

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
December 04, 2019

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 on Wednesday, December 04, 2019, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Lott McIlhenny
David Rose
Jimmy Satel
Wayne Woodard

Members absent:

Sean Caporaletti, Alternate
Hall Hammond, Alternate

Staff members present:

Nina Shealey, Director of Community Development Services
Lety Hernandez, Planner

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

Chairman Orr announced that the meeting minutes of the November 06, 2019 meeting were not available for review and were rescheduled for the next regularly scheduled meeting. No action was taken.

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,
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.

Ms. Shealey presented the case adding that the case had been tabled from the November 06, 2019 meeting. The owner was present and spoke regarding the project, specifically opinions from his insurance companies regarding the proposed improvements. Chairman Orr expressed concerns regarding fire safety and accessibility.

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

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

Case No. 2307 – 222 Retama

Application of Design Coop, applicant, representing Travis and Elizabeth Clifton, owners, requesting the following variance(s) in order to demolish the existing entry canopy and construct a new front porch and concrete walkway at the property located at 222 Retama, zoned SF-A:

1. A proposed 24ft front yard setback to the main structure instead of the minimum 26ft required with allowable 4ft porch encroachment per Section 3-14 and
2. A proposed impervious cover in the front yard setback of 39.5% instead of the maximum 30% allowed per Section 3-18 of the City's Zoning Code.

Ms. Shealey presented the case. A representative of Design Coop was present and addressed the board.

The representative stated that the current porch design was not in keeping and proposed a larger porch, with more depth and more in keeping with the current design.

Mr. Satel moved to approve the variances 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. 2314 – 309 Alta

Application of Mai Vu 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 lot coverage of 42% instead of the maximum 40% allowed per Section 3-17 of the City's Zoning Code.

Ms. Shealey presented the case. Theresa McFaul, applicant, was present and addressed the board.

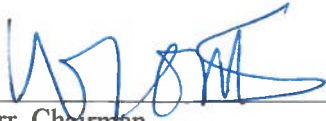
Staff provided background regarding the project and informed that the case required an additional variance that was omitted by staff on the previous notice. However, no changes were made to the design.

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

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Satel seconded the motion. The meeting was adjourned at 5:55p.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)

05/06/2020

Date Signed & Filed



Lety Hernández, Planner
Community Development Services