

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
October 06, 2021

The Board of Adjustment held a regularly scheduled meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, October 06, 2021, at 5:30 p.m. due to pandemic, COVID-19, also known as coronavirus.

Members present and composing a quorum of the Board:

Bill Orr, Chairman  
David Rose  
Jimmy Satel  
Sean Caporaletti, Alternate

Members absent:

Lott McIlhenny  
Wayne Woodard  
Jessica Drought, Alternate

Staff members present:

Phil Laney, Assistant City Manager  
Lety Hernandez, Director of Community Development Services

\*\*\*\*\*

The meeting was called to order by Chairman Orr at 5:32p.m.

\*\*\*\*\*

Chairman Orr announced that the September 01, 2021 meeting minutes were not available for review and rescheduled for the next scheduled meeting. No action was taken.

\*\*\*\*\*

**Case No. 2348 – 224 Elmview W**

Application of Navin & Jamie Nikam, owners, requesting the following variance(s) in order to construct an addition to the existing single-family residence at the property located at 224 Elmview W, zoned SF-A:

1. A proposed 4ft 9-½ inch side yard setback to the west side of the main structure instead of the minimum 6ft required per Section 3-15 and
2. The proposed air conditioning unit equipment with pad encroaches into the minimum 3ft setback required per Section 3-15 of the City's Zoning Code.

Ms. Hernandez presented the case. Mr. Nikam was present and addressed the board. Mrs. Nikam attended via teleconference.

The board asked for clarification regarding the variance for the air conditioning unit. Staff responded that the encroachment was only for the pad and that, according to the plans

provided, the location of the equipment was compliant. Staff informed that the side yard setback was existing and the addition would create a slight increase in the wall length before offsetting to comply with current regulations.

No one was present to speak with interest in the case.

After further discussion, Mr. Satel moved to approve the variances as requested. Mr. Rose seconded the motion.

The motion to deny was approved with the following vote:

FOR: Orr, Caporaletti, Rose, Satel

AGAINST: None

\*\*\*\*\*

**Case No. 2349 – 218 Normandy**

Application of Rachel Kenney, owner, requesting the following variance(s) in order to construct a new single-family residence with detached accessory structure at the property located at 218 Normandy, zoned SF-B:

1. The A proposed 21ft front yard setback to the main structure instead of the minimum 25ft required per Section 3-14 and
2. The proposed exceeds the height looming standard per Section 3-19(2)(a) and 3-19(5)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. David Youngquist of Cobblestone Investments, representative of the owner, was present and addressed the board. The owner was available via teleconference.

Mr. Youngquist provided background on the case and delays that were caused due to an existing storm drain line on the property. The line runs down the middle of the property and the City will be relocating the line to the eastern side of the property before any construction begins.

Ms. Kenney addressed the board at that time and stated her request for approval as she had been very accommodating to the City and thanked everyone for being responsive.

Those speaking with interest in the case were as follows:

Pat Hanlon, 214 Normandy (via teleconference) (in favor)

After further discussion, Mr. Satel moved to approve the variances as requested. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Caporaletti, Rose, Satel

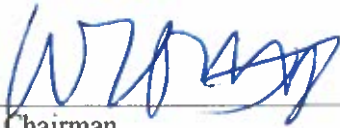
AGAINST: None

\*\*\*\*\*

There being no further business, Mr. Caporaletti moved to adjourn the meeting and Mr. Rose seconded the motion. The meeting was adjourned at 5:49p.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)

12/01/2021

\_\_\_\_\_  
Date Signed & Filed



\_\_\_\_\_  
Lety Hernández, Director  
Community Development Services