

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES

September 02, 2020

The Board of Adjustment held a regularly scheduled meeting via videoconference on Wednesday, September 02, 2020, at 5:30 p.m. due to pandemic, COVID-19, also known as coronavirus.

Members present and composing a quorum of the Board:

David Rose, Acting Chairman
Lott McIlhenny
Jimmy Satel
Sean Caporaletti, Alternate

Members absent:

Bill Orr, Chairman
Wayne Woodard

Staff members present:

Nina Shealey, Assistant City Manager
Lety Hernandez, Planner

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

Mr. McIlhenny moved to approve the meeting minutes of August 05, 2020 as presented. Mr. Caporaletti seconded the motion.

The motion was approved with the following vote:

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

Case No. 2322 – 256 Claywell

Application of Gerald Favre, owner, requesting the following variance(s) in order to demolish the existing detached garage and construct a new carport at the property located at 256 Claywell, zoned SF-A:

1. A proposed 3ft side yard setback to the carport instead of the minimum 6ft required per Section 3-15 and 3-21(3)
2. A proposed one (1) car covered space instead of the minimum two (2) required per Section 3-21 and
3. The proposed carport is located towards the front instead of towards the rear of the main structure, is 7.25ft before the midpoint of the main structure instead of beyond it, and is 48.3ft from the front yard property line instead of the minimum 50ft required per Section 3-21(1) of the City's Zoning Code.

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

There was an open discussion regarding the proposed and the possibility to either relocate or change the design.

No others requested to speak regarding the case.

After further discussion, Mr. Caporaletti moved to approve the variances as requested. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Rose, Caporaletti, McIlhenny, Satel

AGAINST: None

Case No. 2321 – 222 Claiborne

Application of Hilary Scruggs-Beebe of Hilary Scruggs Designs LLC, representing J. Byron Burton III and Laura Nell Burton, owner(s), requesting the following variance(s) in order to add to the rear of the existing single-family residence and attach the existing garage at the property located at 222 Claiborne, zoned SF-A:

1. A proposed 4ft rear yard setback to the first floor of the main structure instead of the minimum 20ft required per Section 3-16(1),
2. A proposed 4ft rear yard setback to the second floor of the main structure instead of the minimum 30ft required per Section 3-16(1),
3. The proposed northeastern addition exceeds the height looming standard by 9ft 6 inches with an overall top of plate height of 17ft 6 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.

Ms. Shealey presented the case. The applicant and owners were available and addressed the board.

Ms. Scruggs provided background on the case and spoke regarding previously approved variances.

No others requested to speak regarding the case.

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

The motion was approved with the following vote:

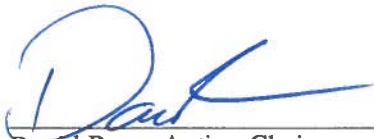
FOR: Rose, Caporaletti, McIlhenny, Satel

AGAINST: None

Mr. Satel suggested meeting in the Council Chambers while maintaining social distancing and use masks. A discussion followed and the other board members went on to say that they would defer to the City for any changes.

There being no further business, Chairman Rose moved to adjourn the meeting with unanimous consent from the board. The meeting was adjourned at 6:04p.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)

10/07/2020
Date Signed & Filed



Lety Hernandez, Planner
Community Development Services