

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
November 04, 2020

The Board of Adjustment held a regularly scheduled meeting at the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, Texas via Zoom and teleconference on Wednesday, November 04, 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
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 5:30p.m.

Mr. Rose moved to approve the meeting minutes of October 07, 2020 as presented. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

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

Case No. 2326 – 5427 New Braunfels N

Application of Paul and Nora Biggins, applicants, representing Janice J. Thomson, owner, requesting the following variance(s) in order to add to the rear of the existing main structure at the property located at 5427 New Braunfels N, zoned MF-D:

1. The proposed 4ft 6-inch side yard setback to the one-family residence instead of the minimum 6ft required per Section 3-45(1),
2. A proposed 5ft rear yard setback to the main structure instead of the minimum 25ft required per Section 3-46, and
3. No landscaping as required per Sections 3-50 and 3-88 of the City's Zoning Code.

Ms. Shealey presented the case. The applicants and owner were present via Zoom and addressed the board.

The board asked for clarification regarding the side setback variance in regards to the current compromise per the fire department comments and Ms. Shealey responded. The applicants spoke regarding the board's concerns regarding the limited fire access.

The current owner of the property, Janice Thomson, was also present via Zoom and addressed the board. She spoke regarding the property and its surrounding buildings. She went on to say that the neighboring property also had setback issues and that they had applied for and received approval of a variance for the rear setback encroachment. An open discussion followed.

Those speaking regarding the case were as follows:
Lynn Boyd of Phyllis Browning (did not state position)
Keller Henderson, Designer (did not state position)

Mr. Boyd spoke regarding the current topography of the lot and asked if there was an alternative to the requested 5ft rear yard setback. Ms. Shealey informed that the fire department would need at least 8ft for access, per Fire Chief Gdovin. An open discussion followed between the board, applicants, and current owner regarding possible modifications to satisfy the concerns of the fire department. The board added that satisfying the items listed by the fire department would be considered but was not a guaranteed approval as the board considers other additional factors as part of the review.

After further discussion, Mr. Rose moved to deny the variances as requested. Mr. McIlhenny seconded the motion.

The motion to deny was approved with the following vote:
FOR: Orr, McIlhenny, Rose, Satel, Woodard
AGAINST: None

Case No. 2327 – 604 Tuxedo

Application of Joshua Sanchez of Head and Heels Concrete, applicant, representing Aashish Pandey, owner, requesting the following variance(s) in order to install a circular driveway within the front yard setback area at the property located at 604 Tuxedo, zoned SF-A:

1. The proposed driveway width exceeds the maximum 14ft allowed within the front yard setback per Section 3-21,
2. The proposed curb cut and apron width on the north side exceeds the maximum 14ft allowed per Section 3-21, and
3. The proposed impervious coverage exceeds the maximum 30% of the total square footage within the front yard setback per Section 3-18 of the City's Zoning Code.

Ms. Shealey informed the case had been rescheduled for the December 02, 2020 meeting at the request of the owner. No action was taken.

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 6:02p.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)

12/02/20

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services