



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

Board of Adjustment Meeting
Wednesday, November 06, 2019 – 5:30 P.M.
6116 Broadway St – City Council Chambers

Case No. 2313 – 164 Oakview E

Application of Chris Gillespie, owner(s), requesting the following variance(s) in order 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.

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 Brenda Jimenez (bjimenez@alamoheightstx.gov), Lety Hernandez (lhernandez@alamoheightstx.gov) or Nina Shealey (nshealey@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case.

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

October 21, 2019

Dear Board of Adjustment,

This proposal letter is to request and substantiate the grant of a Variance for the residence at 164 E Oakview Pl. The Variance requested is relatively minor, as shown in the attached files.

Front Setback Line

The property owner requests a Variance, allowing the existing foundation setback line to remain in place at 29 feet and 7 3/16 inches. During construction the framing of the existing front structure, that was to remain in place became dislodged at the floor line and fell unexpectedly. It was unknown at the time that the subfloor contained extensive termite damage which caused the framing to fall. If the variance were not granted it would create a unnecessary financial hardship. The use of the existing foundation was approved with the previous building permit prior to the unexpected collapse of the structure.

Respectfully Submitted

Chris Gillespie

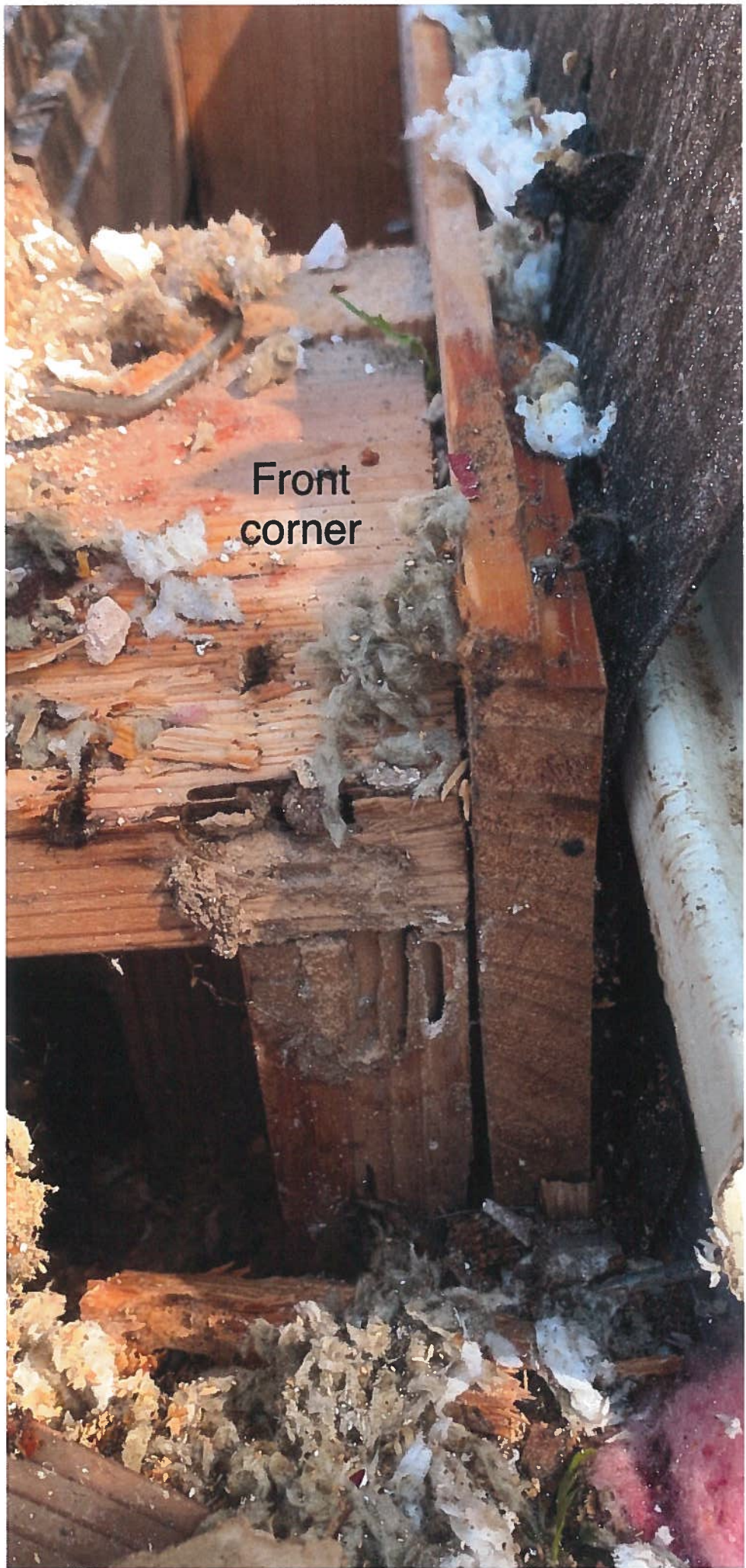
164 E Oakview Pl adjusted plan submission.

The existing lumber at the front and right side of the structure had extensive termite damage along the base of the walls. This was not visible during the interior demolition. On Monday afternoon September 9th when the old decking and bracing were being removed and prepped for the new material, the two walls at the front right collapsed. After further inspection there was additional termite damage found on the left side of the property at the base of the walls and fireplace that were expected to remain in place. For safety concerns, the walls were removed by the framers to limit any possibility of them falling and harming anyone who might be onsite.

The fireplace is currently standing and will need to be removed for safety due to the prior termite damage found.



Left wall

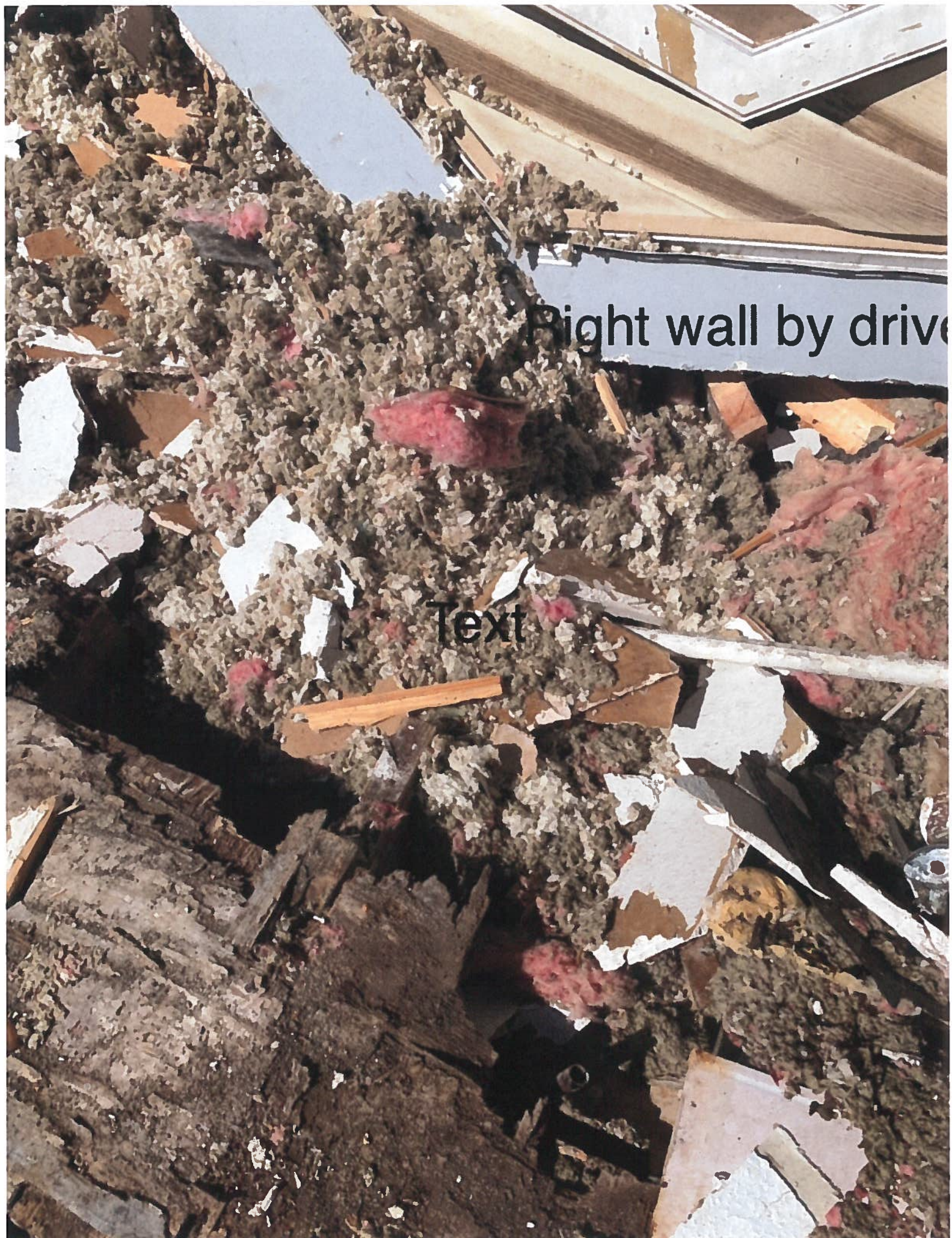


Front
corner



Left wall corner



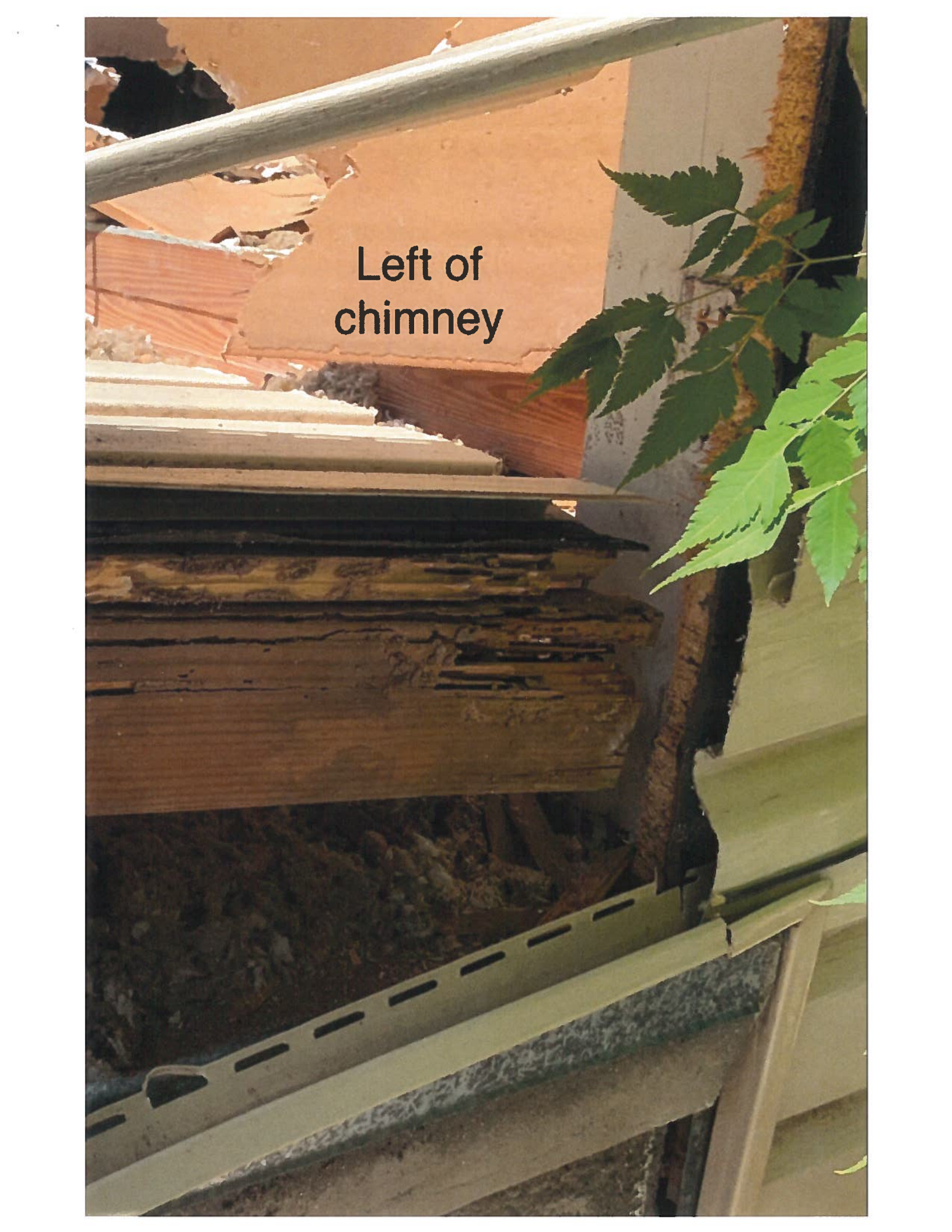


Right wall by drive

Text



Right wall

A photograph showing a close-up of a damaged wooden structure, possibly a chimney. The wood is heavily decayed and splintered, with a large section missing, revealing a hollow interior. A green fern leaf is visible in the foreground on the right side. The text "Left of chimney" is overlaid on the image.

Left of
chimney

Property Address: 164 E OAKVIEW PLACE	Architecture Type: CRAFTSMAN
Original Architect: RANDY HERRERA DESIGNER, LLC	Year Built: 1941

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	10,120 S.F.		10,120 S.F.	
Main house footprint	1050 S.F.		2814 S.F.	
Front porch	18 S.F.		105 S.F.	
Side porch 1	17 S.F.			
Side porch 2				
Rear porch				
Garage footprint	342 S.F.			
Carport footprint	197 S.F.		429 S.F.	
Shed footprint				
Breezeways				
Covered patio structure	191 S.F.			
Other accessory structures				
Total (total lot coverage/lot area):	1815 S.F.		3348 S.F.	
Total Lot Coverage:	17.9%		33.08%	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	10,120 S.F.		10,120 S.F.	
Main house: 1st floor	1050 S.F.		2814 S.F.	
Main house: 2nd floor				
Garage: 1st floor	342 S.F.		429 S.F.	
Garage: 2nd floor				
Other structures (unless exempted - see below)			310 S.F.	
Total (total FAR/lot area):	1392 S.F.		2833 S.F.	
Total FAR:	0.13		0.34	
Height of Main Structure:			18'-2"	

***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: 164 E OAKVIEW PLACE

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Total Impervious Cover Sq. Ft. for Stormwater Development Fee*				
Footprint of all structures	1815 S.F.		2923 S.F.	
Driveway/Parking Pad	479 S.F.		677 S.F.	
Walkways	107 S.F.		72 S.F.	
Swimming Pool/Spa				
Other impervious cover: _____				
Total impervious surface cover (in this project):	2401 S.F.		3672 S.F.	
Total impervious surface cover <u>removed/existing</u> (in this project):			2401 S.F.	
Total impervious surface cover <u>sq. ft.</u> (proposed minus removed = net figure for this project)*			1271 S.F.	
Stormwater Development Fee*				

Impervious Surface Cover within front yard setback**	Applicant		Applicant	
	Applicant	Staff	Applicant	Staff
Front yard setback area	1875 S.F.		1875 S.F.	A
Footprint of any structure(s)				
Driveway/Parking Pad	225 S.F.		225 S.F.	
Walkways	72 S.F.		72 S.F.	
Other impervious cover: _____			15 S.F.	
Impervious surface cover within front yard setback in this project	297 S.F.		312 S.F.	B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			297 S.F.	
Impervious surface cover net proposed <u>sq. ft.</u> within front yard setback			15 S.F.	
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts			16.64%	

*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.

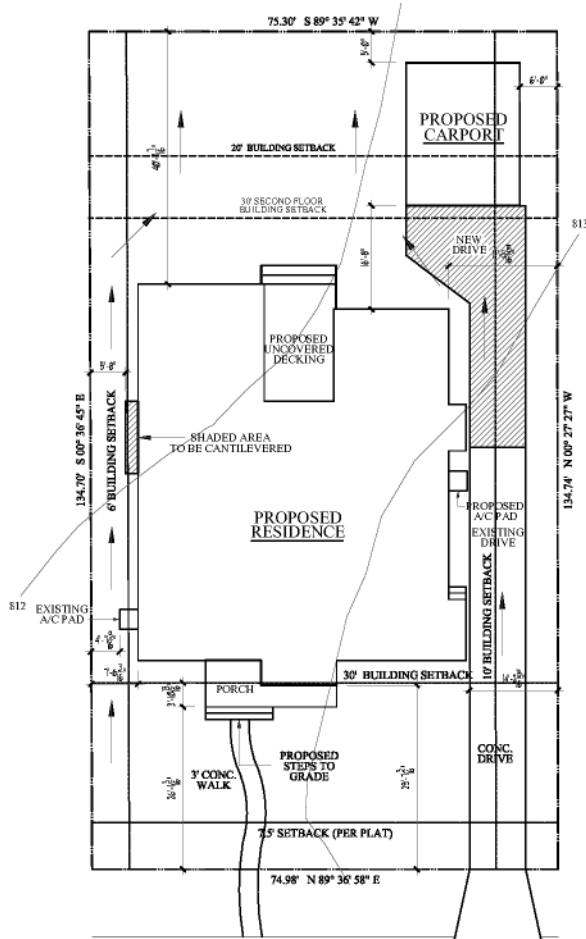
Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (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").



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

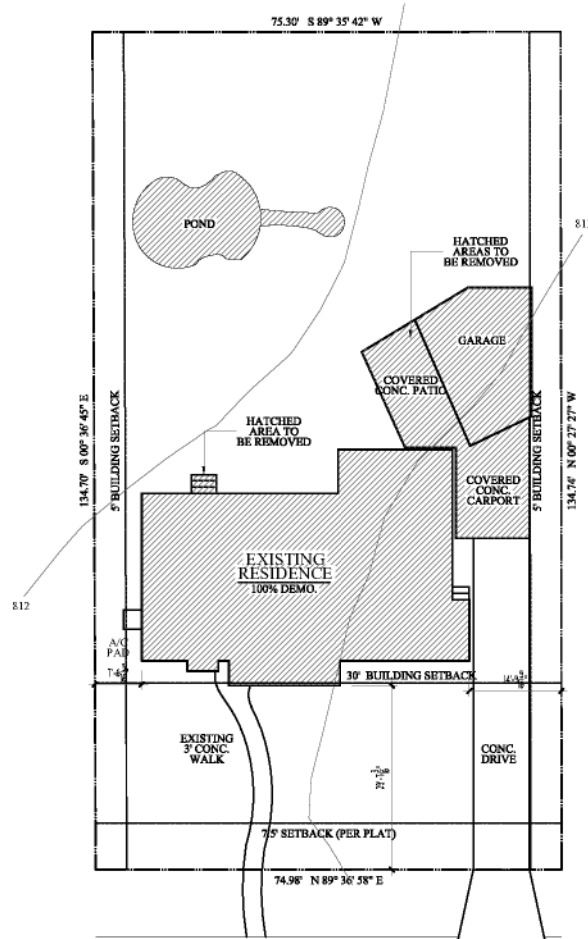
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SYLVAN-HILLS SUBDIVISION

LOT-11

BLOCK-10

164 E OAKVIEW PLACE



DEMOLITION SITE PLAN

SCALE: 1"=10'-0"

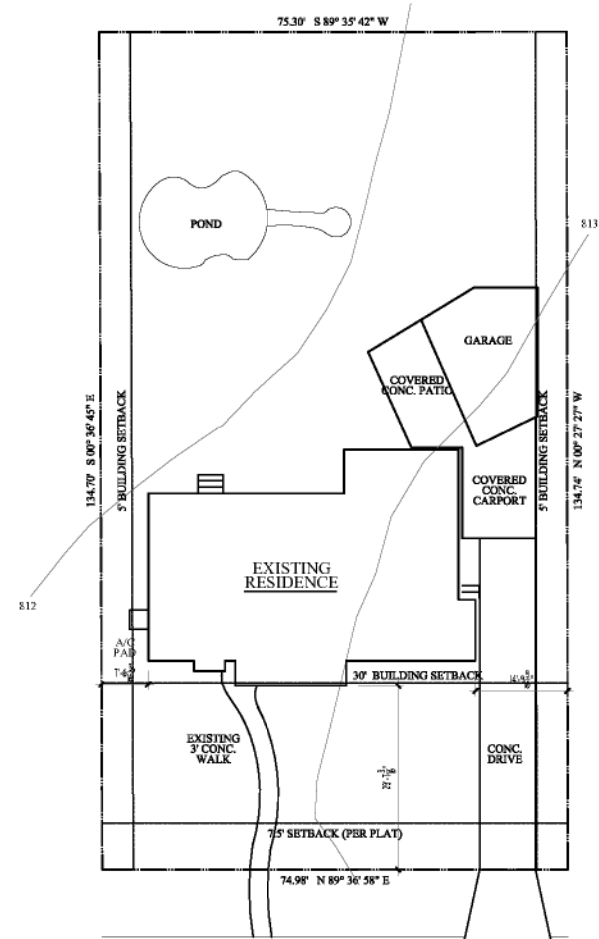
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SYLVAN-HILLS SUBDIVISION

LOT-11

BLOCK-10

164 E OAKVIEW PLACE



EXISTING SITE PLAN

SCALE: 1"=10'-0"

(SCALE: 1"=20'-0" ON 11" X 17" SHEET)

SYLVAN-HILLS SUBDIVISION

LOT-11

BLOCK-10

164 E OAKVIEW PLACE

REVISIONS

MAY 10, 2019
MAY 18, 2019
AUGUST 12, 2019
AUGUST 27, 2019
SEPTEMBER 11, 2019
SEPTEMBER 23, 2019
OCTOBER 21, 2019

OWNER: RANDY HERRERA
DESIGNER: RANDY HERRERA
DATE: MAY 10, 2019
SCALE: 1"=10'-0"
(SCALE: 1"=20'-0" ON 11" X 17" SHEET)
SYLVAN-HILLS SUBDIVISION
LOT-11, BLOCK-10
164 E OAKVIEW PLACE
SYLVAN-HILLS SUBDIVISION
LOT-11, BLOCK-10
164 E OAKVIEW PLACE

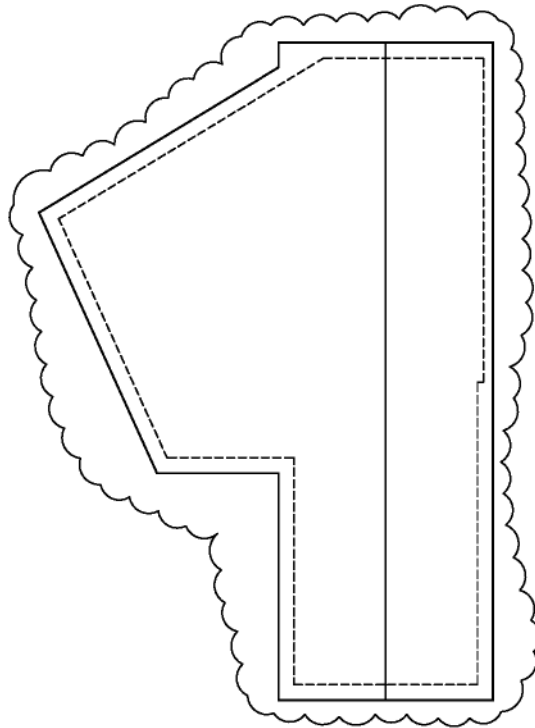
OAKVIEW PLACE PROJECT
164 E OAKVIEW PLACE
SYLVAN-HILLS SUBDIVISION
LOT-11, BLOCK-10

RANDY HERRERA
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1130 West Blanco, San Antonio, Texas, 78212
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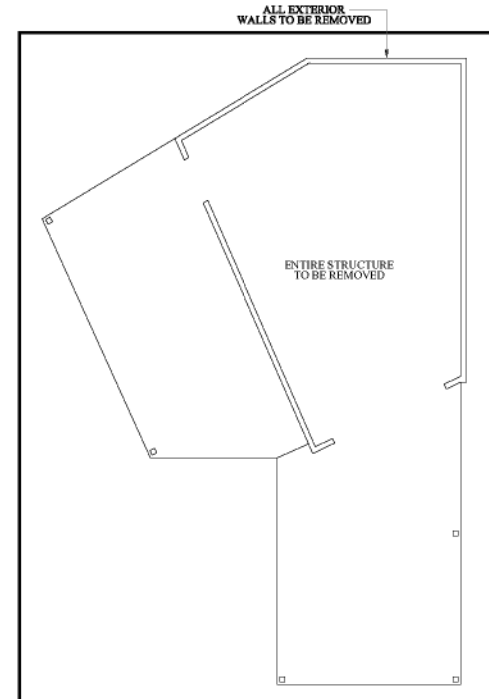
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JANUARY 13, 2019

SHEET
A-1
1 OF 11

164 E OAKVIEW PLACE



EXISTING ROOF PLAN
 SCALE : 1/4"=1'-0"
 (SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)



EXTERIOR DEMOLITION PLAN
 SCALE : 1/4"=1'-0"
 (SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

REVISIONS	
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SEPTEMBER 11, 2019	
SEPTEMBER 23, 2019	
OCTOBER 21, 2019	

OAKVIEW PLACE PROJECT
 164 E OAKVIEW PLACE SYLVAN HILLS SUBDIVISION
 LOT 11, BLOCK 10

RANDY HERRERA
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SHEET
A-4
 4 OF 11

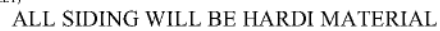
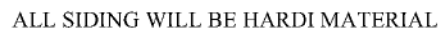
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RANDY HERRERA
DESIGNER, LLC

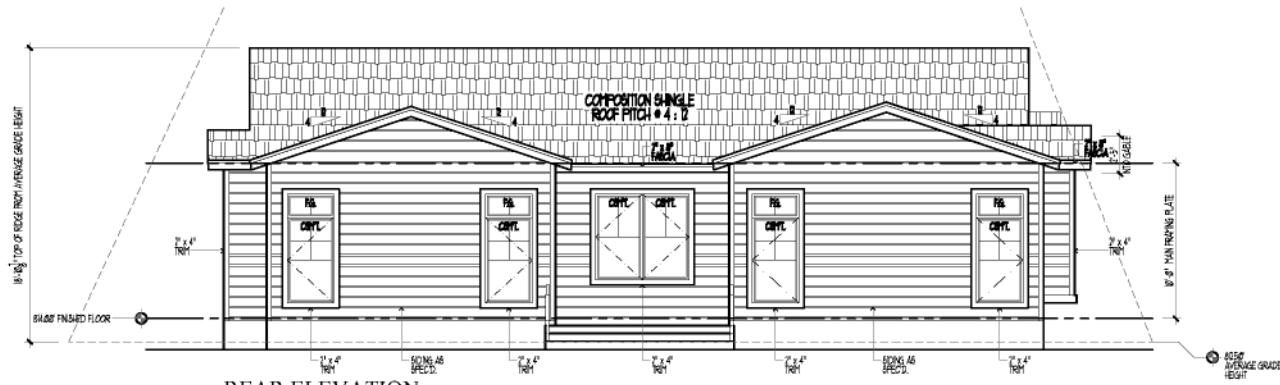
1130 West Blanco, San Antonio, Texas, 78232
Voice: 210.479.6844 | Fax: 210.479.6428
Email: randy@randyherreradesigner.com
Web: randyherreradesigner.com

RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

SHEET
A-5
5 OF 11



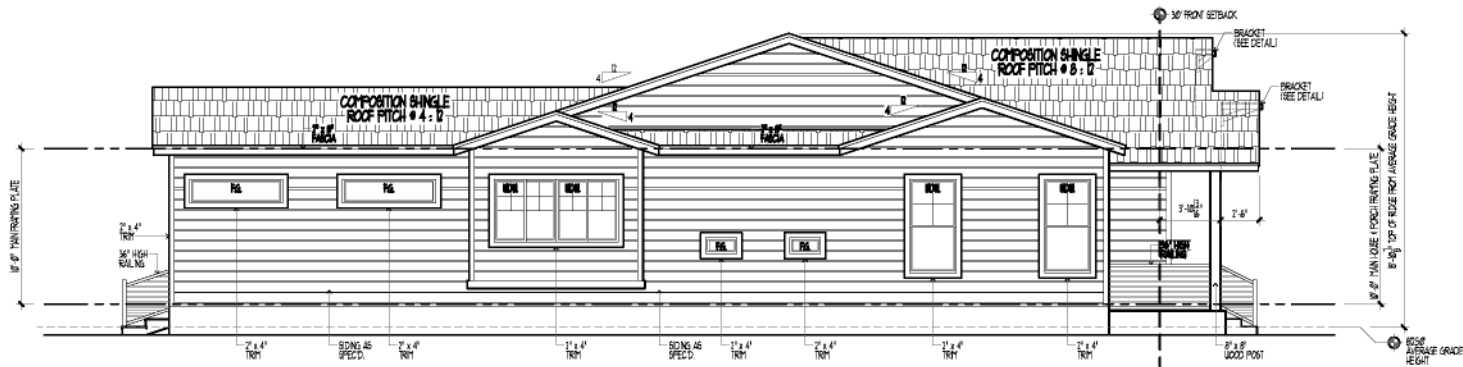
164 E OAKVIEW PLACE



REAR ELEVATION

SCALE: 1/4"=1'-0"
(SCALE: 1/8"=1'-0" ON 11" X 17" SHEET)

ALL SIDING WILL BE HARDI MATERIAL



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"
(SCALE: 1/8"=1'-0" ON 11" X 17" SHEET)

ALL SIDING WILL BE HARDI MATERIAL

REVISIONS

MAY 10, 2019
MAY 18, 2019
AUGUST 12, 2019
AUGUST 27, 2019
SEPTEMBER 11, 2019
SEPTEMBER 23, 2019
OCTOBER 21, 2019

COMPANY: RANDY HERRERA DESIGN, LLC
 PROJECT: 164 E OAKVIEW PLACE
 SHEET: A-6
 DATE: MAY 10, 2019
 SCALE: 1/4"=1'-0"
 (SCALE: 1/8"=1'-0" ON 11" X 17" SHEET)

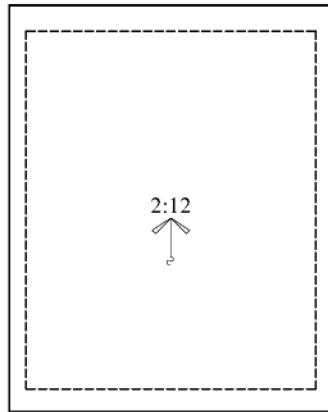
OAKVIEW PLACE PROJECT
 164 E OAKVIEW PLACE SYLVAN HILLS SUBDIVISION
 LOT-11, BLOCK-10

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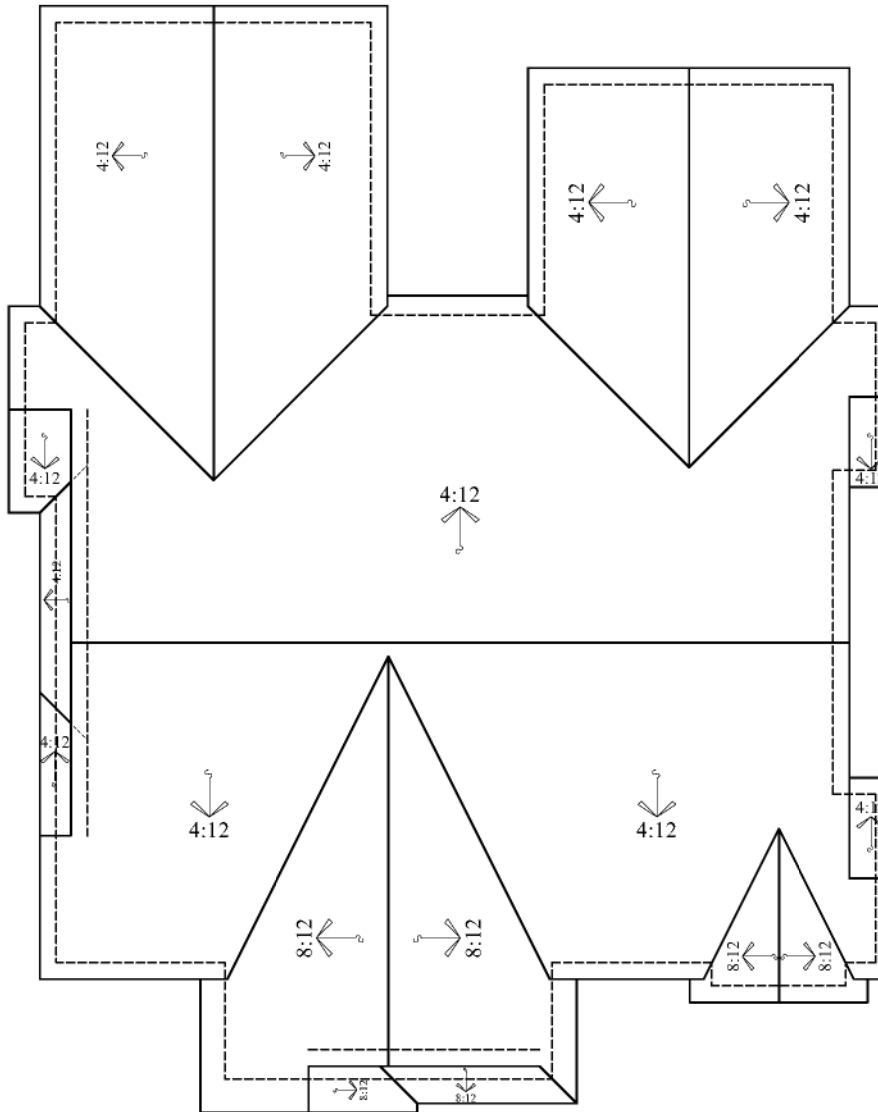
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SHEET
A-6
 6 OF 11

164 E OAKVIEW PLACE



PROPOSED ROOF PLAN
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(SCALE: 1/8"=1'-0" ON 11" X 17" SHEET)



PROPOSED ROOF PLAN
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164 E OAKVIEW PLACE

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OCTOBER 21, 2019	
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OAKVIEW PLACE PROJECT 164 E OAKVIEW PLACE SYLVAN HILLS SUBDIVISION LOT 11, BLOCK 10	
RANDY HERRERA DESIGNER, LLC 1130 West Blanco, San Antonio, Texas, 78212 Phone: 210.479.4794 Email: rander@randerdesigner.com Web: randerdesigner.com RESIDENTIAL & COMMERCIAL DESIGN & PLANNING	
DATE DRAWN	JANUARY 13, 2019
SHEET	A-7
7	OF 11

SCALE : 1/4"=1'-0"
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

ALL SIDING WILL BE HARDI MATERIAL

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