

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
August 07, 2019

The Board of Adjustment held a regularly scheduled 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.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
David Rose
Jimmy Satel
Sean Caporaletti, Alternate
Hall Hammond, Alternate

Members absent:

Lott McIlhenny
Wayne Woodard

Staff members present:

Nina Shealey, Director of Community Development Services
Lety Hernandez, Planner

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

Mr. Satel moved to approve the meeting minutes of May 01, 2019 as presented. Mr. Rose seconded the motion.

The motion was approved with the following vote:

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

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 3/12 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.

Concerns from the citizen included existing overgrown landscaping and what would happen with the rest of the property. She stated she had no issues with the front addition. Mr. Satel moved to approve the variances as requested. Mr. Hammond seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, Satel, Caporaletti, Hammond

AGAINST: None

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 standards 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.

Ms. Shealey presented the case. Mr. Ramirez, owner, was present and addressed the board.

Those present and speaking regarding the case were as follows:

Bill Chapman, 220 Alamo Heights (in favor)

Maura Osborne, 533 Normandy (opposed)

Concerns included looming, drainage, and damage to an existing wall by the previous owner.

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

The motion was approved with the following vote:

FOR: Orr, Rose, Satel, Caporaletti, Hammond

AGAINST: None

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.

Ms. Shealey presented the case. Mr. Boone, applicant, was present and addressed the board.

There was an open discussion regarding the project and clarification regarding the requested variances.

Mr. Rose moved to approve the variances with stipulations as follows: 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 and variances 3, 4, and 5 be approved as requested. Mr. Satel seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, Satel, Caporaletti

AGAINST: Hammond

Case No. 2288 – 203 Grant

Request by William H. Atwell, owner, for an extension until January 15, 2020, a 161-day extension. The board voted unanimously to approve a final 90-day extension.

Case No. 2279 – 555 Argyle

Request by Troy Jessee Construction, applicant, for a 120-day extension. The board voted unanimously to approve the extension as requested.

Case No. 2287 – 5410 Broadway

Request by Luis Dengeville Oseguera Kernion of Prize Permanent Holdings LLC, owner, for a 180-day extension. The board voted unanimously to approve the extension as requested.

Case No. 2290 – 512 Evans

Request by Lyndsay Thorn, AIA, applicant, for a 90-day extension. The board voted unanimously to approve the extension as requested.

Ms. Shealey spoke recent legislative updates and their impact. She went on to speak regarding potential code revisions. No action was taken.

There being no further business, Mr. Hammond moved to adjourn the meeting. Mr. Caporaletti seconded the motion. The meeting was adjourned at 7:20p.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.



David Rose, Acting Chairman
(Board Approval)

10/02/2019

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services