley to the attached garage as required per Section 3-21(2) of the City's Zoning Code. *Approved with stipulations: 1) all decking on back side and east side be removed and 2) with condition that small bump out on side of garage be removed to align with wall allowing emergency access to rear of property.*

D. EXTENSIONS

Case No. 2288 – 203 Grant

Request by William H. Atwell II, owner, for an extension until January 15, 2020, a 161-day extension. *Approved a final 90-day extension*

Case No. 2279 – 555 Argyle

Request by Troy Jessee Construction, applicant, for a 120-day extension. *Approved as requested*

Case No. 2287 – 5410 Broadway

Request by Luis Dengeville Oseguera Kernion of Prize Permanent Holdings LLC, owner, for a 180-day extension. *Approved as requested*

Case No. 2290 – 512 Evans

Request by Lyndsay Thorn, AIA, applicant, for a 90-day extension. *Approved as requested*

E. STAFF REPORT(S)

- Legislative updates *No action taken*
- Potential code revisions *No action taken*

F. ADJOURNMENT

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, August 02, 2019 at 4:30p.m.

Marian Mendoza
Acting City Secretary