



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Board of Adjustment Meeting
Wednesday, October 03, 2018 – 5:30 P.M.
6116 Broadway St – City Council Chambers

Case No. 2285 – 137 College

Application of Carolyn Friestman, applicant, representing Brian Friestman, owner, requesting the following variance(s) in order to extend the existing front porch at the property located at 137 College, zoned SF-A:

1. A 0ft side yard setback to the main structure instead of the minimum 6ft required per Section 3-15(2)
2. The proposed porch addition does not meet looming standards per Section 3-19(2)(a) and
3. A proposed eave/overhang side yard setback of 0ft instead of the minimum 4ft required per Section 3-82(6)(a) of the City's Zoning Code.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Lety Hernandez (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information.

***Plans will not be available online for all case types and floor plans will not be available online.**

Property Address 137 COLLEGE Architecture/Structure Type _____
 Original Architect _____ Year Built 1940

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area		7000		7000
Main house footprint		1868		1868
Front porch		160		216
Side porch 1				
Side porch 2				
Rear porch				
Garage footprint		660		660
Carpport footprint				
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):	/	2088, 7000	/	2744, 7000
Total Lot Coverage:	___ %	324%	___ %	39.2%
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area		7000		7000
Main house: 1st floor		1868		1868
Main house: 2nd floor				
Garage: 1st floor		660		660
Garage: 2nd floor				
Other structures (unless exempted - see below)				
Total (total FAR/lot area):	/	2528, 7000	/	2528, 7000
Total FAR:	0. ___	0.36	0. ___	.36 %
Height of Main Structure:				

*Lot coverage is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (Exception: The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

**Floor area ratio (FAR) is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

- (1) Exterior walls: The thickness of the wall shall be included in the calculation;
- (2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
- (3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
- (4) Mezzanines and lofts;
- (5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
- (6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
- (7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
- (8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
- (9) Attached and detached garages and carports; and
- (10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

- (1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
- (2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
- (3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
- (4) Attic space that is not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address 137 Cowege

Total Impervious Cover Sq. Ft. for Stormwater Development Fee*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Footprint of all structures				
Driveway/Parking Pad				
Walkways				
Swimming Pool/Spa				
Other impervious cover: _____				
Total impervious surface cover (in this project):				56
Total impervious surface cover <i>removed/existing</i> (in this project):			-	0
Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*				56
Stormwater Development Fee*			\$	\$ 2240

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area				
Footprint of any structure(s)				
Driveway/Parking Pad				
Walkways				
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project				
Impervious surface cover <i>removed/existing</i> within front yard setback in this project			-	-
Impervious surface cover net proposed sq. ft. within front yard setback				
Impervious surface cover proposed within front yard setback			B / A	B / A
			____ %	____ %

NO CHANGE

*The stormwater development fee shall be equivalent to the net additional square footage of total impervious surface area (excluding public sidewalks) of the property multiplied by \$0.40.

Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater service for that property.

**Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50; please refer to Code for other regulations).

Impervious cover. Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds fifty (50) percent or more of rainfall, or water, which falls on it.

City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").



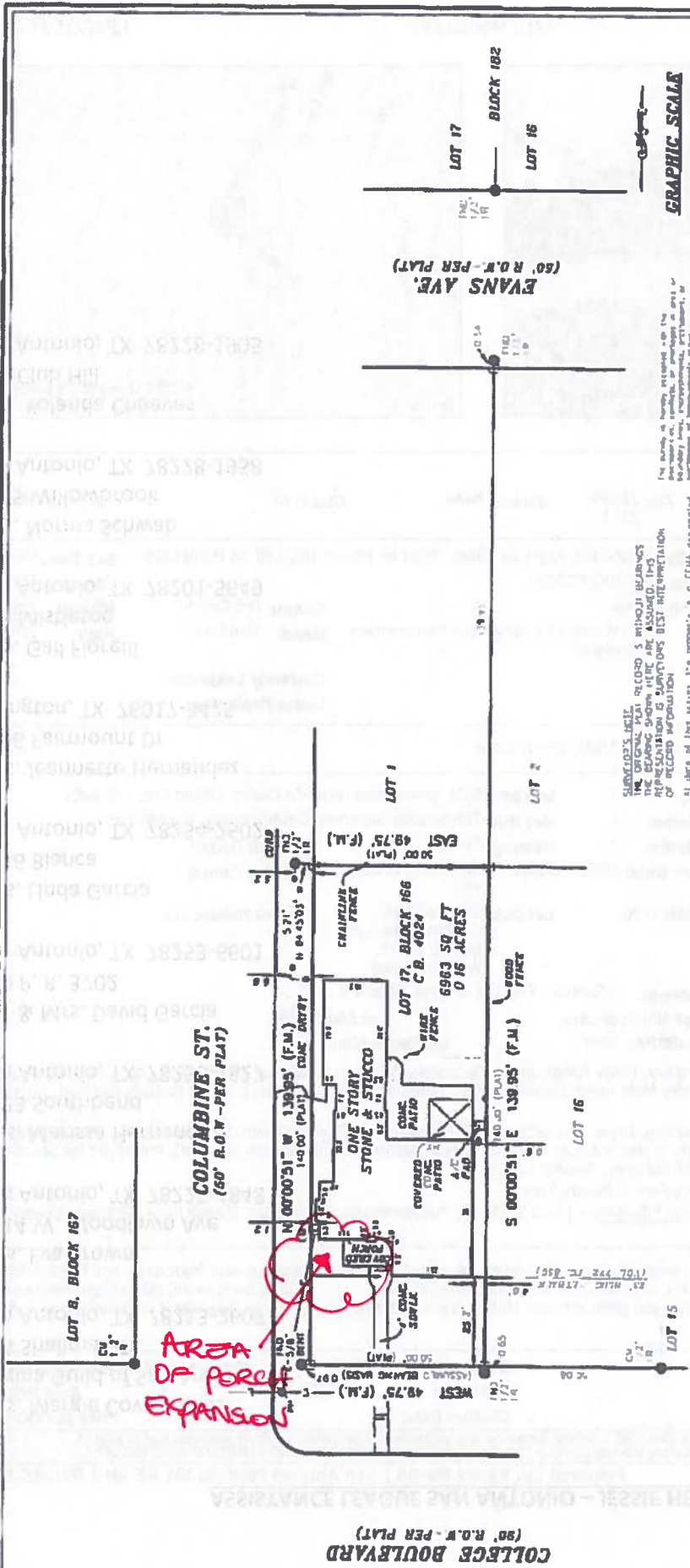
**FRONT VIEW OF MAIN
STRUCTURE**



VIEW FROM SOUTHWEST CORNER



CLOSE VIEW OF FRONT PORCH

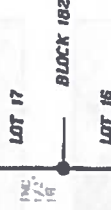


COLLEGE BOULEVARD (90' R.O.W. - PER PLAT)

AREA OF POOR EXPANSION

EVANS AVE. (60' R.O.W. - PER PLAT)

GRAPHIC SCALE



MARK ANTONIO MERCADO a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have personally examined the original survey records and have compared the same with the plat hereon and find that the same correctly represent the same as recorded in the office of the County Clerk of Tarrant County, Texas, and that the same conform to the requirements of the laws of this State and the rules and regulations of the State Board of Professional Land Surveyors. In testimony whereof, I have hereunto set my hand and the seal of my office at Fort Worth, Texas, this 11th day of April, 2012.

LEGEND

- Three standard symbols on to figure in the drawing
- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAIRMAN FENCE
- WOOD FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC
- CALCULATED POINT
- FOUND ROU. POB
- POWER POLE
- ELECTRIC METER
- CONTROL MONUMENT (PLAT)
- RECORDED ON PLAT (F.M.)
- FIELD MEASURED

MARK ANTONIO MERCADO a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have personally examined the original survey records and have compared the same with the plat hereon and find that the same correctly represent the same as recorded in the office of the County Clerk of Tarrant County, Texas, and that the same conform to the requirements of the laws of this State and the rules and regulations of the State Board of Professional Land Surveyors. In testimony whereof, I have hereunto set my hand and the seal of my office at Fort Worth, Texas, this 11th day of April, 2012.

MARK ANTONIO MERCADO, R.F.S. Registered Professional Land Surveyor, Registration No. 6350.

AMERISURVEYORS, L.L.C.
 187 COLLEGE BLVD., SUITE 100, FORT WORTH, TEXAS 76104
 (817) 339-9999
 www.amerisurveyors.com

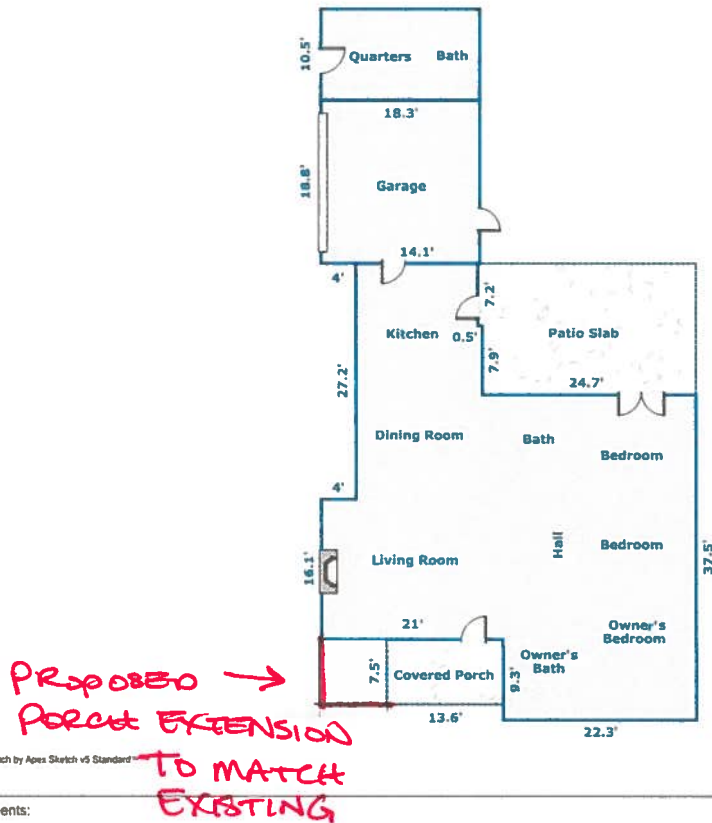
AMERISURVEYORS, L.L.C.
 Registered Professional Land Surveyor
 Registration No. 6350



Mark Antonio Mercado
 MARK ANTONIO MERCADO, R.F.S.
 Registered Professional Land Surveyor
 Registration No. 6350

Building Sketch

Borrower	Brian E. Friestman				
Property Address	137 College Blvd				
City	San Antonio	County	Bexar	State	TX
Zip Code	78209				
Lender/Client	JG Wentworth Home Lending, LLC & VA				



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Gross Living Area	1596.91	
	Quarters	192.15	1789.06
GAR	Garage	344.04	344.04
P/P	Covered Porch	102.00	
	Patio Slab	376.57	478.57
Net LIVABLE Area		(rounded)	1789

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
Gross Living Area		
	39.3 x 12.1	475.53
	7.9 x 14.6	115.34
	43.3 x 16.1	697.13
	7.2 x 14.1	101.52
	9.3 x 22.3	207.39
Quarters		
	10.5 x 18.3	192.15
6 Items		(rounded)
		1789

Cedar painted

HOUSE (EXISTING)

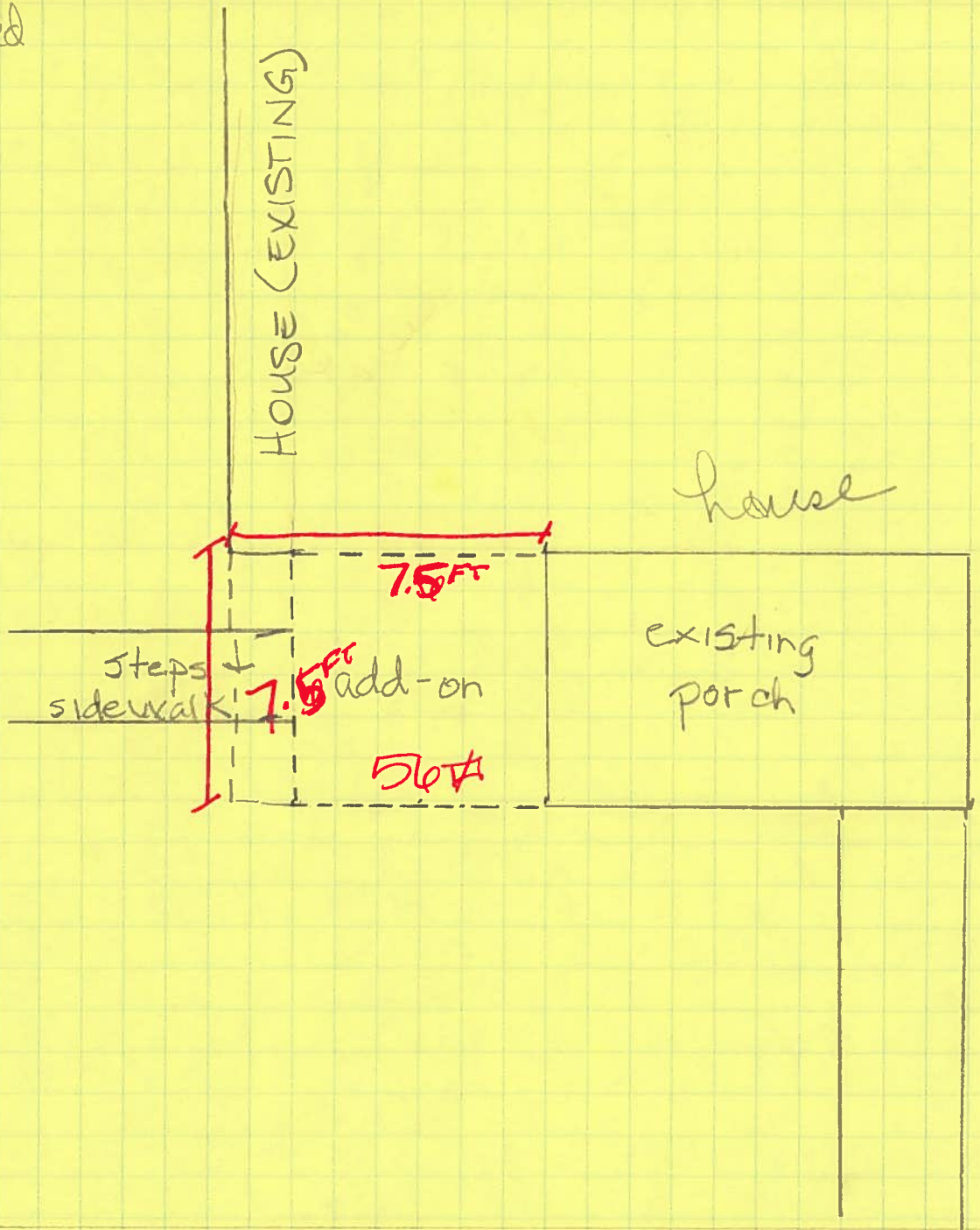
house

existing porch

house

Columbine

College



7.5 FT

7.5 FT

5.0 FT

Steps
sidewalk

add-on

1 sq = 1 ft.

