



**BOARD OF ADJUSTMENT
AGENDA**

December 07, 2022

RESULTS

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, December 07, 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 ***Approved as presented.***

C. CASES

Case No. 2369 – 321 Argo Ave

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 Ave, 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 tabled for regular BOA meeting of January 04, 2023.***

Case No. 2368 – 212 Lamont Ave

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 Ave, 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. ***All variances denied.***

Case No. 2376 – 130 Evans Ave

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 Ave, 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. *Case tabled for regular BOA meeting of January 04, 2023.*

Case No. 2377 – 333 Blue Bonnet Blvd

Application of David Meaden, owner, requesting the following variance(s) in order to add to the rear of the existing main structure at the property located at **CB 5571A, BLK 10, LOTS 39-42**, also known as 333 Blue Bonnet Blvd, zoned SF-A:

1. A proposed rear yard setback of 12ft 10-1/2 inches instead of the minimum 20ft required per Section 3-16(1) of the City's Zoning Code. *Approved as requested.*

Case No. 2378 – 952 Cambridge Oval

Application of Jay Thomas Scholz, owner, requesting the following variance(s) in order to construct a 96 sq ft detached storage shed at the rear of the property located at **CB 4024, BLK 50, LOT PT OF 13**, also known as **952 Cambridge Oval**, zoned MF-D:

1. A proposed side yard setback of 2ft instead of the minimum 3ft required per Section 3-45(4)(b) of the City's Zoning Code. *Approved as requested.*

Case No. 2379 – 260 Retama Pl

Application of Robert Benke of Retama Funding, LLC, owner, requesting the following variance(s) in order to build a retaining wall on the left side of the property located at **CB 5572, BLK 17, LOT 10**, also known as **260 Retama Pl**, zoned SF-A:

1. The proposed 5ft high retaining wall on the west side of the property exceeds the maximum 3ft height allowed within the minimum required 30ft front yard setback area per Section 3-81(7) of the City's Zoning Code. *Approved as requested.*

Case No. 2380 – 110 Kennedy Ave, Unit 2

Application of Grant Winston of Current Power Technologies, representing Ralph E. Lehr Jr. Trust 4B, owner, requesting the following variance(s) in order to install a generator within the side yard setback at the property located at **CB 4024, BLK 32, LOT NE IRR 137.14ft of LOT 4**, also known as 110 Kennedy Ave, Unit 2, zoned MF-D:

1. The proposed generator placement is prohibited per Section 3-45(7) of the City's Zoning Code. *Approved as requested.*

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, December 02, 2022 at 10:00a.m.

/s/ Elsa T. Robles

Elsa T. Robles
City Secretary