

**BOARD OF ADJUSTMENT
CASE NO. 2454
247 E ELMVIEW PL**



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



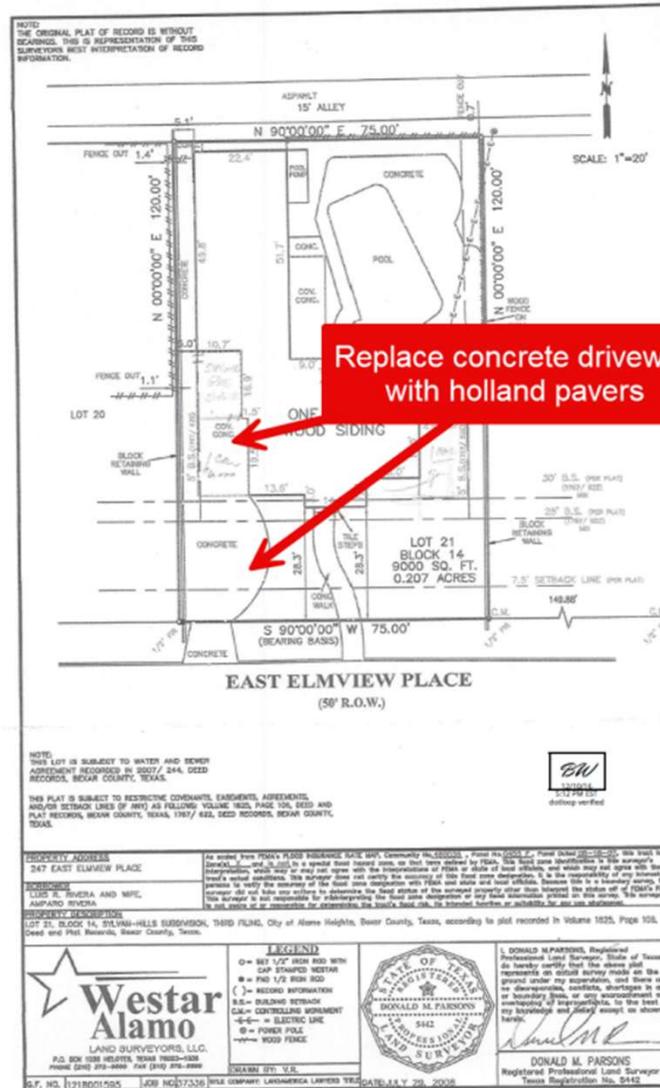
- SF-A
- North side of E Elmview Pl, west of N New Braunfels
- Allow flatwork with modifications and retaining wall to remain in place

HISTORY

- **March 2022 Permit**
- **June 2025 Retaining Wall Permit**
- **July 2025 Driveway Permit**
- **Tabled on 10.01.2025**
- **Tabled on 12.03.2025**
- **Modified proposal – 03.04.2026**



SITE PLAN



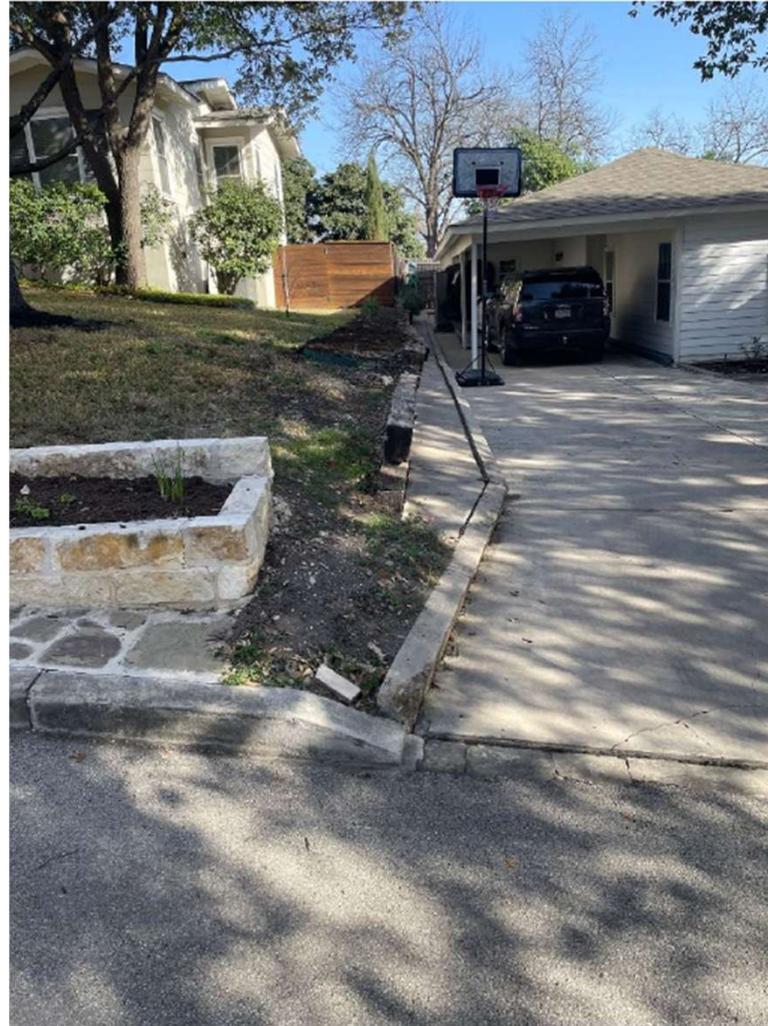
EXISTING CONDITIONS (PRIOR TO JULY 2025)



EXISTING CONDITIONS (PRIOR TO JULY 2025)



EXISTING CONDITIONS (PRIOR TO JULY 2025)



CURRENT CONDITIONS

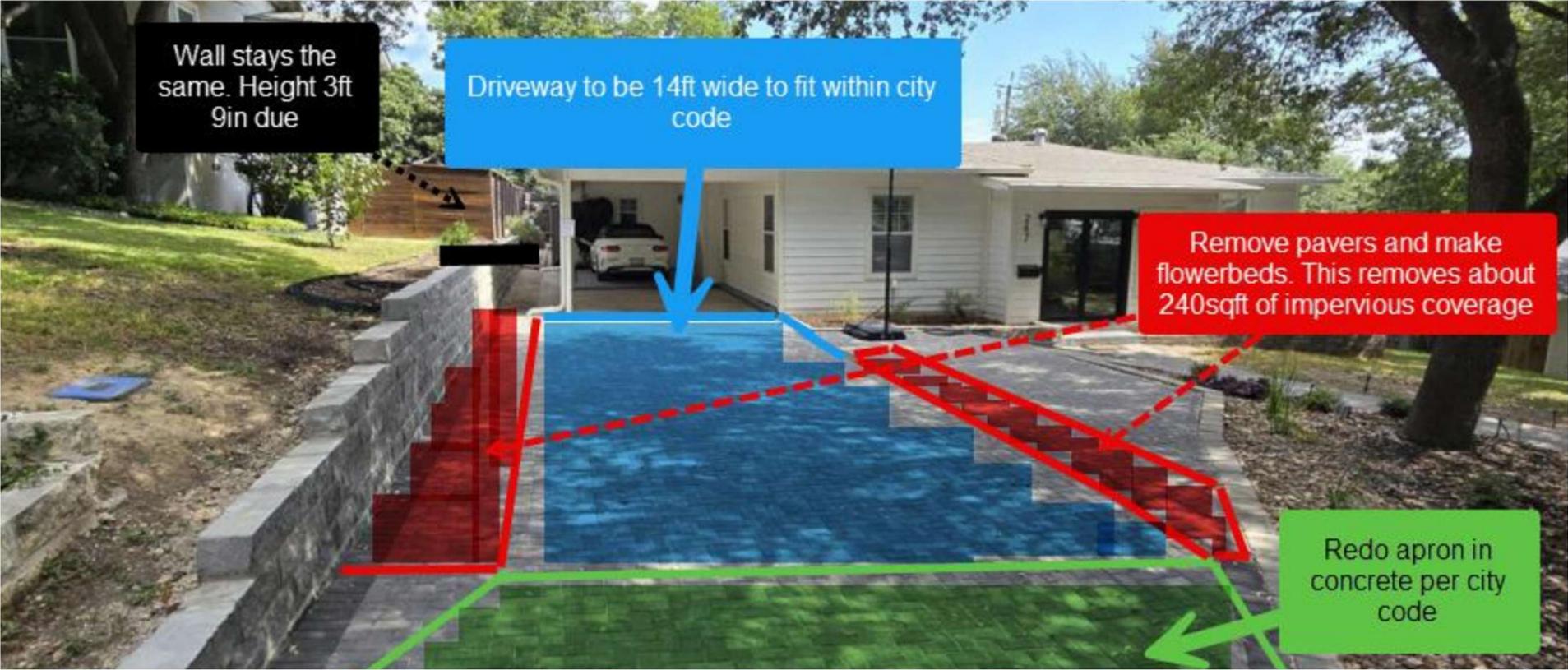


MODIFIED PROPOSAL



- **Driveway Width**
 - Code Requirement: 14ft max
 - Current: 25ft 6in
 - Proposed: 14ft
- **Impervious Cover**
 - Code Requirement: 30% max within front yard setback
 - Current: 41.6%
 - Proposed: 30.47%
- **Retaining Wall Height**
 - Code Requirement: 3ft max within front yard setback
 - Current: 3ft 9in (matches previous wall)
 - Proposed: No change

DEPICTION OF MODIFIED PROPOSAL



POLICY ANALYSIS

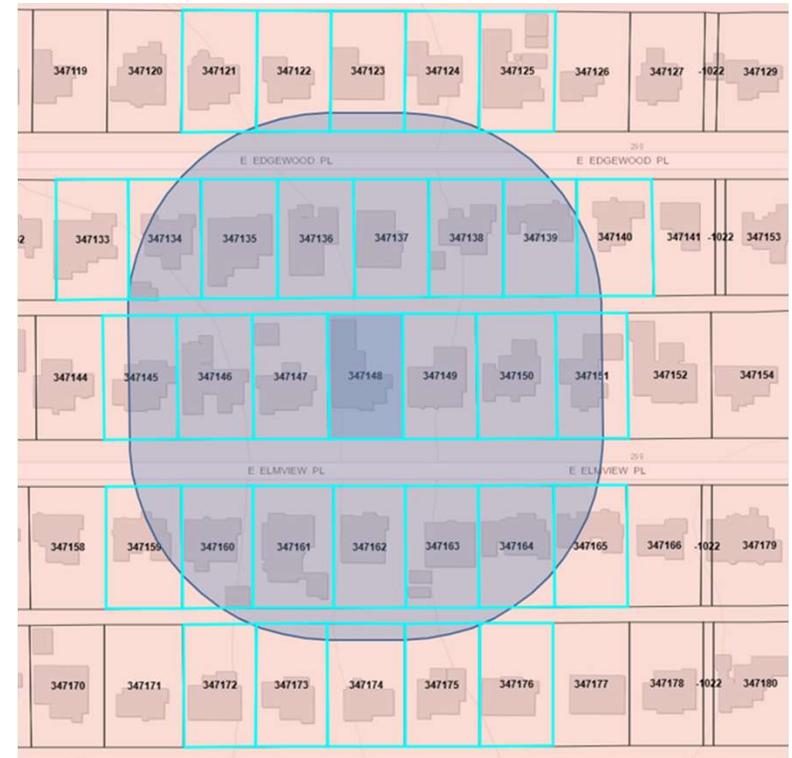
- **Hardships**
 - None.





PUBLIC NOTIFICATION

- **Public Notice**
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- **Responses received within 200ft:**
 - Support: (0) Oppose: (0) Neutral: (0)
- **Responses received outside 200ft:**
 - Support: (0) Oppose: (0) Neutral: (0)



**BOARD OF ADJUSTMENT
CASE NO. 2463
213 NORMANDY AVE**



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



- SF-B
- North side of Normandy Ave between Arbutus St and Columbine St
- Addition (Self-Identified)



HISTORY

- Tabled from 01.07.2026 meeting
- Staff has now completed plan review
- No additional variances beyond original request

EXISTING CONDITIONS



WEST ELEVATION

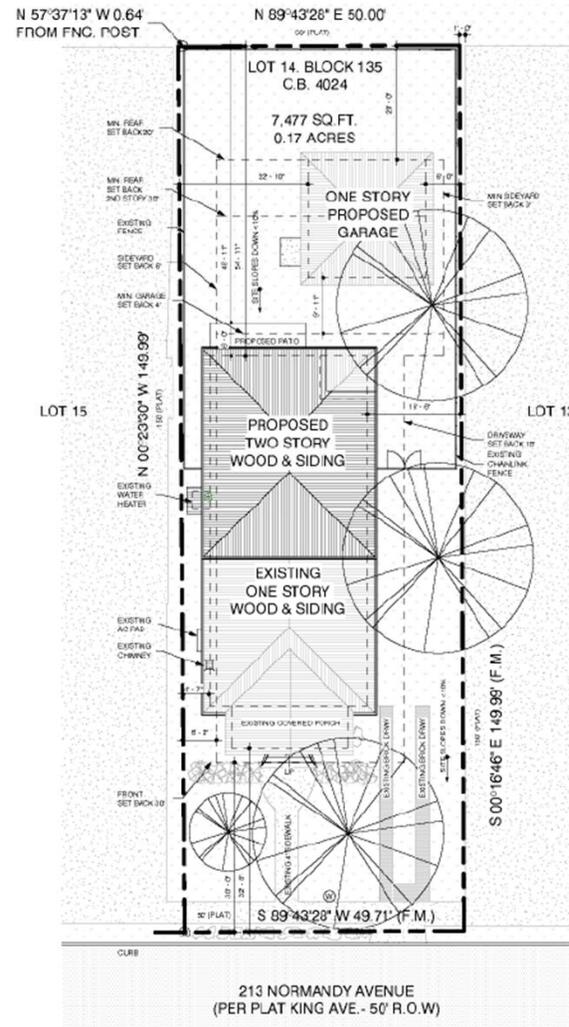
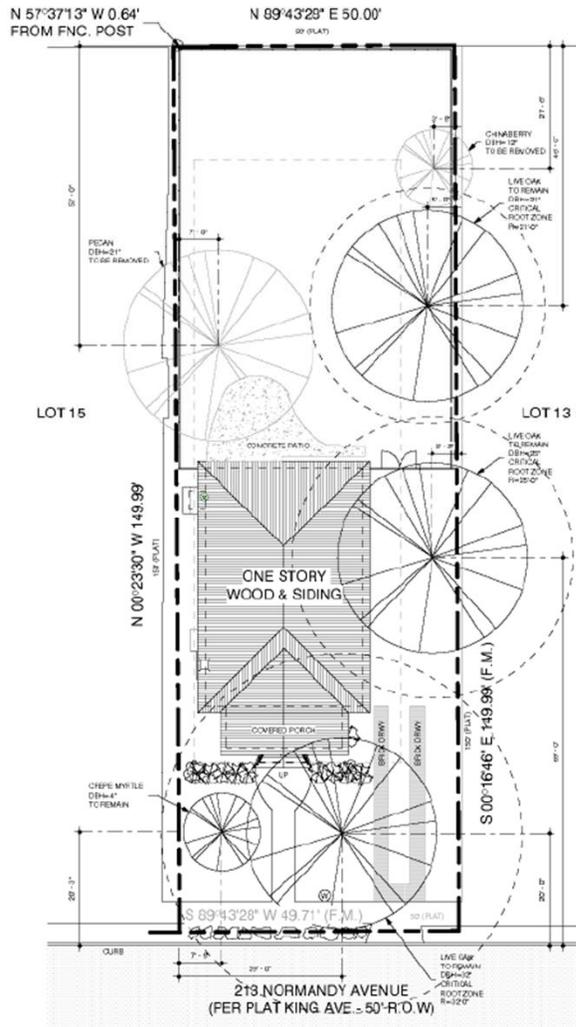


EAST ELEVATION



NORTH ELEVATION

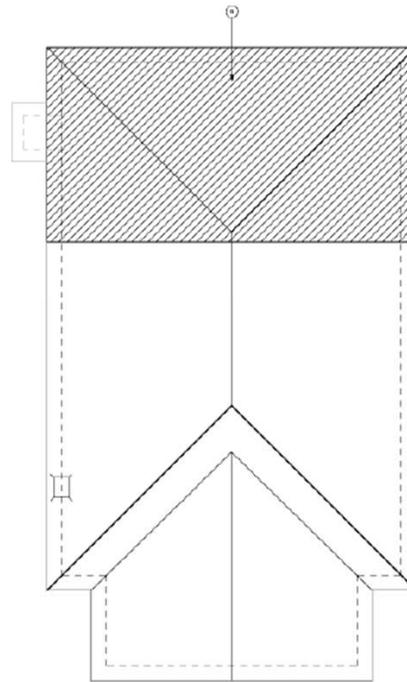
SITE PLAN — EXISTING VS. PROPOSED



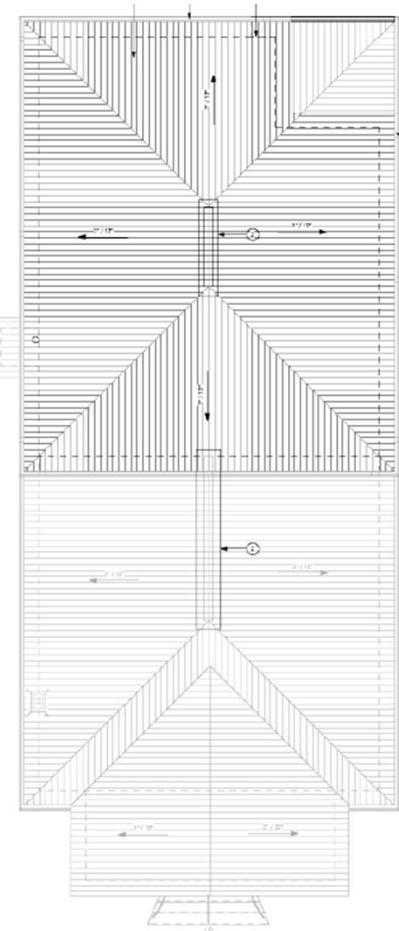
ROOF PLAN — EXISTING VS. PROPOSED



- EXISTING ROOF: 1541.44 S.F.
- DEMO ROOF: 489.27 S.F.
- 31.7% OF ROOF DEMOLITION

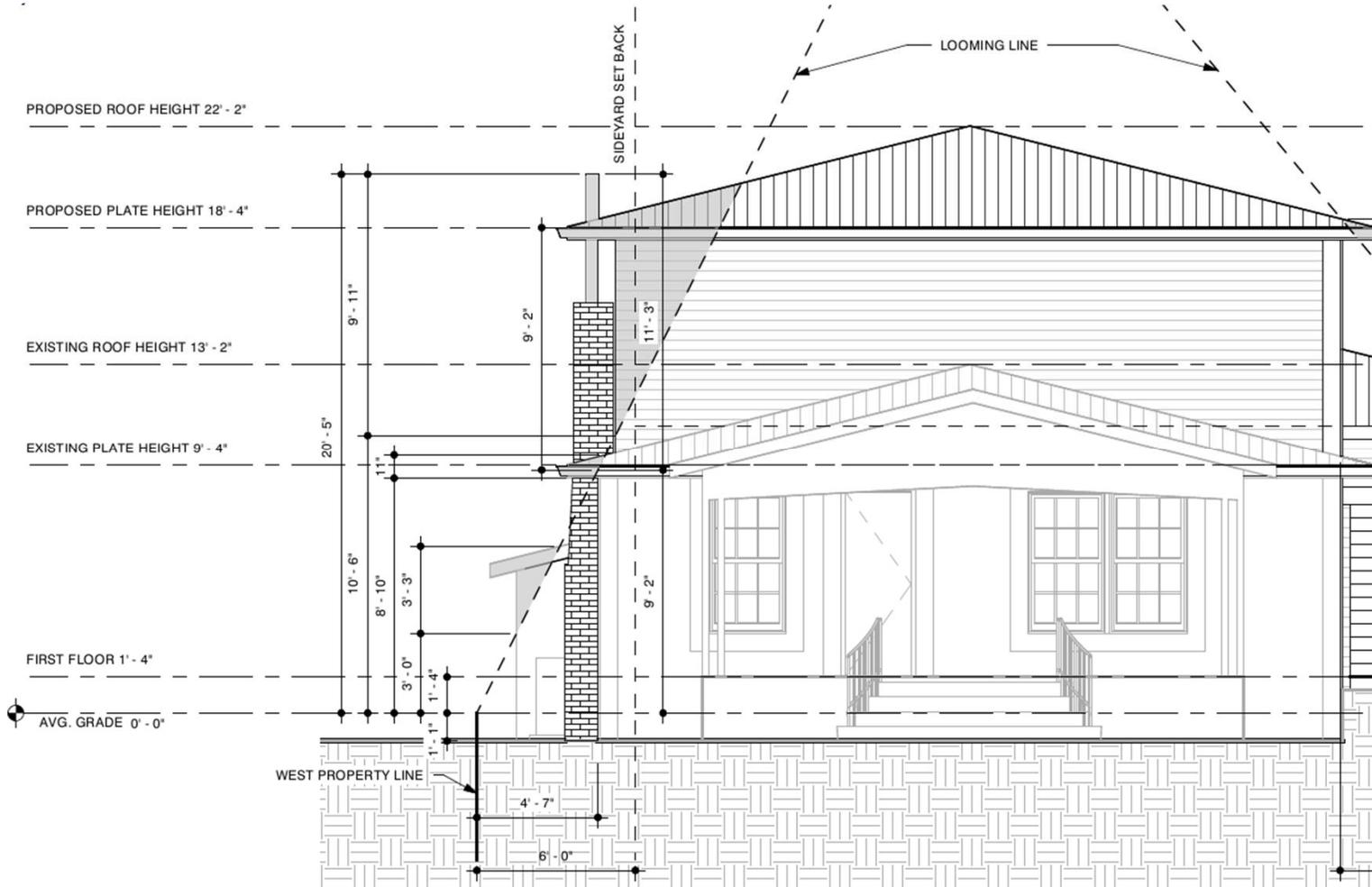


1. EXISTING ROOF
1/8" = 1'-0"

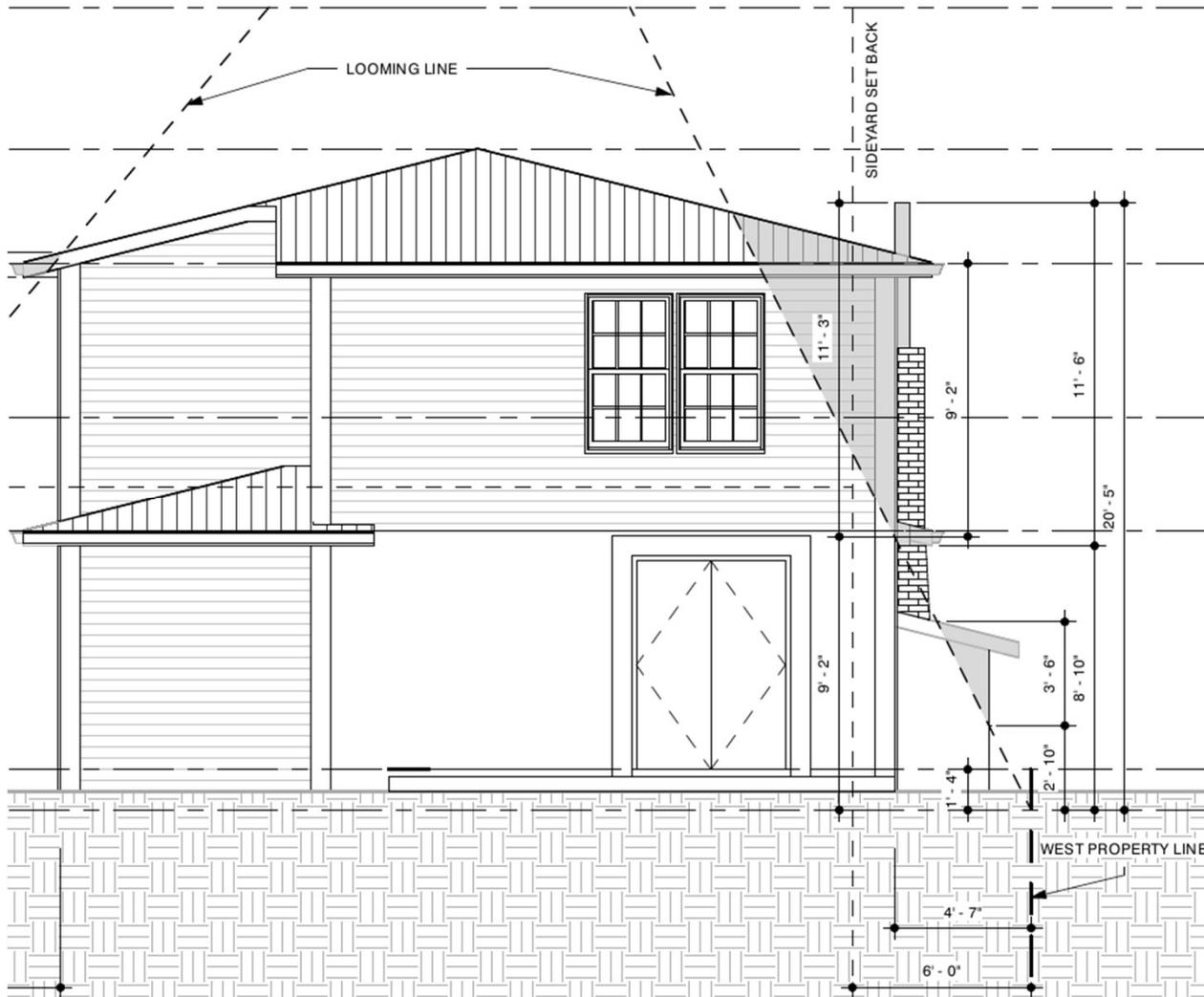


2. PROPOSED ROOF
1/8" = 1'-0"

SOUTH ELEVATION LOOMING ENCROACHMENT



NORTH ELEVATION LOOMING ENCROACHMENT



POLICY ANALYSIS

- **Hardships**
 - None.



**BOARD OF ADJUSTMENT
CASE NO. 2464
211 KENNEDY AVE**



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



- SF-A
- West side of Kennedy Ave between St Dennis Ave and Mayflower St
- Accessory Structure



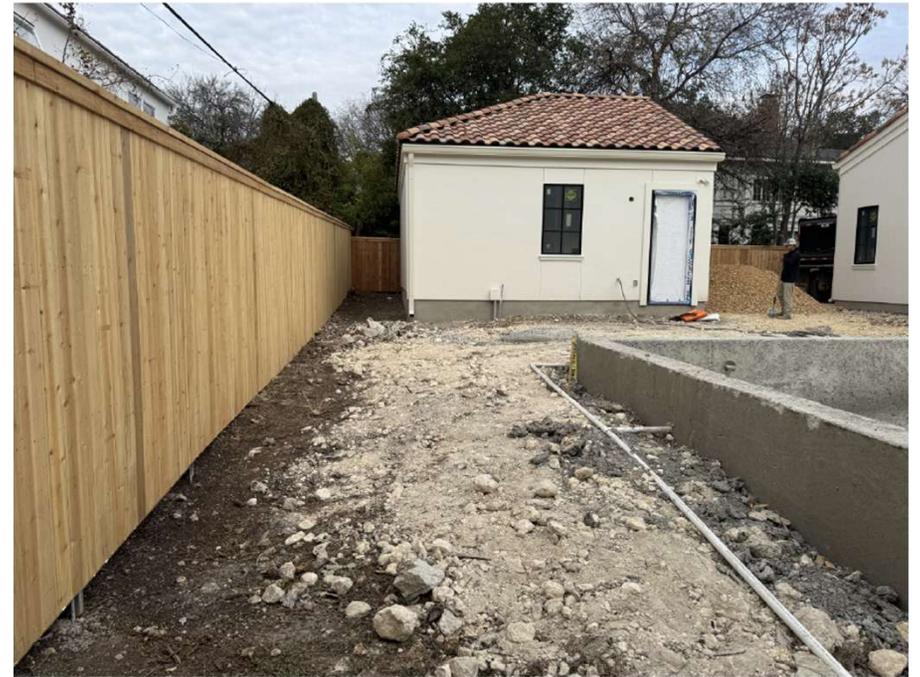
HISTORY

- Variance approved on 03.05.2025 – 0ft rear yard setback for garage

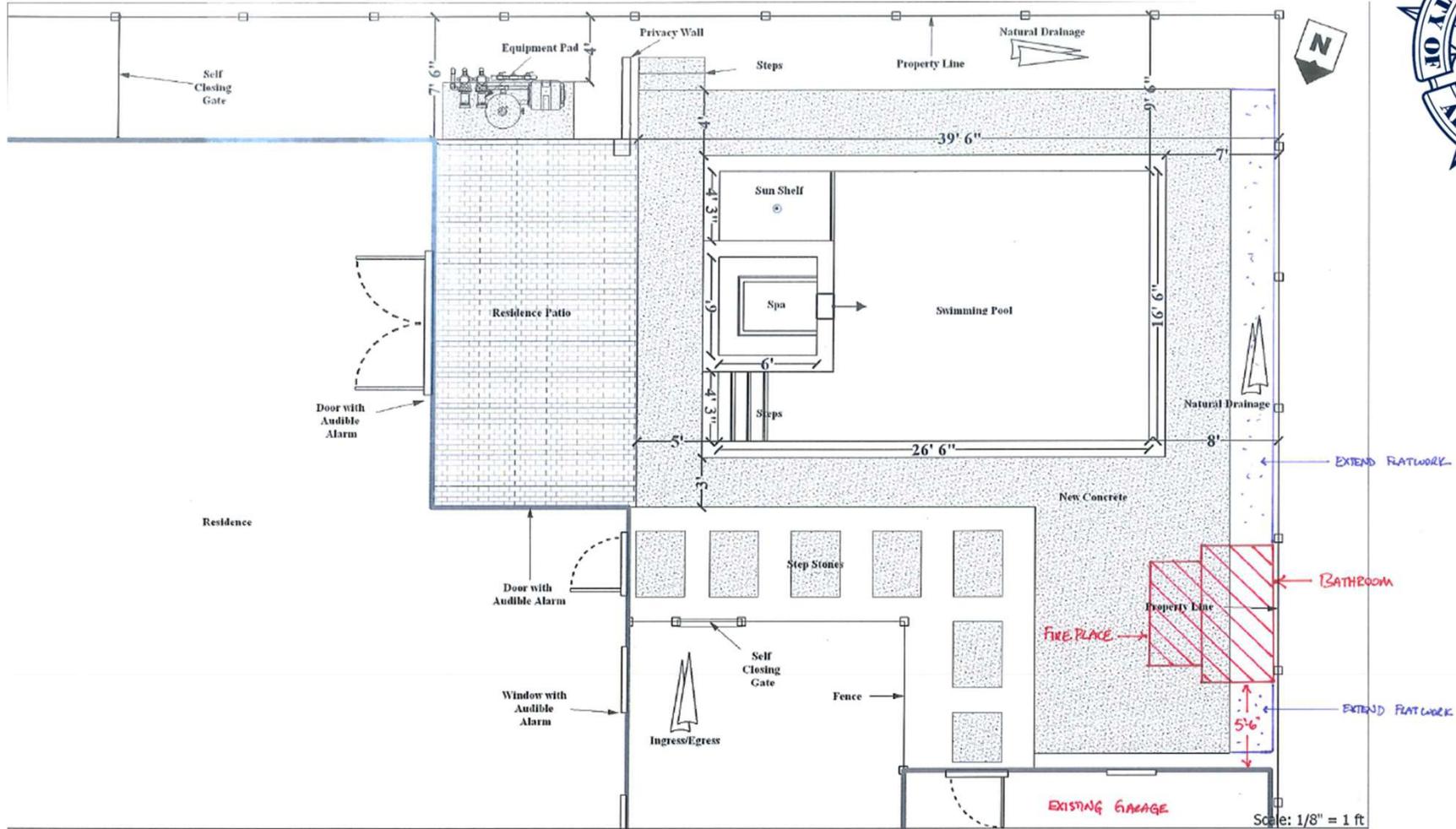
EXISTING CONDITIONS - FRONT



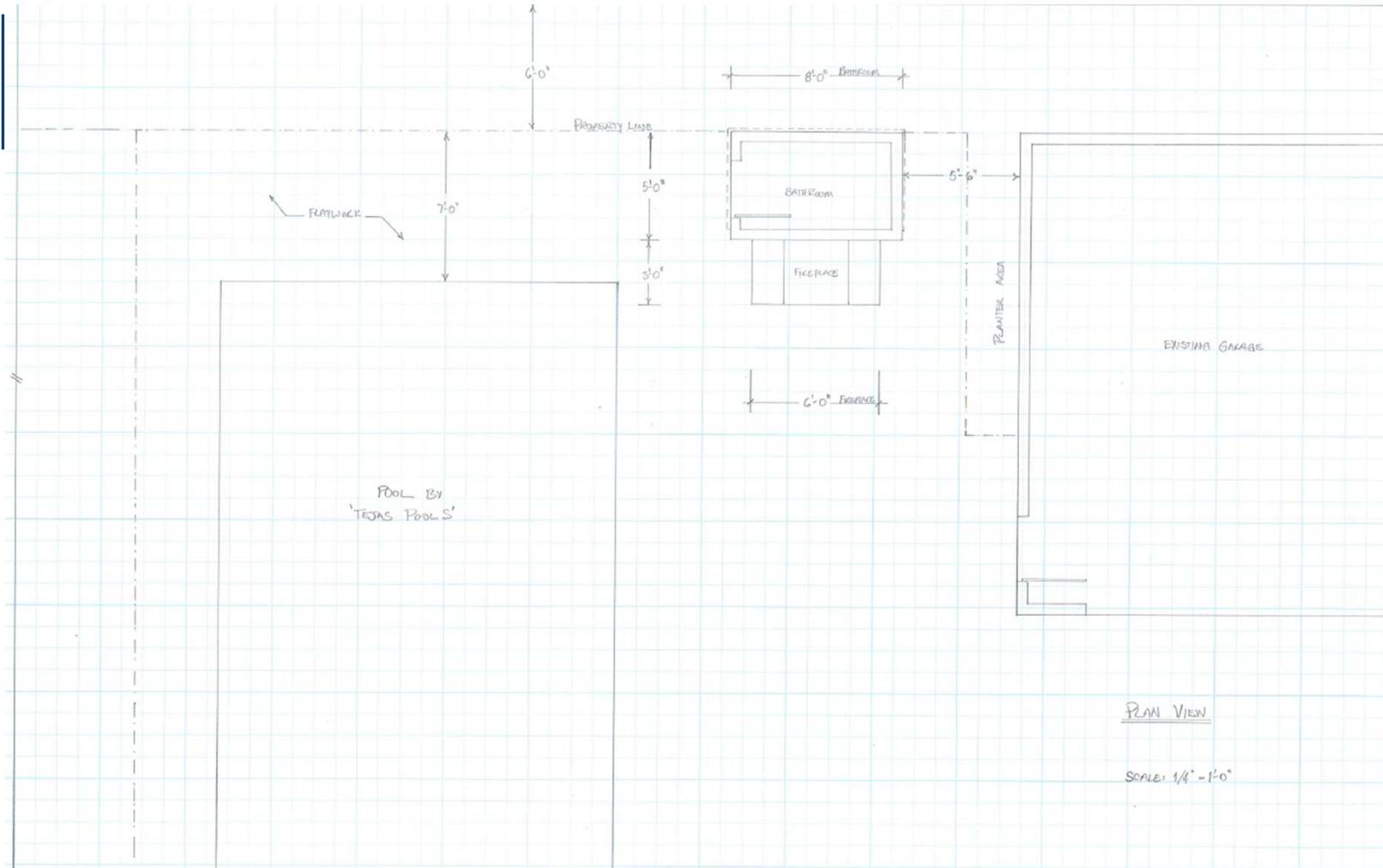
EXISTING CONDITIONS - REAR



SITE PLAN



PLAN

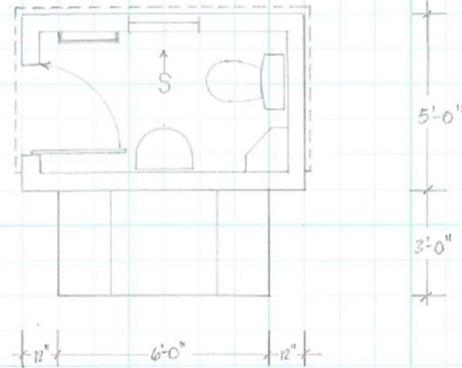


ELEVATIONS

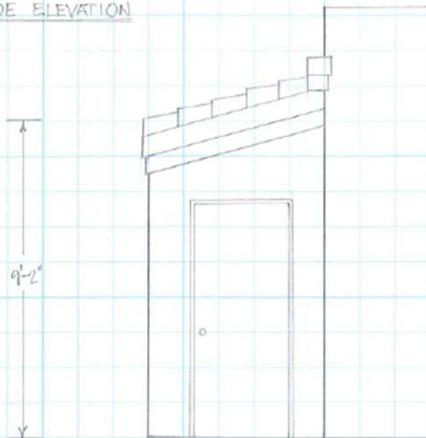


- ↓ WALL 24 LIFT w/ STUCCO INT/EXT.
 - 197.5 EXTERIOR / 222.5 INT
 - WINDOW 2x2
 - PAINTING
 - WOOD FRAME, OSB, TYVEK
 - STEEL DOOR
 - INSULATION
 - ROOF FRAMING
- ↓ FIRE PLACE
 - FIRE BRICK INTERIOR
 - PAINTING
 - STUCCO, 107 ft
 - CMU BLOCK, 128 ft
- ↓ TILE - 32 ft
- ↓ CLAY TILE ROOFING 48 ft (PARTIAL PALET / WHOLE PALET)
- ↓ ELECTRICAL - 2 CANS LIGHTS
1 SWITCH
- ↓ PLUMBING - TOILET SINK TO SEWER / RUN WATER LINE TO BATHROOM
- ↓ TOILET / SINK / TOWER PACE (UNLESS HANDSOME)
109 + 125.34 + 49.36 = 284.36 170K

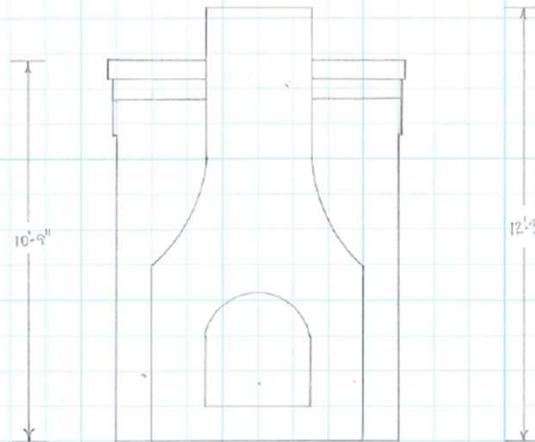
PLAN VIEW



SIDE ELEVATION



FRONT ELEVATION



SCALE: 1/4" = 1'-0"

POLICY ANALYSIS

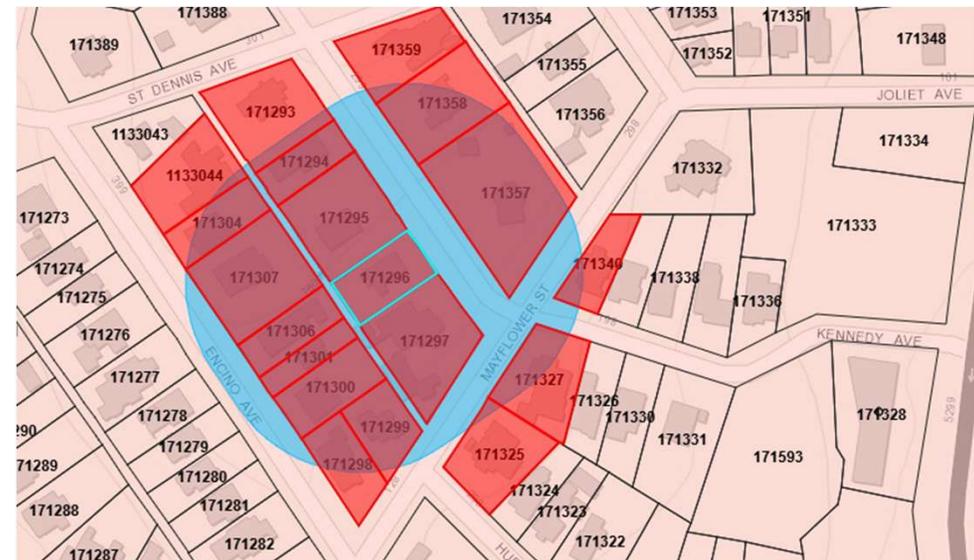
- **Hardships**
 - None.





PUBLIC NOTIFICATION

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 - Support: (0) Oppose: (0) Neutral: (0)
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 - Support: (0) Oppose: (0) Neutral: (0)



BOARD OF ADJUSTMENT
CASE NO. 2465
115 NORMANDY AVE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY

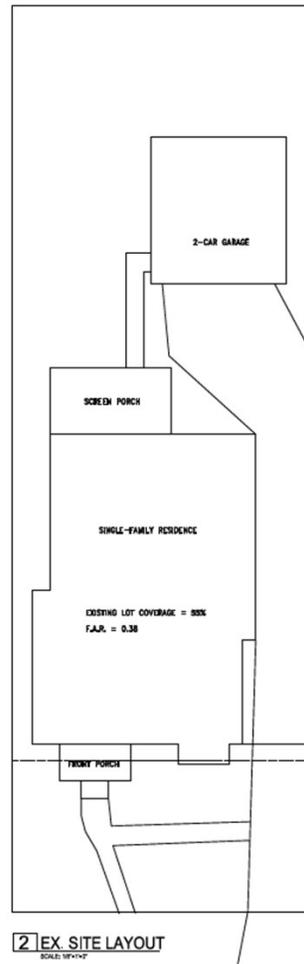


- SF-B
- North side of Normandy Ave, west of Broadway St
- New Circular Driveway

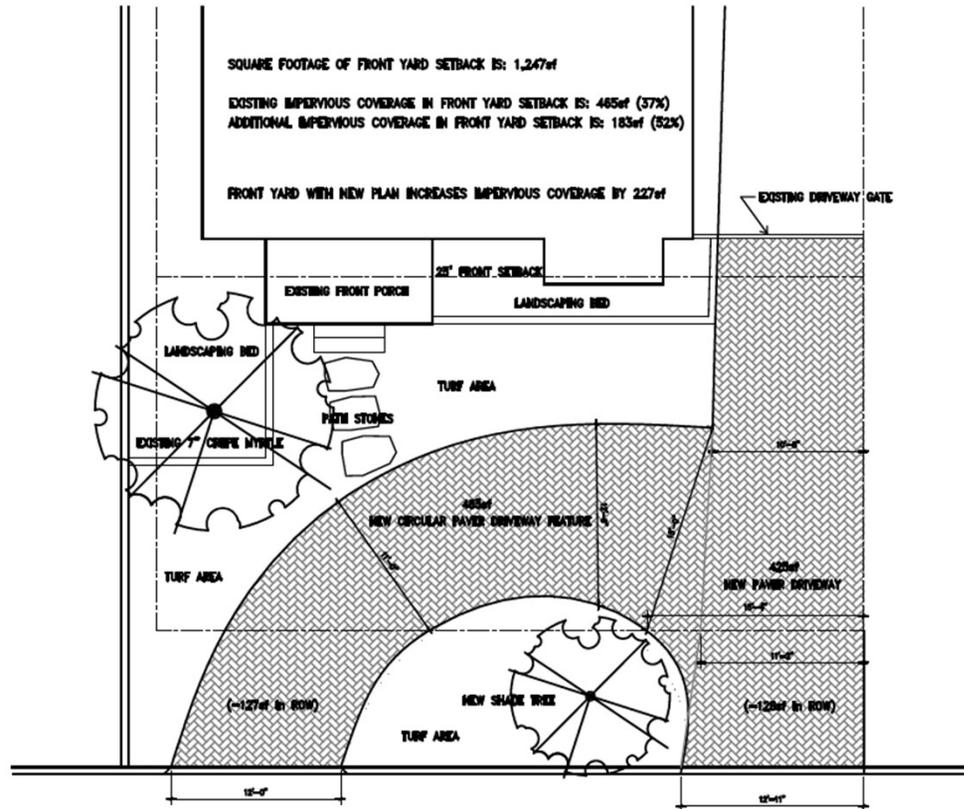
EXISTING CONDITIONS



SITE PLAN - EXISTING



SITE PLAN - PROPOSED



3 PROPOSED NEW FRONT YARD PLAN

SCALE: 1/8"=1'-0"

POLICY ANALYSIS

- **Hardships**
 - None.





PUBLIC NOTIFICATION

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 - Posted on City's website and on property
- **Responses received within 200ft:**
 - Support: (0) Oppose: (0) Neutral: (0)
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 - Support: (0) Oppose: (0) Neutral: (0)



**BOARD OF ADJUSTMENT
CASE NO. 2466
202 ROSEMARY AVE**



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY

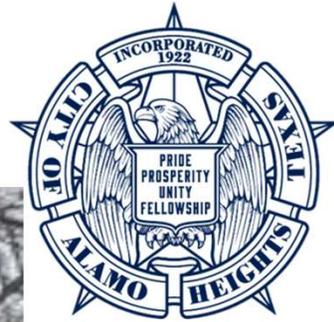


- SF-A
- Southeast corner of Rosemary Ave and Wintergreen Dr
- New Addition

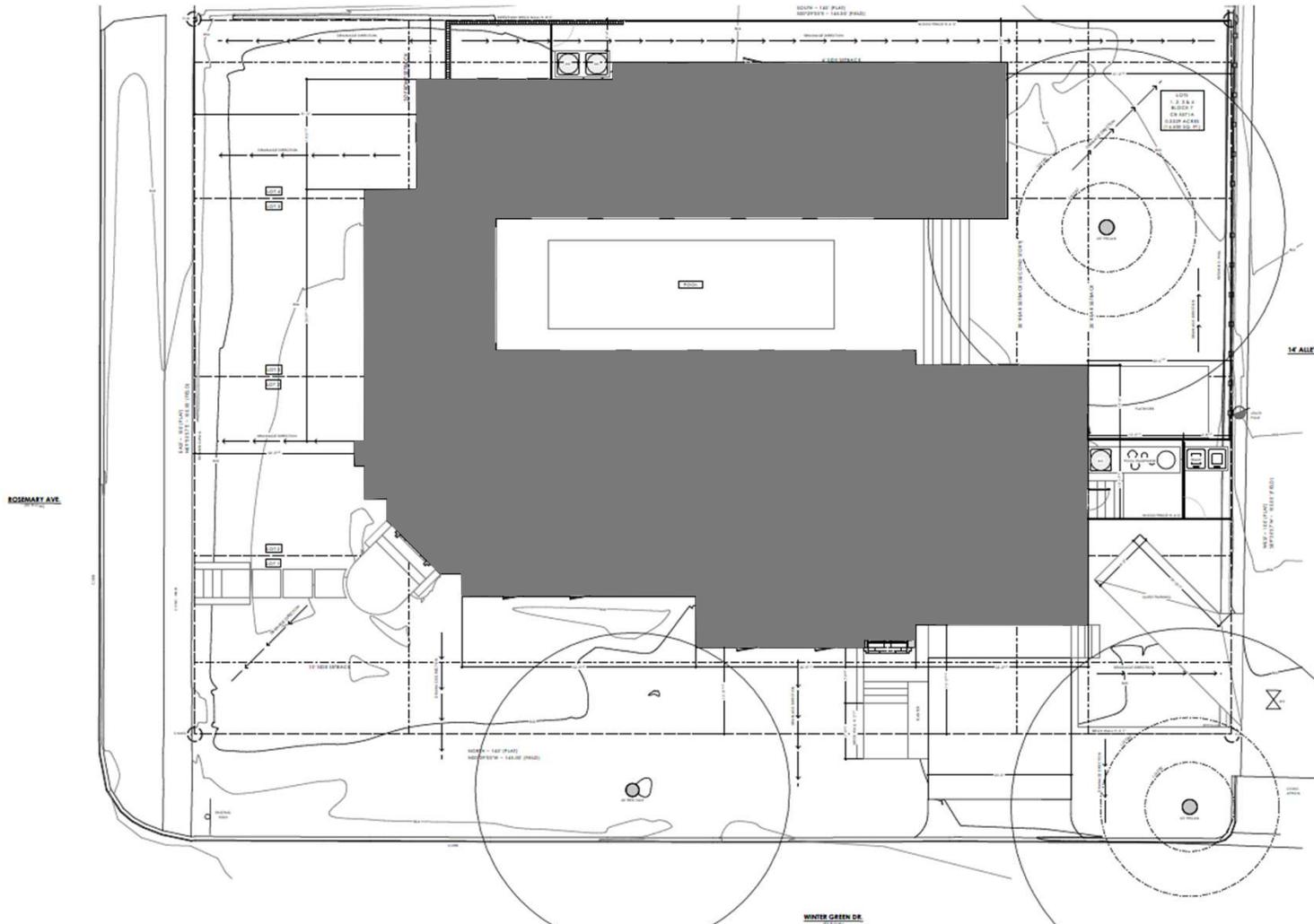
EXISTING CONDITIONS



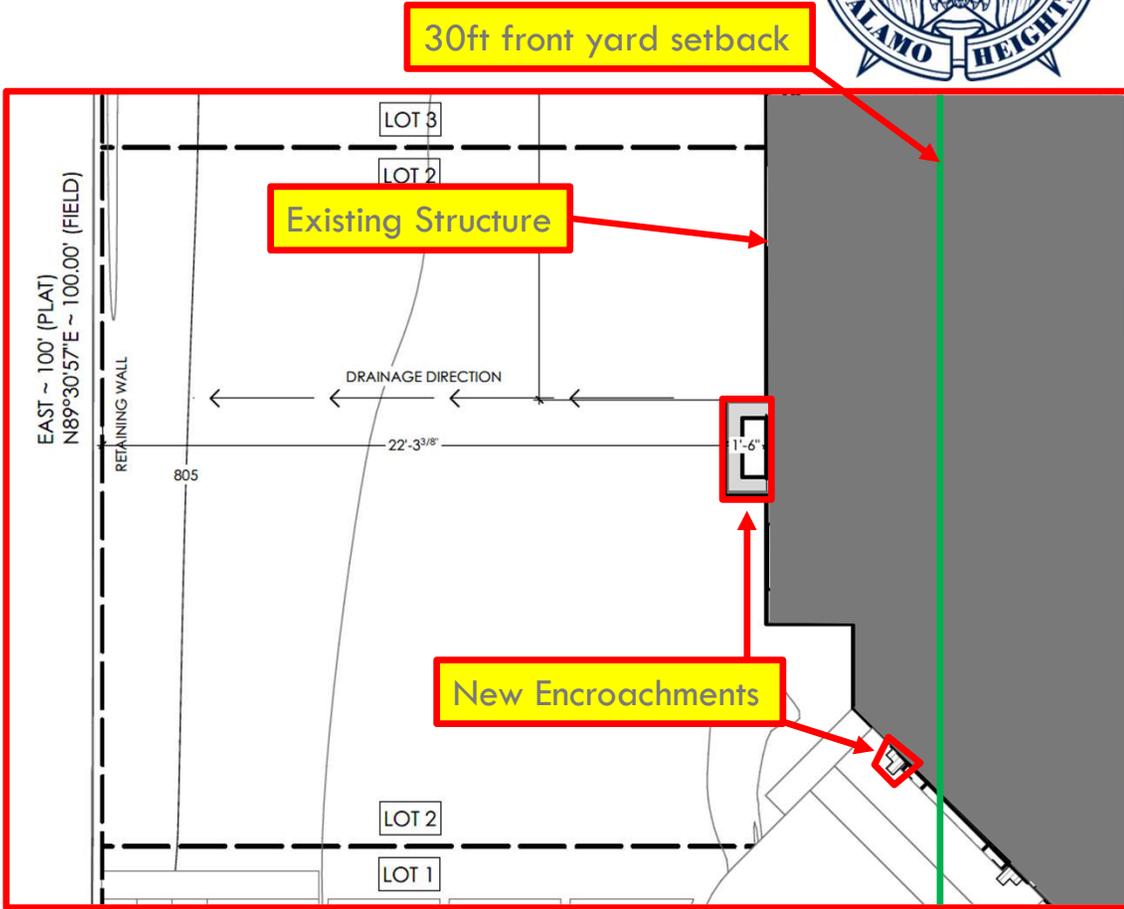
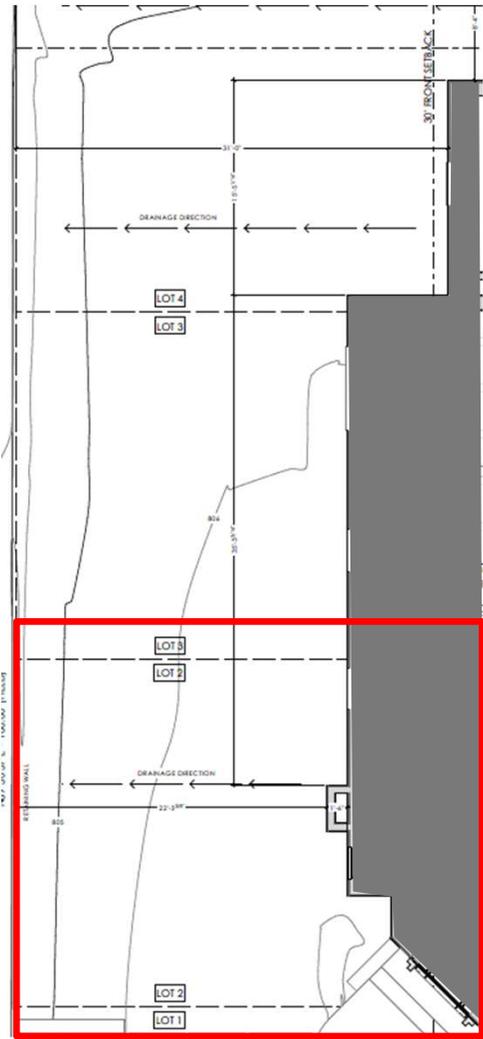
EXISTING CONDITIONS



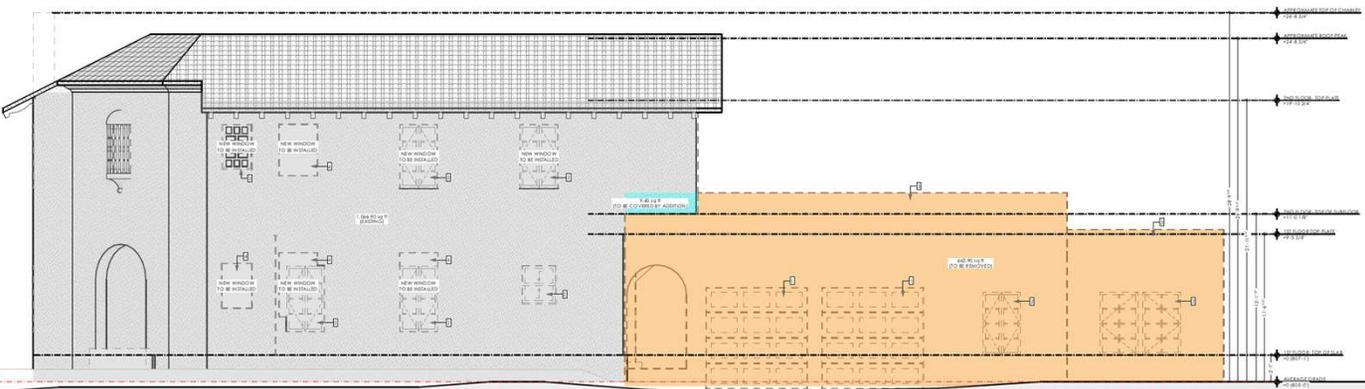
PROPOSED SITE PLAN



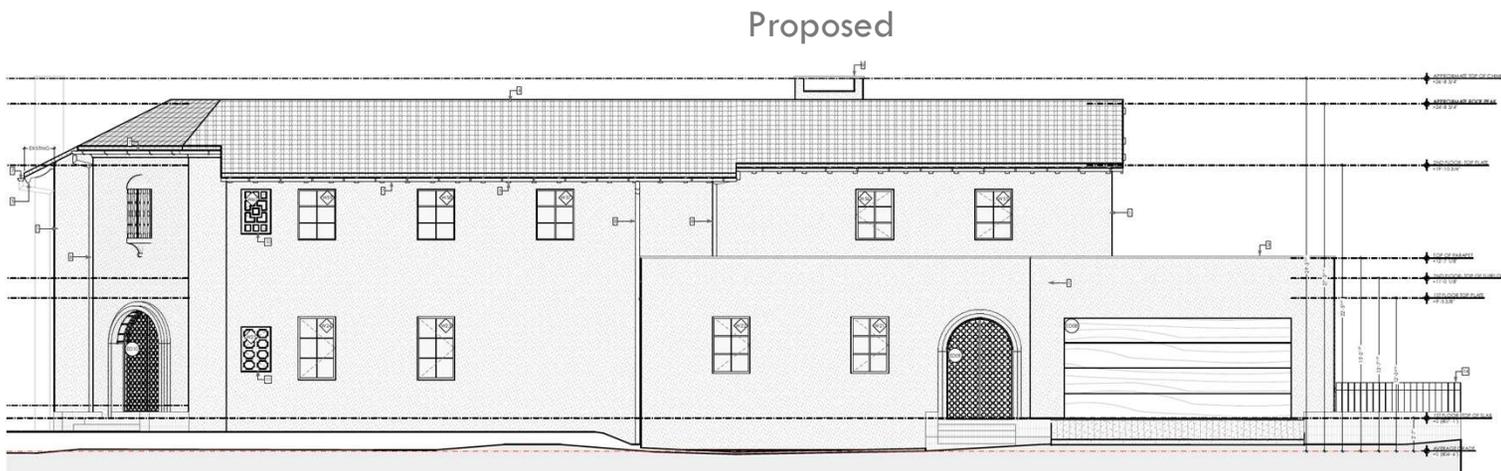
FRONT YARD SETBACK VARIANCE



EXISTING VS. PROPOSED ELEVATIONS — WEST (SIDE ARTICULATION VARIANCE)

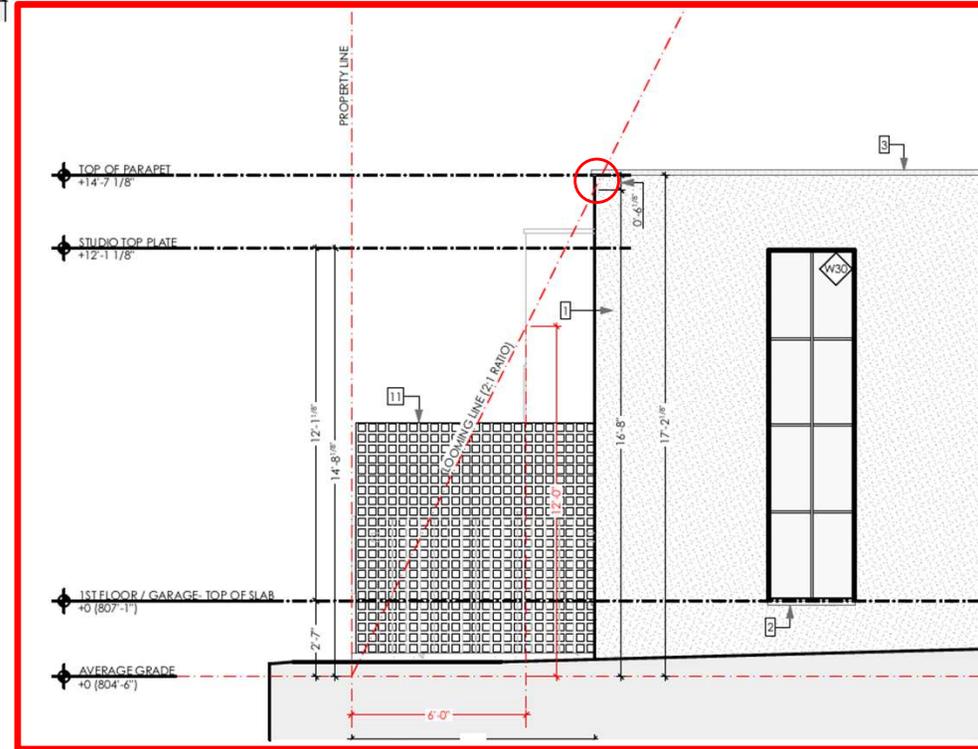
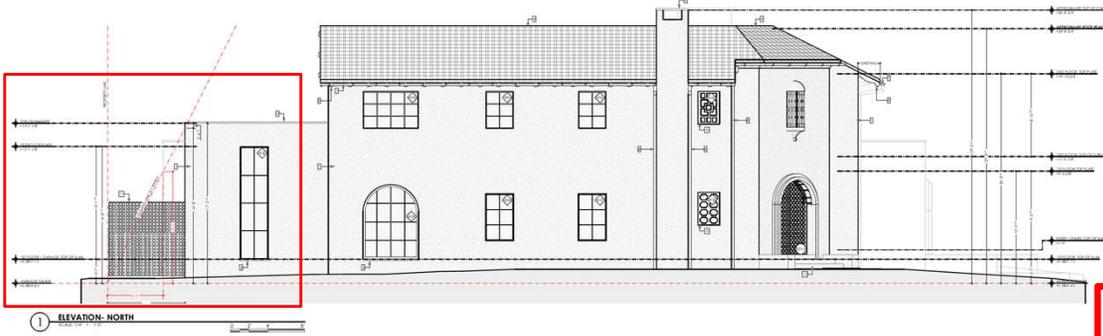


Existing

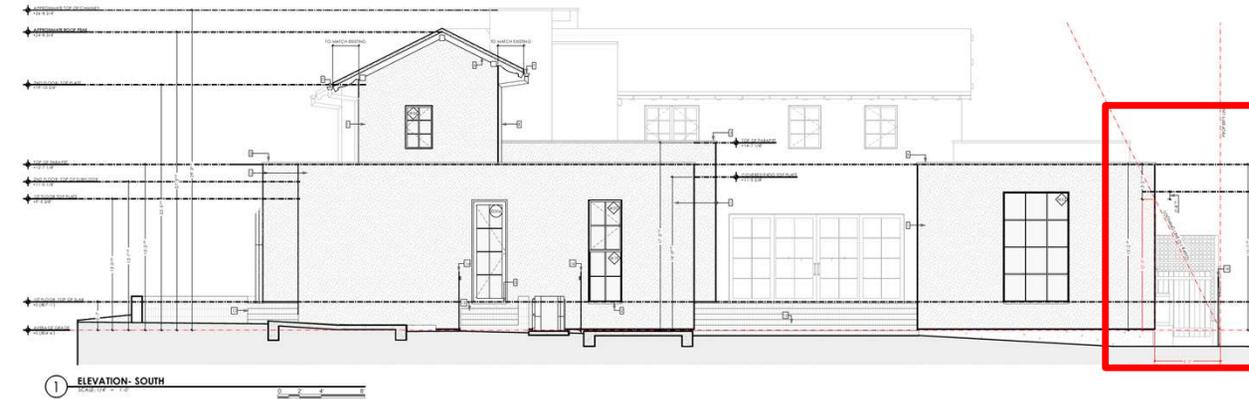


Proposed

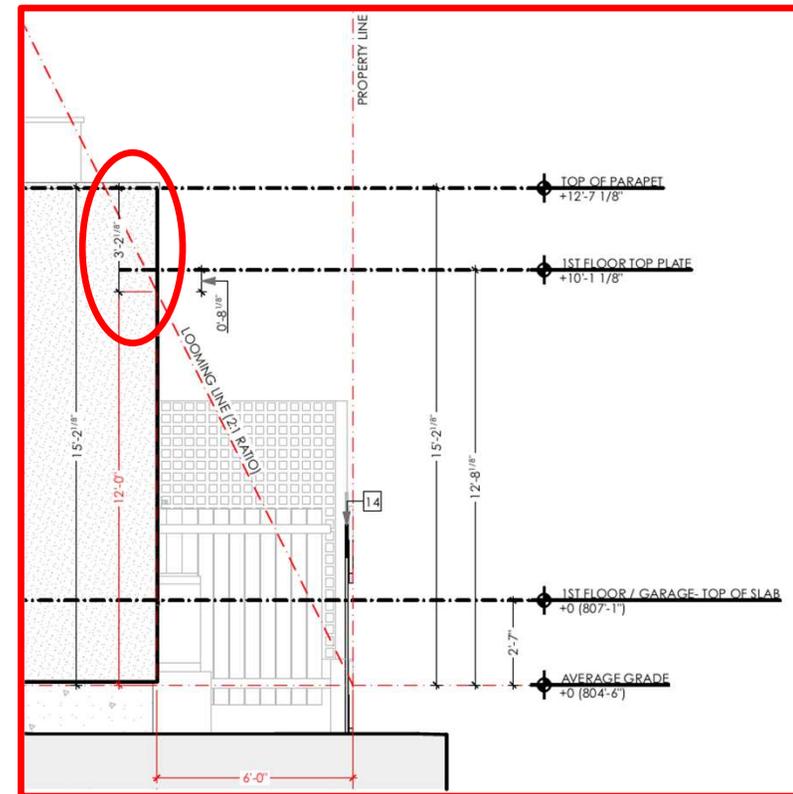
NORTH ELEVATION LOOMING VARIANCE



SOUTH ELEVATION LOOMING VARIANCE



1 ELEVATION - SOUTH



POLICY ANALYSIS

- **Hardships**
 - None.





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 - Support: (0) Opposed: (0) Neutral: (0)



**BOARD OF ADJUSTMENT
CASE NO. 2467
306 KENNEDY AVE**



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

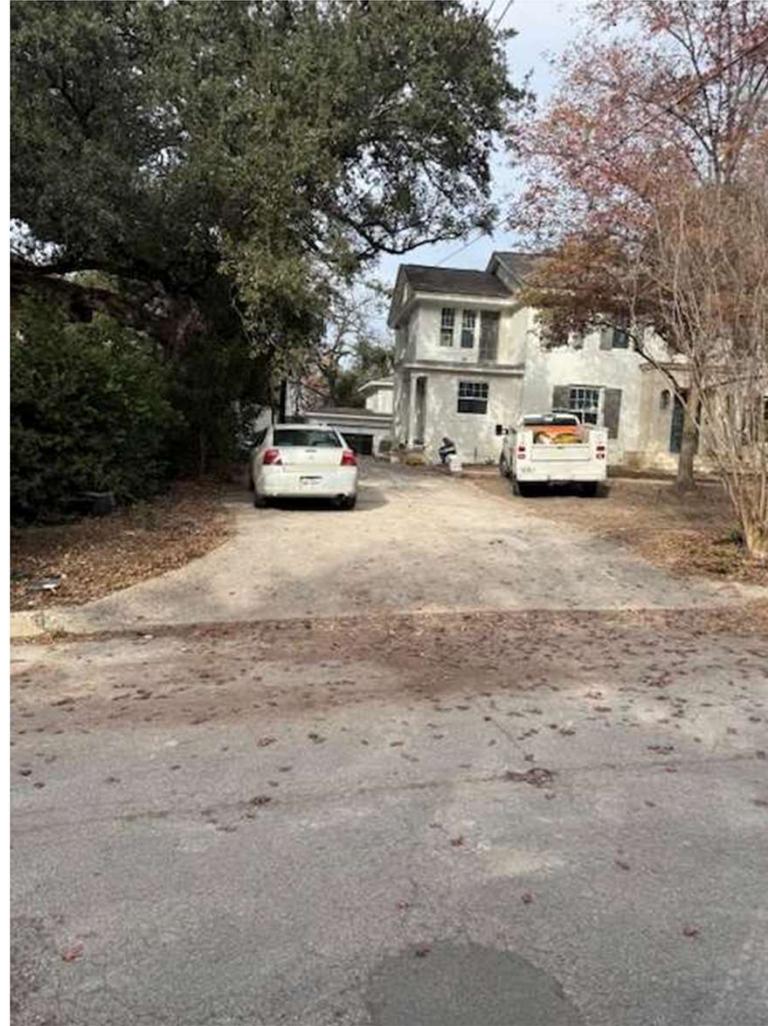


PROPERTY



- SF-A
- North side of Kennedy Ave, east of Bronson Ave
- Driveway replacement

EXISTING CONDITIONS

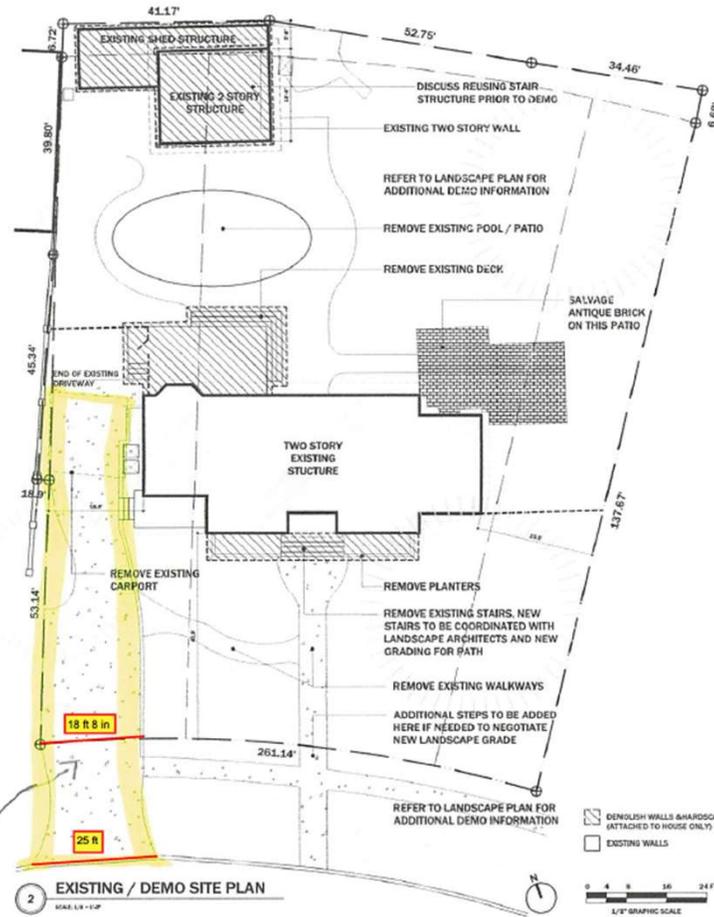


PROPOSED DRIVEWAY REPLACEMENT

Proposed Work Limited to Driveway Replacement



1 SURVEY
SCALE 1" = 50' 0"



2 EXISTING / DEMO SITE PLAN
SCALE 1/4" = 1'-0"

REPLACE WITH
NEW CONCRETE



E.H. & Co.
INTERIOR ARCHITECTURE

JONES REMODEL
306 Kennedy Ave, San Antonio, TX

Project No. 242 06/18/2024

12.13.2024

- Notes
1. ALL DIMENSIONS ARE APPROXIMATE
 2. STRUCTURAL PLANS BY OTHERS
 3. VERIFY ALL DIMENSIONS ON SITE
 4. VERIFY ALL DIMENSIONS WITH MANUFACTURER SPECIFICATIONS & OPERATIONS
 5. VERIFY ALL FINAL SELECTIONS WITH OWNER / CONTRACTOR BEFORE CONSTRUCTION & OR INSTALLATION BEGINS

MAIN STRUCTURE & ACCESSORY STRUCTURES

A 1.1

POLICY ANALYSIS

- **Hardships**
 - None.





PUBLIC NOTIFICATION

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 - Support: (0) Opposed: (0) Neutral: (0)



**BOARD OF ADJUSTMENT
CASE NO. 2469
223 ALLEN ST**



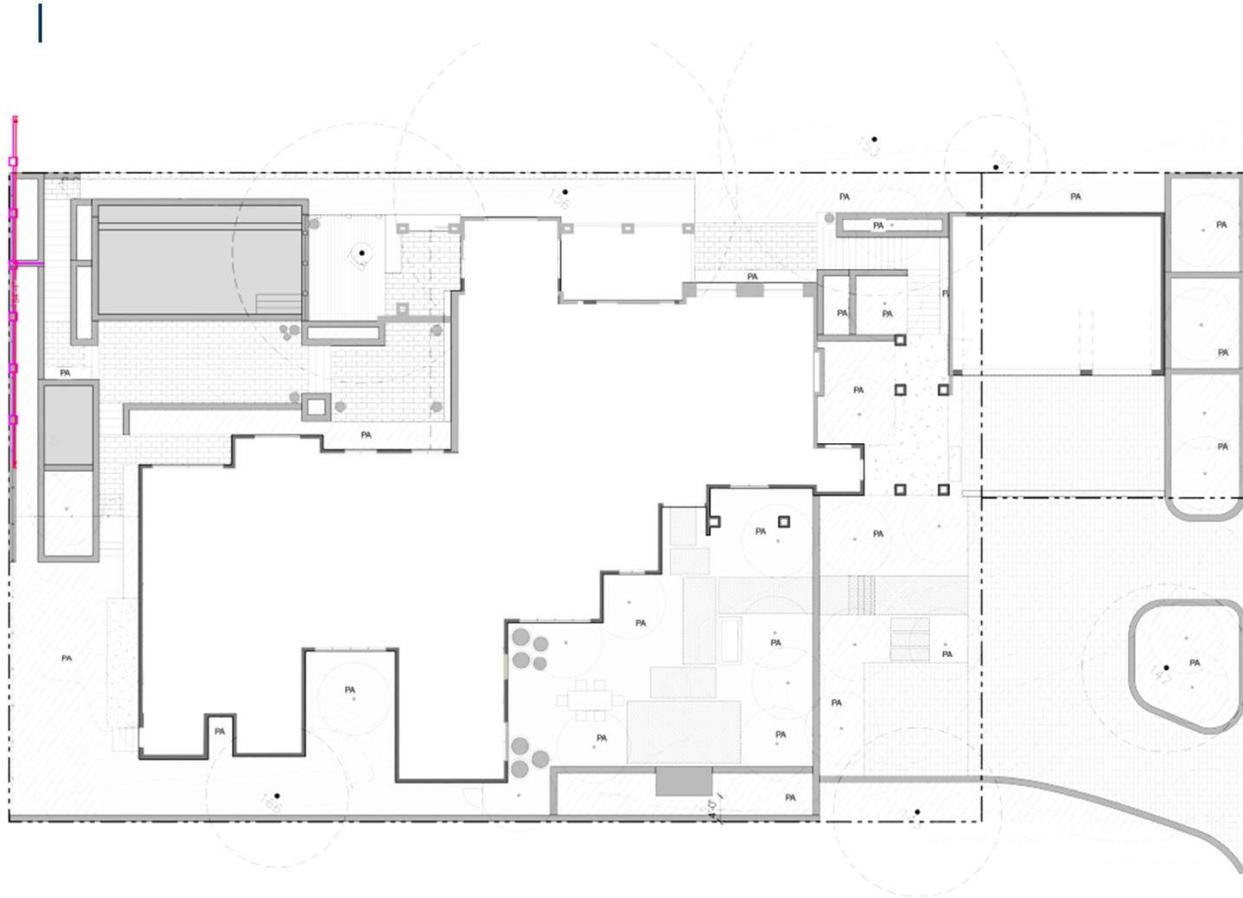
COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

EXISTING CONDITIONS



PERMIT REQUEST — SITE PLAN

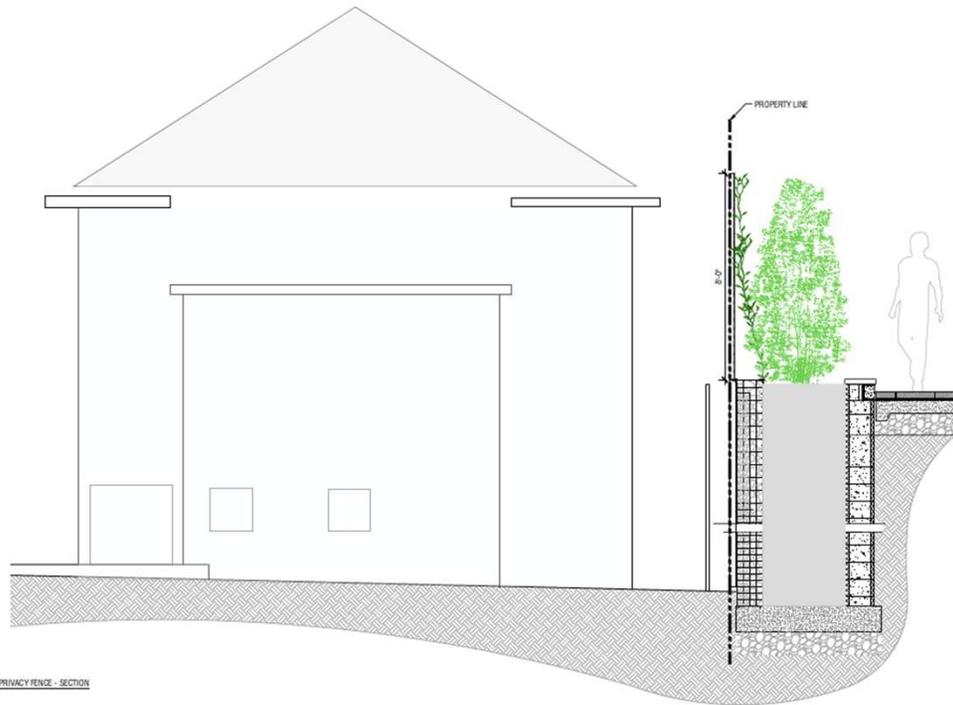


SYMBOLS LEGEND

SYMBOL	ITEM
---	PROPERTY LINE
PA	PLANTING AREA
○	EXISTING CONDOUR - MOUND
○	EXISTING TREE TO PROTECT
—□—	PRIVACY FENCE

ALLEN STREET

PERMIT REQUEST — SECTION AND ELEVATION



PRIVACY FENCE - SECTION



PRIVACY FENCE - ELEVATION

PERMIT REQUEST — RENDERING



PERMIT DENIAL



Good Morning,

Your application to build a privacy fence at 223 Allen St has been denied based on the following reasons:

1. Fence Height

- a. Per Section 3-83(4) of the City's Zoning Code, "No fence or wall, other than the walls of a permitted structure, shall be erected or altered in any rear yard to exceed a height of eight (8) feet measured from the lower side of such fence, wall or other structure."
- b. The proposed fence exceeds eight (8) feet in height. See markup below.



i. Part of the Fence is Outside Property

- a. Part of the proposed privacy fence is located outside of the limits of 223 Allen St. City staff cannot permit this without approval from the property owner onto which this portion of the fence encroaches. See markup below.

POLICY ANALYSIS



- **Right to Appeal**

- One of the powers of the Board of Adjustment: “To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning and building ordinances or any amendment thereto.” – Section 2-47(b)(1)

- **Appeal**

- *No fence or wall, other than the walls of a permitted structure, shall be erected or altered in any rear yard to exceed a height of eight (8) feet measured from the lower side of such fence, wall or other structure. **When the grade of the land adjacent to the location of a fence, wall or other barrier has been altered from its natural condition, the city's building official shall determine the permissible height of a fence,** wall or other barrier from the projection of the natural grade of the land. Any fence constructed shall have the "finished side" or "non-structural side" facing street rights-of-way.*

Pursuant to the code reference above, it should be noted that although the height of the proposed privacy fence *does exceed* 8 feet from the lower side of the fence (as illustrated in the associated plans and section view submitted with this application), the grade of the land adjacent to the fence has been altered from its natural condition as a result of previous approvals by the City.



PUBLIC NOTIFICATION

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- Responses received within 200ft:
 - Support: (0) Opposed: (0) Neutral: (0)
- Responses received outside 200ft:
 - Support: (0) Opposed: (0) Neutral: (0)



**BOARD OF ADJUSTMENT
CASE NO. 2470
5701 N NEW BRAUNFELS**



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



- MF-D (pending consideration of rezone to O)
- Northwest corner of N New Braunfels Ave and Montclair Ave
- Office Building

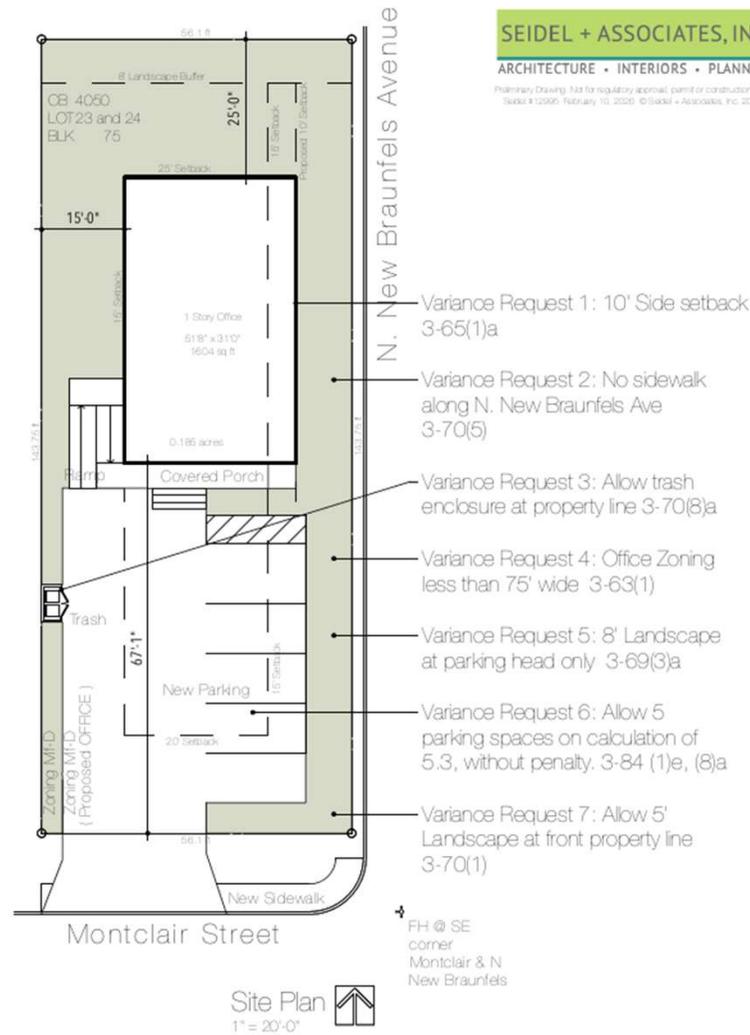
EXISTING CONDITIONS



EXISTING CONDITIONS



PROPOSED SITE PLAN & VARIANCE REQUESTS



POLICY ANALYSIS

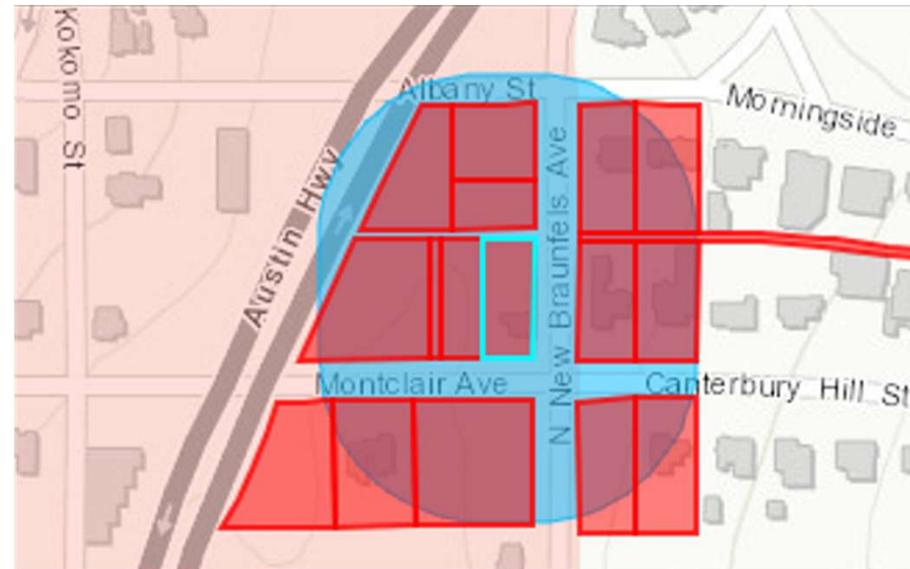
- **Hardships**
 - None.





PUBLIC NOTIFICATION

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 - Support: (0) Opposed: (0) Neutral: (0)



**BOARD OF ADJUSTMENT
CASE NO. 2471
220 ALLEN ST**



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

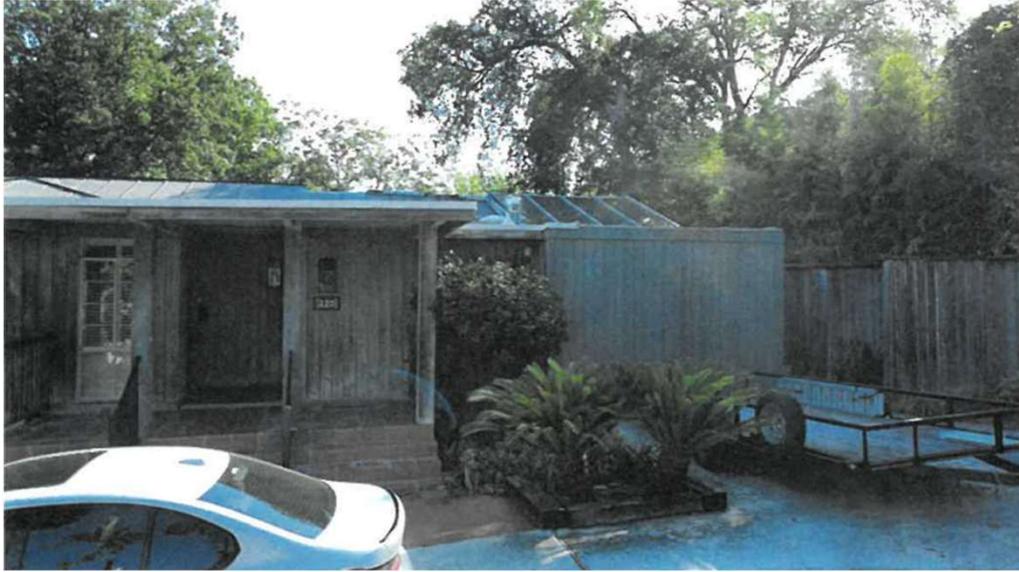


PROPERTY

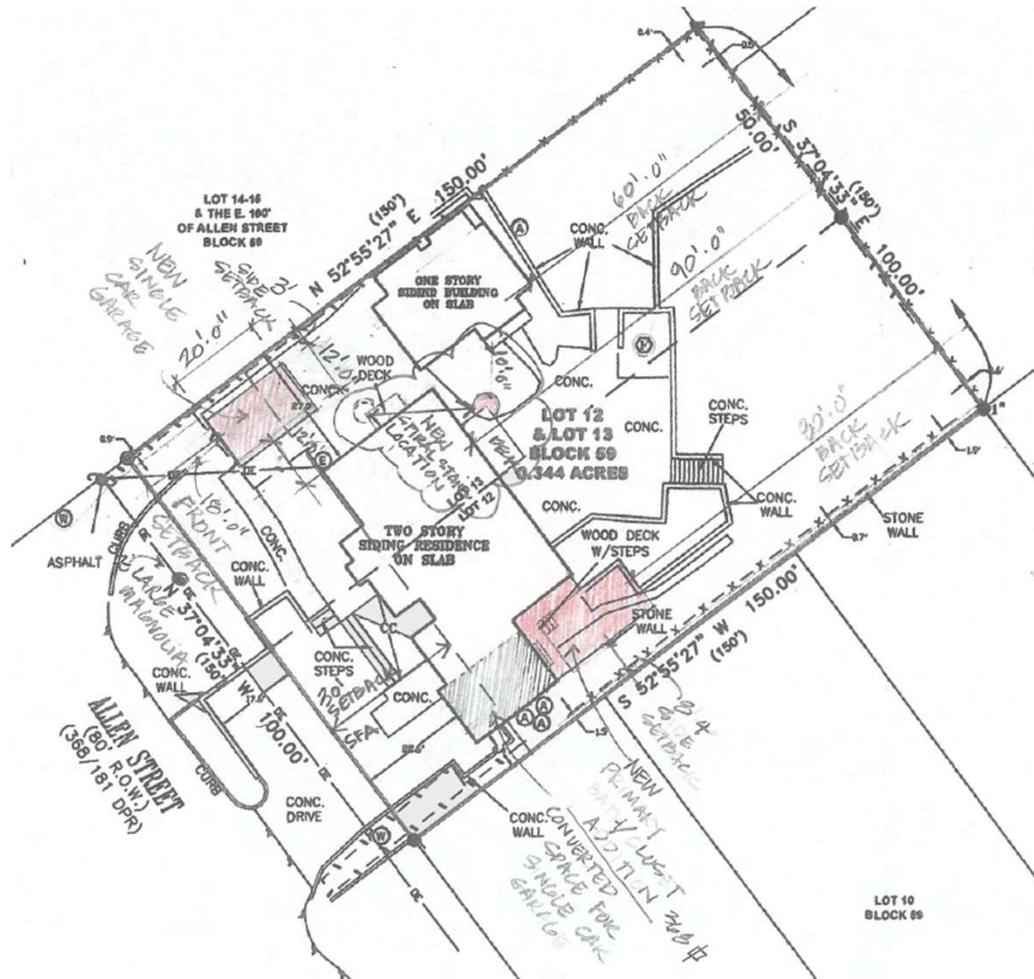


- SF-A
- Northeast side of Allen St, north of Harrison Ave
- New detached garage and new attached garage

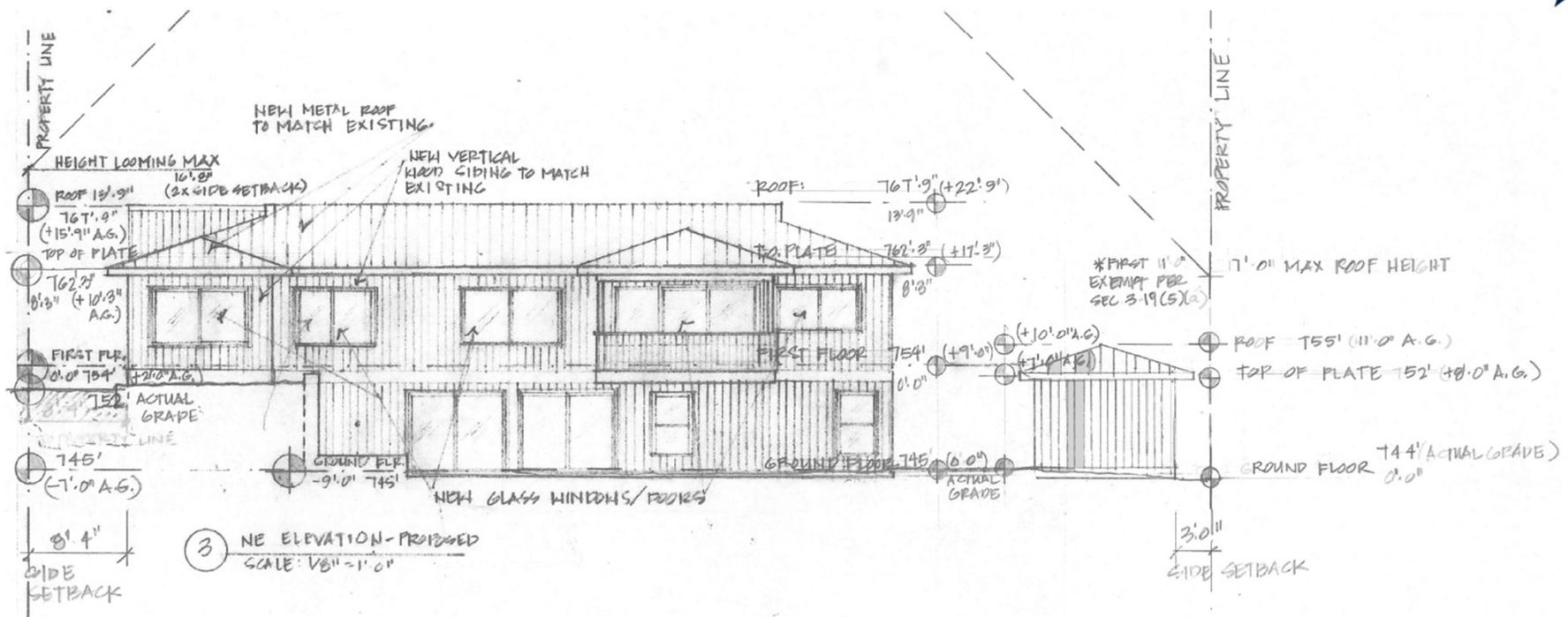
EXISTING CONDITIONS



SITE PLAN WITH PROPOSED GARAGES



PROPOSED ELEVATION - NORTHEAST



POLICY ANALYSIS

- **Hardships**
 - None





PUBLIC NOTIFICATION

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 - Support: (0) Opposed: (0) Neutral: (0)



**BOARD OF ADJUSTMENT
CASE NO. 2472
225 WESTOVER RD**



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY

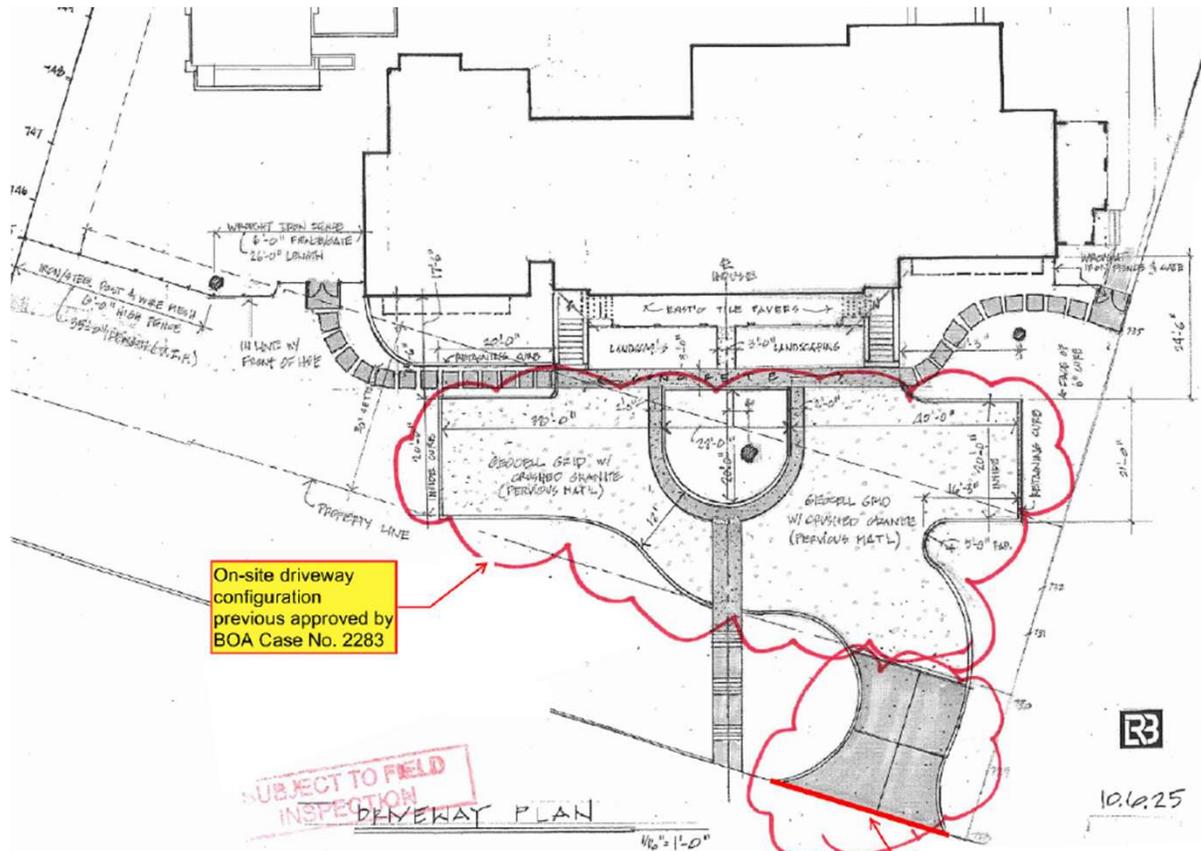


- SF-A
- North side of Westover Rd, east of Morton Ave
- Driveway approach replacement

EXISTING CONDITIONS



PROPOSED DRIVEWAY APPROACH REPLACEMENT



On-site driveway configuration previous approved by BOA Case No. 2283

SUBJECT TO FIELD INSPECTION

DRIVEWAY PLAN

Current BOA request. Case No. 2472.

34ft wide



10.6.25

POLICY ANALYSIS

- **Hardships**
 - None.



**BOARD OF ADJUSTMENT
CASE NO. 2473
101 ALBANY ST**



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY

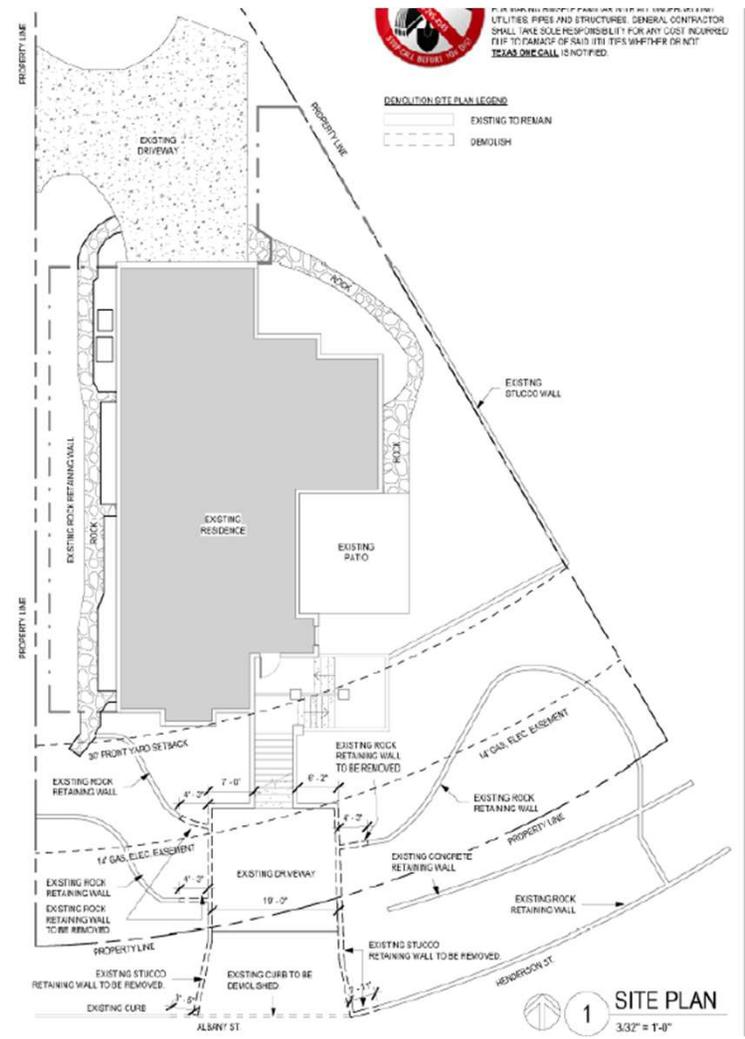


- SF-A
- Northwest corner of Albany St and Henderson St
- Driveway expansion, retaining wall, fence, allow an existing wall to remain

EXISTING CONDITIONS

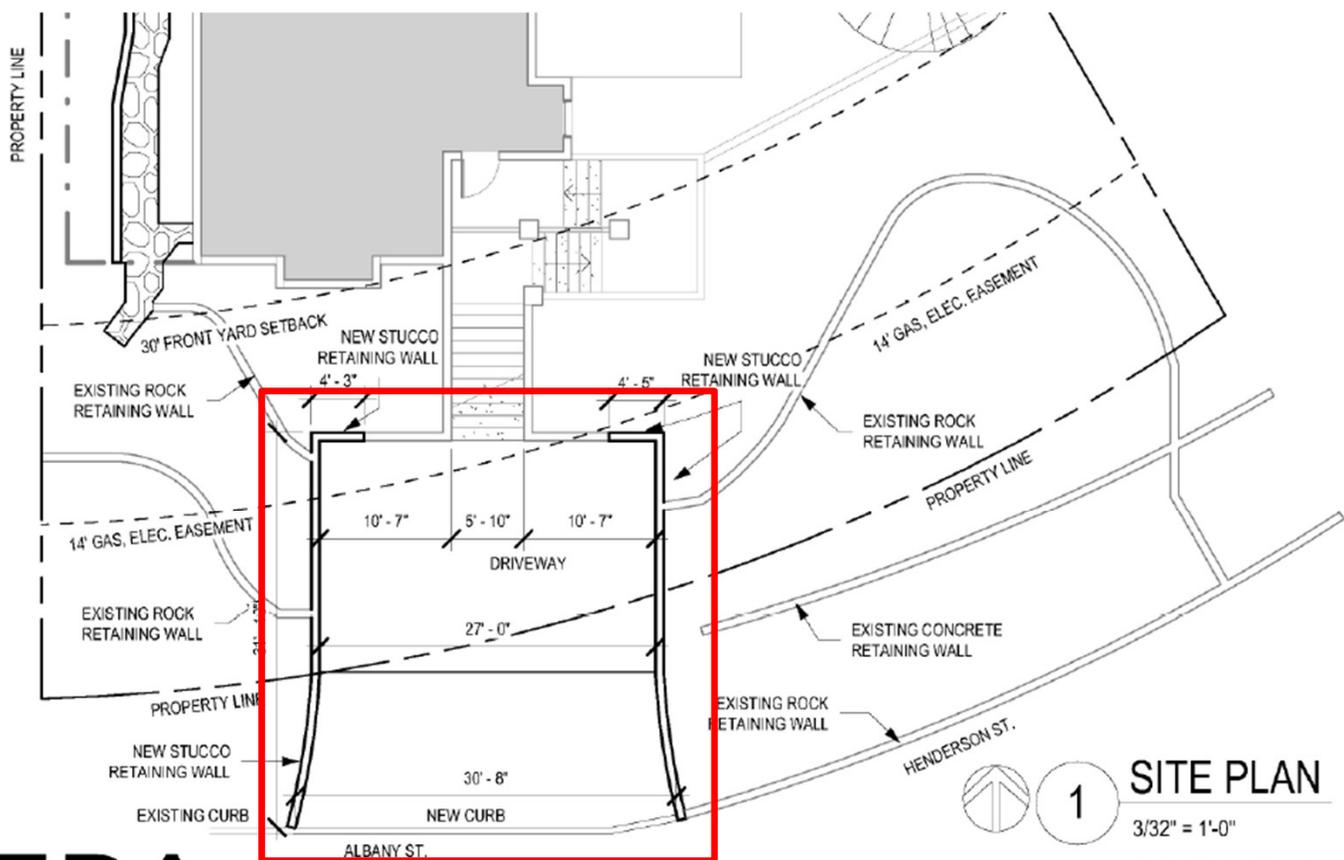


EXISTING SITE PLAN



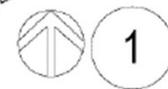


DRIVEWAY, CURB CUT, & RETAINING WALL VARIANCE



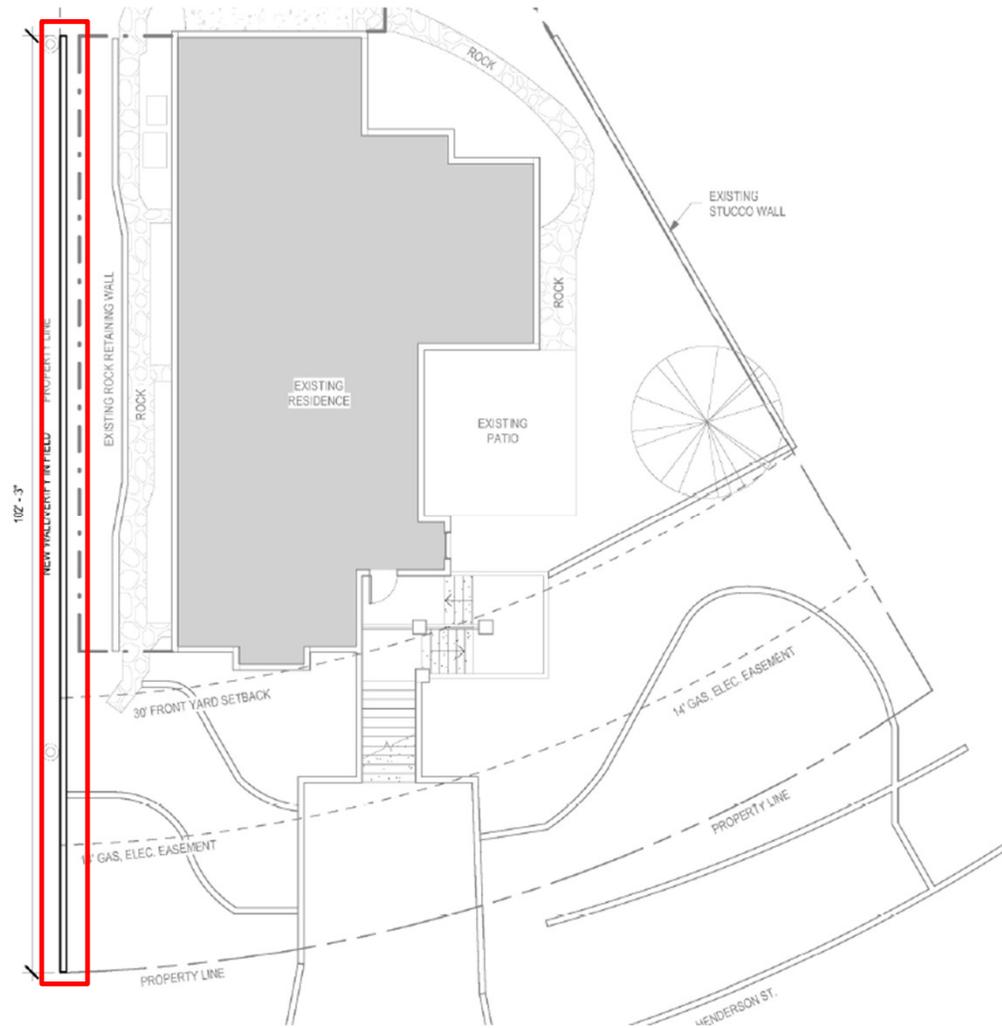
ZDA
architecture

ALBANY RESIDENCE DRIVEWAY
101 ALBANY ST, SAN ANTONIO, TX 78209



SITE PLAN
3/32" = 1'-0"
REVISED SITE PLAN
2026-02

WESTERN WALL VARIANCE



POLICY ANALYSIS

- **Hardships**
 - For wall height variances: Topography (lot slope is greater than 10%)





PUBLIC NOTIFICATION

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 - Support: (0) Opposed: (0) Neutral: (0)
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 - Support: (0) Opposed: (0) Neutral: (0)

