

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
September 05, 2018

The Board of Adjustment held a regular 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.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
David Rose
Jimmy Satel
Wayne Woodard
Hall Hammond, Alternate

Members absent:

Lott McIlhenny
Sean Caporaletti, Alternate

Staff members present:

Buddy Kuhn, Fire Chief
Lety Hernandez, Planner

The meeting was called to order by Chairman Orr at 5:31 p.m.

Mr. Satel moved to approve the minutes of the August 01, 2018 meeting as presented. Mr. Rose seconded the motion.

The motion was approved with the following vote:

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

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.

Chief Kuhn announced the applicant withdrew the request. No board took no action.

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) and
5. Attached garages may not have street facing doors per Section 3-21(1) of the City's Zoning Code.

Chief Kuhn presented the case. Gabor Peli of Don B. McDonald Architects spoke regarding the project. A discussion followed regarding the proposed.

The board posed questions regarding the proposed impervious coverage within the front yard setback area. The applicant informed that the current impervious area was 58% and were proposing a decrease to 45% with the use of pervious pavers in the parking area expansion. Chairman Orr spoke regarding the project and commended the owner and applicant for preservation of the main structure.

Those present and speaking regarding the case were as follows:
Charlotte Brauschel, 235 Westover (favor)

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

The motion was approved with the following vote:
FOR: Orr, Hammond, Rose, Satel, Woodard
AGAINST: None

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, 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 meeting 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), and
6. Attached garages may not have street facing doors per Section 3-21(1) of the City's Zoning Code.

Chief Kuhn presented the case. Donald Shaffer, owner, addressed the board and spoke regarding the proposed. He informed that they would gutter the proposed as necessary.

The owner went on to speak regarding the vacant lot to the west of the property.

Those present and speaking regarding the case were as follows:
Fred Prassel, 116 Cardinal (opposed)
Bill Kiel, 124 Corona (opposed)

Armando Juarez, Juarez & Juarez, spoke regarding access, the proposed addition, and setbacks. An open discussion followed.

Mr. Woodard moved to table the case pending redesign. Mr. Hammond seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Hammond, Rose, Satel, Woodard
AGAINST: None

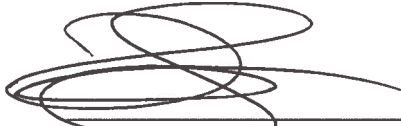
There being no further business, Mr. Hammond moved to adjourn the meeting, seconded by Mr. Satel, and unanimous vote to support the motion. The meeting adjourned at 6:33p.m.

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