

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
October 07, 2020

The Board of Adjustment held a regularly scheduled meeting via Zoom and teleconference on Wednesday, October 07, 2020, 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
Lott McIlhenny (via teleconference)
David Rose
Jimmy Satel
Wayne Woodard

Members absent:

Sean Caporaletti

Staff members present:

Nina Shealey, Assistant City Manager
Lety Hernandez, Planner

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

Mr. Satel moved to approve the meeting minutes of September 02, 2020 as presented. Mr. Rose seconded the motion.

The motion was approved with the following vote:

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

Case No. 2323 – 533 Castano

Application of Edward Sealy, owner, requesting the following variance(s) in order to construct walls in front of the main structure at the property located at 533 Castano, zoned SF-A:

1. The proposed walls within the minimum required portion of a front yard are 6ft 1-inch instead of the maximum 3ft height allowed per Section 3-81(7) of the City's Zoning Code.

Ms. Shealey presented the case. The owner was present and addressed the board.

Chairman Orr asked regarding the original architect and the owner responded.

At that time, Mr. McIlhenny joined quorum via teleconference.

Mr. Woodard asked for clarification regarding where the improvements would face and a discussion followed.

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

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Woodard

AGAINST: None

Case No. 2325 – 227 Cloverleaf

Application of Rebekah Perez, applicant, representing Michael F. Murphy and Samantha C. Murphy, owners, requesting the following variance(s) in order to add to the rear of the existing main structure at the property located at 227 Cloverleaf, zoned SF-A:

1. A proposed 3ft 3-5/8-inch side yard setback on west side of the main structure instead of the minimum 6ft required per Section 3-15(2),
2. The proposed rear addition exceeds the height looming standard by 6ft ½-inch with an overall top of plate height of 12ft 8¾-inch instead of the maximum 6ft 7 ¼-inch allowed based on the existing 3ft 3-5/8-inch side yard setback per Section 3-19(2)(a) and
3. A proposed wall span on the west side of 62ft 9¼-inch instead of the maximum 30ft exterior side wall plane width allowed without a minimum of a two (2) foot by ten (10) foot offset or a combination of one (1) architectural or utilitarian feature every thirty (30) feet to break up the monotony of the façade per Section 3-15 of the City's Zoning Code.

Ms. Shealey presented the case. The applicant was present and the owner attended via teleconference. The applicant addressed the board.

Ms. Perez spoke regarding the topography on the opposite side of the property as they had considered adding on the opposite site and went on to say that the looming would have been higher. The board spoke regarding the articulation variance and the possibility of offsetting. Mr. Murphy addressed the board via phone and spoke regarding the floorplan and the impact of the offset. An open discussion followed regarding the addition and the increase to the existing setback due to its existing non-conformity in regards to fire access.

No one was present to speak regarding the case and those attending via teleconference did not request to speak on the matter.

Mr. Rose moved to deny the variances as requested. Mr. Woodard seconded the motion.

The motion to deny was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Woodard

AGAINST: Satel

Case No. 2324 – 215 Circle

Application of John Ostrander, owner, requesting the following variance(s) in order to remodel and add to the existing main structure at the property located at 215 Circle, zoned MF-D:

1. A proposed 3ft side yard setback to the main structure instead of the minimum 6ft required per Section 3-45(1),
2. A proposed 3ft rear yard setback to the attached garage instead of the minimum 25ft required per Section 3-46,
3. A proposed 3ft landscape buffer instead of the minimum 8ft required per Section 3-49(4) and
4. No landscaping as required per Sections 3-50 and 3-88 of the City's Zoning Code.

Ms. Shealey presented the case. She informed that although the property was zoned multi-family, the existing structure is single-family use. The owner attended via teleconference and addressed the board.

The board asked staff for clarification regarding the requested variances and staff informed that, as proposed, a variance to the zoning code would not be required adding that the proposed meets current single-family district regulations. An open discussion followed between the board and staff regarding the proposed breezeway.

No one was present to speak regarding the case and those attending via teleconference did not request to speak on the matter.

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

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Woodard

AGAINST: None

Ms. Shealey provided an update regarding the current vacancy on the board.

There being no further business, Mr. Woodard moved to adjourn the meeting. Mr. Rose seconded the motion with unanimous consent. The meeting was adjourned at 6:30p.m.

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE

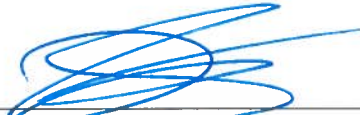
MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Bill Orr, Chairman
(Board Approval)

1/04/2020

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services