



**BOARD OF ADJUSTMENT
AGENDA**

November 02, 2022

***CANCELED OCTOBER 28, 2022 AT 10:00AM DUE TO LACK OF QUORUM
ALL ITEMS RESCHEDULED FOR DECEMBER 07, 2022 AT 5:30PM***

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, November 02, 2022, at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at www.alamoheightstx.gov.

INSTRUCTIONS FOR TELECONFERENCE: The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1- 346-248-7799 and enter access number 893 9488 9735#. If you would like to speak on a particular item, when the item is considered, press *9 to "raise your hand". Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – October 05, 2022

C. CASES

Case No. 2369 – 321 Argo *Tabled from October 05, 2022 meeting.*

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), and
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.

Case No. 2368 – 212 Lamont

Application of Shannon Ahern of Shannon Ahern Design representing Jerry Tomasovic, owner, requesting the following variance(s) in order to construct a new carport at the property located at CB 4024, BLK 180, LOT E 44 FT OF 6, also known as 212 Lamont, zoned SF-A:

1. A proposed 6-inch side yard setback to the carport instead of the minimum 10ft required per Section 3-15,
2. A proposed floor area ratio (FAR) of .64 instead of the maximum .49 allowed with bonus per Section 3-18,
3. The proposed carport exceeds the height looming standard on the west side by 10ft 6-inches with an overall top of plate height of 11ft instead of the maximum 1ft allowed based on a 6-inch side yard setback per Section 3-19(2)(a),
4. The proposed carport is located towards the side instead of towards the rear of the main structure per Section 3-21, and
5. A proposed 0ft 0-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.

Case No. 2375 – 516 Circle St *Withdrawn by Applicant on October 24, 2022*

Application Eric & Delaine Keller (Hale) representing Margaret Hale, owner, requesting the following variance(s) in order to construct a new two-story commercial building at the property located at CB 4050, BLK 63, LOT 40, also known as 516 Circle St, zoned 2F-C and B-1:

1. A proposed 20ft front yard setback instead of the minimum 25ft required per Section 3-64(1),
2. A proposed 7ft 6-inch side yard setback instead of the minimum 15ft required per Section 3-65(1)(a),
3. The proposed air-conditioning unit encroachment into the required side yard setback is prohibited per Section 3-65(6),
4. Parking is proposed in the front yard instead of to the rear or side of the property as required per Section 3-69(1),
5. No screening is proposed for the parking areas adjacent to public rights-of-way per Section 3-69(2),
6. Surface parking areas are not developed in accordance with Section 3-69(3)(a) and 3-69(3)(b),
7. The project does not comply with the required landscaping, sidewalks, screening, and lighting per Section 3-70, and
8. The project does not comply with the landscaping regulations as required per Section 3-88 of the City's Zoning Code.

Case No. 2376 – 130 Evans

Application of Jeffrey Nash, owner, requesting the following variance(s) in order to construct a driveway and parking pad at the property located at CB 4024, BLK 166, LOT 3, also known as 130 Evans, zoned SF-A:

1. The proposed impervious cover in the front yard setback is 33% instead of the maximum 30% allowed per Section 3-18,
2. Zero (0) covered parking spaces instead of the minimum two (2) required per Section 3-21,
3. A proposed parking pad within the front yard setback of a 49.98ft wide lot instead of the minimum 65ft required per Section 3-21,
4. A proposed driveway width of 20ft instead of the maximum 10ft allowed per Section 3-21, and
5. A proposed curb cut and apron width of 20ft instead of the maximum 12ft allowed per Section 3-21 of the City's Zoning Code.

D. ADJOURNMENT

The Board of Adjustment reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney) or any other exception authorized by Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, October 28, 2022 at 10:00a.m.

/s/ Elsa T. Robles

Elsa T. Robles
City Secretary