



BOARD OF ADJUSTMENT

AGENDA

September 05, 2018

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, September 05, 2018, at 5:30 p.m., to conduct the following business:

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – August 01, 2018 *Approved as presented*

C. CASES:

Case No. 2278 – 228 Argyle

Application of Paul Franklin, Architect, applicant, representing Ann Blunt, owner, requesting the following variance(s) in order to add to the existing single family residence on the property located at 228 Argyle, zoned SF-A:

1. A 0ft setback to the proposed addition on the west side instead of the minimum 6ft side yard setback required per Section 3-15
2. A 0ft side yard setback to the proposed eave/overhang on the west side instead of the minimum 4ft required per Section 3-82(6)(a)
3. The proposed addition on the west side does not meet looming standards per Section 3-19(2)(a),
4. The proposed addition on the east side does not meet looming standards per Section 3-19(2)(a),
5. The proposed front chimney exceeds the maximum overall height of the main structure allowed by 7ft instead of the maximum 4ft allowed per Section 3-19(1)
6. A proposed chimney encroachment of 9ft 1 inch instead of the maximum 8ft allowed per Section 3-19(2)(a)(2)
7. A proposed overall main structure height of 33ft 7 inches instead of the maximum 30ft allowed with bonus per Section 3-19(1)(c)
8. A maximum gable encroachment into the looming area of 8ft 2 inches instead of the maximum 6ft allowed per Section 3-19(2)(a)(1)
9. The proposed detached accessory structure does not meet looming standards at the south side per Section 3-19(5)(a), and
10. The proposed gable exception does not apply to accessory structures per Section 3-19(2)(a)(1) of the City's Zoning Code. *Rescheduled by staff for September 05, 2018 meeting. Request withdrawn by applicant.*

Case No. 2283 – 225 Westover

Application of Don B. McDonald, Architect, applicant, representing Luci K. Leykum, owner, requesting the following variance(s) in order to replace the existing attached garage and add to the existing main structure at the property located at 225 Westover, zoned SF-A:

1. An impervious cover within the minimum 30ft front yard setback of 45% instead of the maximum 30% allowed per Section 3-18
2. The proposed driveway exceeds the maximum 14ft allowed per Section 3-21
3. The garage face is located 15ft 2-1/2 inches beyond the midpoint of the main structure per Section 3-21(1)
4. A front yard setback of 32ft 1-1/8 inches to the attached garage instead of the minimum 50ft required per Section 3-21(1)
5. Attached garages may not have street facing doors per Section 3-21(1) of the City's Zoning Code. *Approved as requested*

Case No. 2284 – 521 Alta

Application of Donald A. Shaffer, owner, requesting the following variance(s) in order to replace the existing attached carport and add to the existing main structure at the property located at 521 Alta, zoned SF-A:

1. A 1ft 6 inch side yard setback to the main structure instead of the minimum 6ft required per Section 3-15(2)
2. A proposed 20ft setback to the 2nd story addition instead of the minimum 30ft required per Section 3-16(1)
3. The proposed 2nd story addition does not meet looming standards per Section 3-19(2)(a)
4. A proposed eave/overhang side yard setback of 0ft instead of the minimum 4ft required per Section 3-82(6)(a)
5. The garage face is located 6ft 10-3/8 inches beyond the midpoint of the main structure per Section 3-21(1)

6. Attached garages may not have street facing doors per Section 3-21(1) of the City's Zoning Code. *Tabled pending redesign*

D. EXTENSIONS

E. 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, on August 31, 2018 at 11:15 a.m.

Jennifer Reyna
City Secretary