



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Board of Adjustment Meeting
Wednesday, August 05, 2026 – 5:30 P.M.

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, August 05, 2026, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 2478 – 722 Imlay St

Application of Peter Dewitt of Adapt Architecture and Construction, applicant, representing Gretchen Cruthirds, owner, requesting the following self-identified variance(s) in order to install a porch and walkway on the property located at **CB 4024 BLK 162 LOT 12 AND 13**, also known as **722 Imlay St**, zoned SF-A:

1. A 21ft 10inch front yard setback to the main structure instead of the minimum required 30ft front yard setback required per Section 3-14 of the City's Zoning Code.
2. The proposed 32% impervious cover in the front yard setback exceeds the maximum 30% of the total square footage within the front yard setback allowed per Section 3-18 of the City's Zoning Ordinance.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.



ADAPT Architecture & Construction
1826 McCullough Avenue
San Antonio, Texas 78212
210.844.1687 or 210.267.7787

July 13, 2026

City of Alamo Heights
BOA request

Re: Board of Adjustment Request for 722 Imlay, San Antonio, TX 78209

We are requesting the Board of Adjustment review a specific item on an existing project under construction.

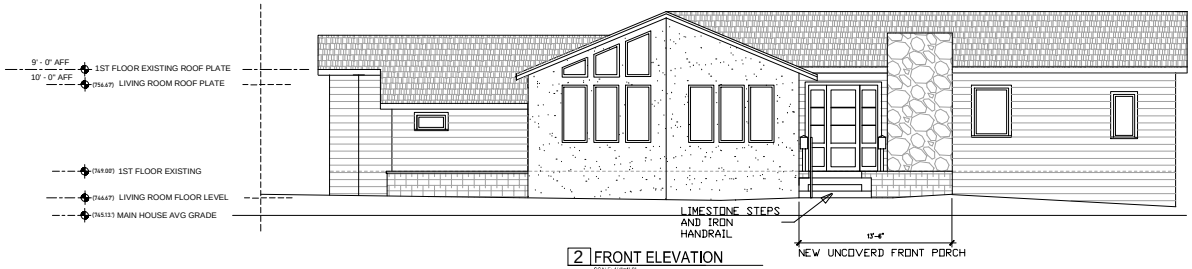
We request to build an uncovered front porch 21'-10" from the property line instead of the code setback of 30'. We feel the hardship is the existing house sits forward with the entire front in the front setback. The porch is not further than the adjacent corner of the house and the width extends to the existing stone fireplace across the front. No exterior walls or roof will be modified.

We do not feel this request negatively impacts the neighborhood but rather improve the look of the front elevation, allows for a safe porch and better drainage grading. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter J. De Witt", with a long horizontal flourish extending to the right.

Peter J. De Witt AIA



3 Existing Porch
SCALE: 1/8" = 1'-0"

1 SITE PLAN
SCALE: 1/8" = 1'-0"



**CRUTHIRDS
RESIDENCE**

722 IMLAY
ALAMO HEIGHTS, TX
78209



DATE: 07/13/25 EXP: 4/28/27
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NO.	DATE	ISSUED FOR:
1	02/25/25	REVIEW
2	03/19/25	REVIEW
3	04/10/25	PERMIT/CONST.
4	05/19/25	PERMIT REV 1
5	08/15/25	PLAN ADDS
6	08/20/25	ELECTRICAL
6	07/13/26	FRONT PORCH

FRONT PORCH

A1.00

OF --