

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
November 07, 2024

The Board of Adjustment held a special meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Thursday, November 07, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
David Rose
Lott McIlhenny
Wayne Woodard

Members absent:

Jessica Drought
Sean Caporaletti, Alternate
Jimmy Satel, Alternate

Staff members present:

Phil Laney, Assistant City Manager
Dakotah Procell, Planner

The meeting was called to order by Chairman Orr at 5:30 p.m.

Staff announced that the October 01, 2024 meeting minutes were not available for review and rescheduled for the next regularly scheduled meeting of December 03, 2024. No action was taken.

Case No. 2413 – 634 Alamo Heights Blvd

Application of William Miller of Ranch House Restorations, representing Clair Clark, owner, requesting the following variance(s) in order to modify the front porch on the property located at CB 4024 BLK 152 LOT N 104.13 OF 7 & W 31.25 OF N IRR 108.13 OF 8, also known as 634 Alamo Heights Blvd, zoned SF-A:

1. The proposed 2-foot, 9-inch side yard setback on the west side of the main structure instead of the minimum 6-foot required per Section 3-15(2),
2. The proposed 10-foot, 2-inch top of wall plate exceeds the looming standard by 4-foot, 4-inch instead of the maximum 5-foot, 8-inch allowed based on the existing 2-foot, 9-inch side yard setback per Section 3-19(2)(a) and
3. A proposed 3-foot, 2-inch side yard setback to the eave/overhang instead of the minimum 5-foot required per Section 3-82(3)(a) of the City's Zoning Code.

Mr. Laney presented the case. William Miller of Ranch House Restorations, applicant, was present and addressed the board. He spoke regarding the improvements and provided details of the front porch.

There was discussion about the need for variances due to the proposed improvements largely replacing the existing porch and columns. Staff explained that the proposal included additional structural elements, including changes to the roof pitch and wall plate height.

Chairman Orr opened the public hearing at 5:37pm. Those speaking with interest in the case were as follows:

Rene Sosa, 630 Alamo Heights Blvd (Support)

No one else requested to speak, and Chairman Orr closed the public hearing at 5:40pm.

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

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard

AGAINST: None

Case No. 2414 – 215 Morse St

Application of Myles Caudill, applicant, representing La Pita Ventures LLC, owner, requesting the following variance(s) in order to construct a new single-family residence on the property located at **CB 4024 BLK 60 LOT 2**, also known as **215 Morse St**, zoned SF-A:

1. The proposed 0-foot front yard setback to the main structure instead of the minimum 30-foot required per Section 3-14 and
2. A proposed 5-foot side yard setback on the northern side of the main structure instead of the minimum 6-foot required per Section 3-15(2) of the City's Zoning Code.

Mr. Laney presented the case. Mr. Caudil was not present and did not address the board.

There was discussion regarding the lot shape and the amount of right-of-way present at the front of the property.

Chairman Orr opened the public hearing at 5:46pm. Those speaking with interest in the case were as follows:

Kim Bowles, 209 Acacia (Support)

No one else requested to speak, and Chairman Orr closed the public hearing at 5:49pm.

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

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard

AGAINST: None

Case No. 2415 – 340 Abiso Ave

Application of Fabian Coronado of Keith Zars Pools, representing Robert and Emily McRae, owners, requesting the following self-identified variance(s) in order to construct a new pool and deck structure on the property located at CB 4024 BLK 118 LOT 1, also known as 340 Abiso Ave, zoned SF-B:

1. The proposed 2-foot 2-inch side yard setback on the west side of the main structure instead of the minimum 6-foot required per Section 3-15(2),

2. A proposed 4-foot 2-inch side yard setback on the east side of the main structure instead of the minimum 6-foot required per Section 3-15(2),
3. A proposed 2-foot 7-inch side yard setback on the east side of pool equipment instead of the minimum 3-foot required per Section 3-82(5), and
4. The proposed patio structure exceeds the height looming standards per Section 3-19(2)(a) of the City's Zoning Code.

Mr. Laney announced the case was withdrawn by staff. No action was taken.

Case No. 2416 – 722 Imlay St

Application of Matthew Hlavinka of studioMPH, representing Gretchen Cruthirds, owner, requesting the following self-identified variance(s) in order to construct a new detached accessory structure on the property located at **CB 4024 BLK 162 LOTS 12 & 13**, also known as **722 Imlay St**, zoned SF-A:

1. The proposed 13-foot top of wall plate instead of the maximum 11-foot allowed per Section 3-19(5)(a) of the City's Zoning Code.

Mr. Laney presented the case. Mr. Hlavinka was present and addressed the board. He spoke regarding the proposed detached accessory structure and associated site conditions.

The board identified design elements that may require additional variances once identified during the plan review process, including looming.

Chairman Orr opened the public hearing at 5:57pm. No one requested to speak with interest in the case, and the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard

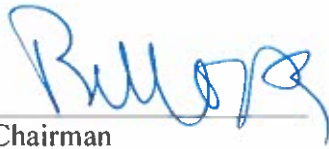
AGAINST: None

Staff announced that a second special meeting of the Board of Adjustment would be held on November 20, 2024 at 5:30pm to hear one case. No action was taken.

The board addressed the issue of properties exceeding approved variances and other areas of non-compliance with the City's Zoning Code. The matter was confirmed to be an issue the City is responsible for addressing, and examples were given where action was taken to gain compliance. No action was taken.

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Rose seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:07pm.

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)



Date Signed & Filed


Lety Hernandez, Director
Community Development Services