



## BOARD OF ADJUSTMENT

### AGENDA

November 06, 2019

### **RESULTS**

The City of Alamo Heights Board of Adjustment will hold its regularly scheduled monthly meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, San Antonio, Texas, on Wednesday, November 06, 2019, at 5:30 p.m., to conduct the following business:

**A. CALL MEETING TO ORDER**

**B. APPROVAL OF MINUTES** – October 02, 2019 *Approved as presented.*

**C. CASES**

**Case No. 2299 – 615 Austin Hwy (Ken’s Texaco)**

Application of Kenneth M. Smith, owner, requesting the following variance(s) in order to add an attached carport to the existing commercial structure at the property located at 615 Austin Hwy, zoned B-3:

1. A proposed front yard setback of 5ft 3-3/8 inches instead of the minimum 8ft required per Section 3-64(7)(a),
2. A proposed side yard setback of 1ft 4 inches instead of the minimum 15ft required per Section 3-65(1)(a),
3. A proposed overall height of 15ft instead of the minimum 28ft required per Section 3-68(2), and
4. No proposed landscaping as required per Section 3-70 of the City’s Zoning Code.

*All variances approved as requested.*

**Case No. 2306 – 351 Rosemary**

Application of David Altgelt, owner(s), requesting the following variance(s) in order to enclose the existing carport and construct an additional carport at the property located at 351 Rosemary, zoned SF-A:

1. A proposed side yard setback of 1.47ft to the main structure instead of the minimum 6ft required per Section 3-15 and
2. The proposed carport addition exceeds the looming standard with an overall top plate height of 9ft instead of the maximum 2.94ft allowed based on the proposed side yard setback of 1.47ft per Section 3-19(2) of the City’s Zoning Code. *Tabled for December 04, 2019 meeting.*

**Case No. 2308 – 119 Grandview**

Application of PT Custom Designs, applicant, representing Luke and Patrice Berry owner(s), requesting the following variance(s) in order to add to the existing residence at the property located at 119 Grandview, zoned MF-D:

1. A proposed rear yard setback of 16ft 10 inches to the main structure instead of the minimum 25ft required per Section 3-46 of the City’s Zoning Code. *Approved as requested.*

**Case No. 2309 – 201 Patterson**

Application of Nicholas Melde, applicant, representing Alice Palmer, owner(s), requesting the following variance(s) in order to construct a new terrace, entry walkway, and driveway within the front yard setback at the property located at 201 Patterson, zoned SF-A:

1. A proposed front yard setback to the main structure of 22ft instead of the minimum 30ft required per Section 3-14 and
2. A proposed 18ft wide driveway instead of the maximum 14ft allowed per Section 3-21 of the City’s Zoning Code. *All variances approved as requested.*

**Case No. 2310 – 343 Wildrose**

Application of Matthew and Katie McCall, owner(s), requesting the following variance(s) in order to reconstruct the garage and carport at the property located at 343 Wildrose, zoned SF-A:

1. A proposed FAR of .53 instead of the maximum .50 allowed with bonuses per Section 3-18 of the City’s Zoning Code. *Approved as requested.*

**Case No. 2311 – 221 Bronson**

Application of Dovetail Construction, applicant, representing James Dingivan, owner(s), requesting the following variance(s) in order to replace the existing garage and add to the existing residence at the property located at 221 Bronson, zoned SF-A:

1. A proposed side yard setback to the main structure of 3ft 6 inches instead of the minimum 6ft required per Section 3-15(2) *Denied.*
2. A proposed 1ft 11 inch side yard setback to the proposed detached accessory structure instead of the minimum 3ft required per Section 3-85(2) *Denied.*
3. A proposed top of plate height of 18ft instead of the maximum 3ft 10 inches allowed based on the proposed 1ft 11 inch side yard setback required per Section 3-19(5) and *Denied.*
4. A maximum height of 23ft for the proposed detached accessory structure instead of the maximum 20ft allowed with bonus per Section 3-19(3)(a) of the City’s Zoning Code. *Denied.*

**Case No. 2312 – 602 Alamo Heights**

Application of Cooper Boddy, owner(s), requesting the following variance(s) in order to construct a new single family residence with attached garage at the property located at 602 Alamo Heights, zoned SF-A:

1. A proposed front yard setback of 20ft instead of the minimum 30ft allowed per Section 3-14 and
2. A proposed 25ft 1 inch rear yard setback instead of the minimum 30ft required per Section 3-81(1) and 3-81(3) of the City’s Zoning Code. *All variances approved as requested.*

**Case No. 2313 – 164 Oakview E**

Application of Chris Gillespie, owner(s), requesting the following variance(s) in order to add to construct a new single family residence with detached accessory structure at the property located at 164 Oakview E, zoned SF-A:

1. A proposed front yard setback of 29ft 7-3/16 inches instead of the minimum 30ft allowed per Section 3-14 of the City’s Zoning Code. *Approved as requested.*

**Case No. 2314 – 309 Alta**

Application of MaiVu Plumbing & Construction, applicant, representing Adam Smith, owner(s), requesting the following variance(s) in order to add to the existing residence at the property located at 309 Alta, zoned SF-A:

1. A proposed rear yard setback of 12ft instead of the minimum 20ft required per Section 3-16(1) and
2. Zero (0) covered parking spaces instead of the minimum two (2) required per Section 3-21 of the City’s Zoning Code. *Approved as requested.*

**D. EXTENSIONS**

**Case No. 2291 – 200 Austin Hwy**

Request by Megan Moshier, applicant, for a 180-day extension. *Approved as requested.*

**E. STAFF REPORT(S)**

**F. ADJOURNMENT**

**NOTICE**

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) 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, November 01, 2019 at 10:00 a.m.

---

Jennifer Reyna  
City Secretary