

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
October 05, 2022

The Board of Adjustment held a regular meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, October 05, 2022, at 5:30 p.m.

**Members present and composing a quorum of the Board:**

Bill Orr, Chairman  
David Rose  
Wayne Woodard  
Jessica Drought, Alternate

**Members absent:**

Lott McIlhenny  
Jimmy Satel  
Sean Caporaletti, Alternate

**Staff members present:**

Lety Hernandez, Director of Community Development Services

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

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Mr. Rose moved to approve the meeting minutes of the September 14, 2022 meeting as presented. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, Rose, Woodard

AGAINST: None

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**Case No. 2369 – 321 Argo**

Application of Jonathan Rodriguez of Vision Design Build representing Alexa & Sam Simpson, owners, requesting the following variance(s) in order to construct a 2nd story addition to the existing main structure at the property located at CB 4024, BLK 131, LOT 15, also known as 321 Argo, zoned SF-B:

1. A proposed chimney height of 36ft 4-inches exceeds the maximum height allowed of 34ft with bonus by 2ft 4-inches per Section 3-19(1)(b)
2. The proposed chimney exceeds the height looming standard on the west side by 31ft 8-inches with a proposed chimney height of 36ft 4-inches instead of the maximum 4ft 8-inches allowed based on a 2ft 4-inch side yard setback per Section 3-19(2)(a)

3. The proposed main structure exceeds the height looming standard on the west side by 15ft 8-inches with a proposed top of plate height of 20ft 10-inches instead of the maximum 5ft 2-inches allowed based on a 2ft 7-inch side yard setback per Section 3-19(2)(a)
4. A proposed 1ft 7-inch side yard setback to the eave/overhang instead of the minimum 5ft required per Section 3-82(3)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. The owner nor a representative were present.

Due to the absence, Mr. Woodard moved to table the case for the November 02, 2022 Board of Adjustment meeting. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, Rose, Woodard

AGAINST: None

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**Case No. 2374 – 321 Encino**

Application of Ronald & Charolette Greenberg, owners, requesting the following variance(s) in order to install a new generator at the property located at CB 4024, BLK 29, LOT SE ½ OF 2, also known as 321 Encino, zoned SF-A:

1. A proposed side yard setback of 12-inches for a new generator on the north side instead of the minimum 3ft required per Section 3-82(5) of the City's Zoning Code

Ms. Hernandez presented the case. Mr. Greenberg was present and addressed the board.

Ms. Drought posed several questions regarding the generator and the owner responded.

The board questioned the stance from the adjoining neighbor and staff informed public notice was mailed but no response was received from that property owner.

Chairman Orr opened the public hearing at 5:49pm. No one was present to speak so the public hearing was closed.

Mr. Rose moved to approve the request. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, Rose, Woodard

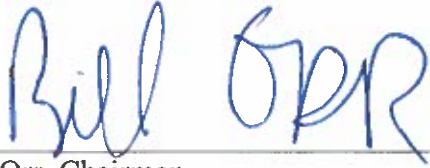
AGAINST: None

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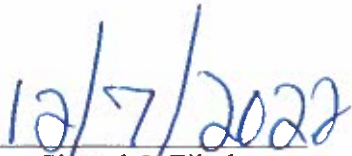
There being no further business, Mr. Rose moved to adjourn the meeting seconded by Mr. Woodard. The meeting was adjourned at 5:53p.m. with unanimous consent of the Board.

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**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, Director  
Community Development Services