



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

Board of Adjustment Meeting
Wednesday, December 07, 2022 – 5:30 P.M.

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 Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

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.

Case No. 2380 – 110 Kennedy, 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, Unit 2**, zoned MF-D:

1. The proposed generator placement is prohibited per Section 3-45(7) 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 Eron Spencer, Planner (espencer@alamoheightstx.gov) or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

Cover Letter

Current Power Technologies is contracted to install a 26kw Generac Standby Generator at a residence owned by the Ralph E. Lehr Jr. Trust 4B. The residence is located in The Heights Condominiums, 110 Kennedy, Unit 2, Alamo Heights, TX 78209 (a small, gated condominium complex in Alamo Heights). The residence serves as a second home for the Trust's beneficiary and his family for those times they are in San Antonio.

The standby generator will engage during power outages and allow the property owner to operate appliances, HVAC, lights, and a future elevator. As senior citizens, to have this backup for their safety and comfort is a great concern.

This variance request will allow the placement of the installation within the confines of the property (see Site Plan – page 5 of this application). The location is on the far northwest corner of the property in an equipment area which includes HVAC compressors, a pool heater, a pool pump and filter and sprinkler irrigation controls. Considering the existing construction, installed equipment and wall locations, the proposed location is the only feasible location at the residence for this installation. Once installed, the generator will sit on a stand and will be surrounded by existing CME (cinder block) walls on all sides. Such placement mitigates the visibility and suppresses noise of the generator to surrounding neighbors. The generator dimensions are 48.5" x 25.5" x 28.6" (see page 6 of this application for a diagram).

The placement space is located in a walled equipment area which is part of an area serving as the back yard to Unit 2. A back yard requires a 3-foot setback which the proposed placement meets. However due to the footprint of The Heights project, the city considers the space to technically be a side yard with an associated 6-foot set back requirement. Unfortunately, there is no other space for placement of the installation. Its site is 3' 10" from the property line (which would normally be 10" more than required for a back yard setback). Again, it is the only space available. Accordingly, to be able to install the standby generator and to comply with city setback requirements, I am respectfully requesting a variance of 2' 2" approval from 6-feet to meet the 3' 10" required space.

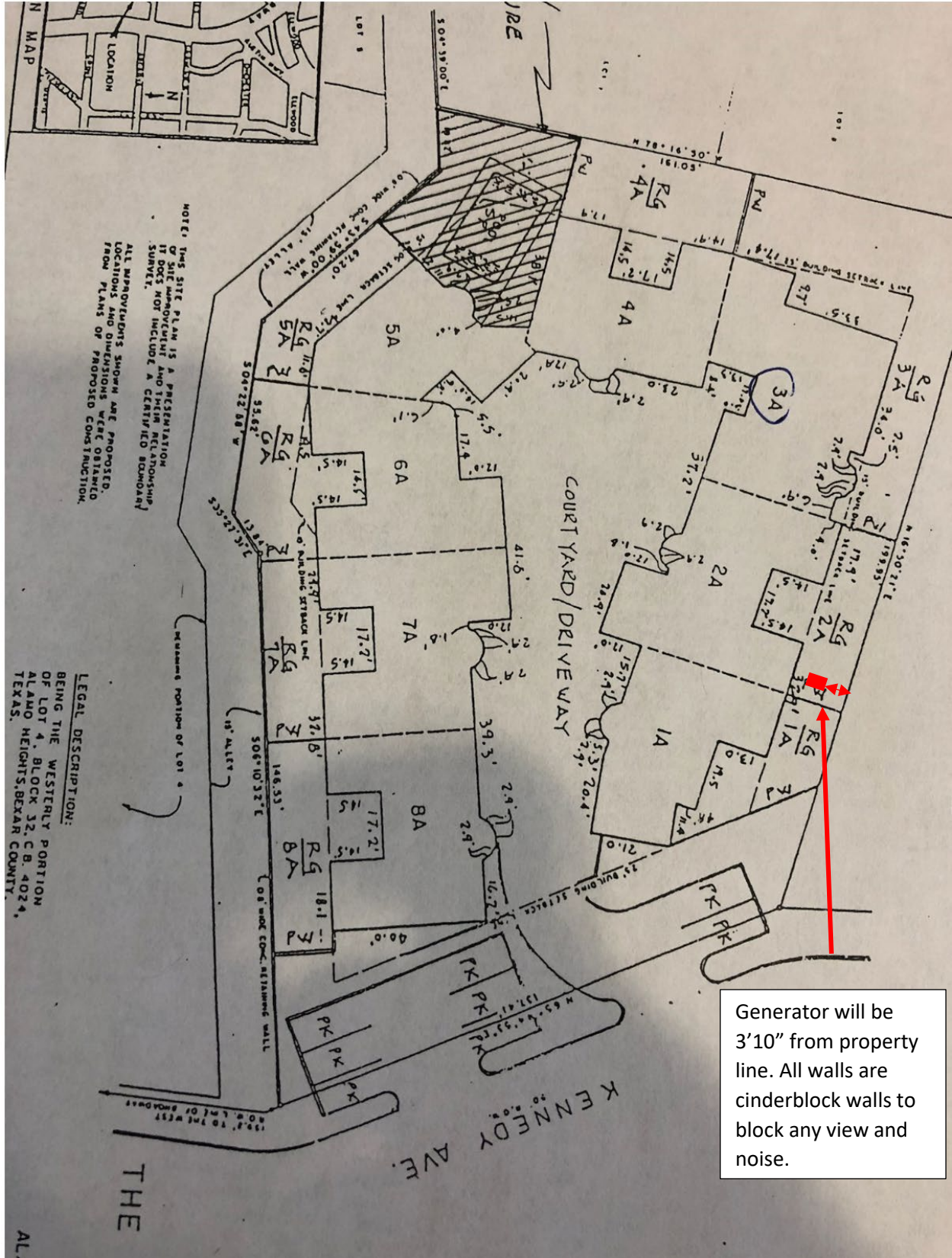
The proposed generator and its installation comply with all other requirements otherwise.

Your approval of this variance is respectfully requested.

Sincerely,

Grant Winston, CEO

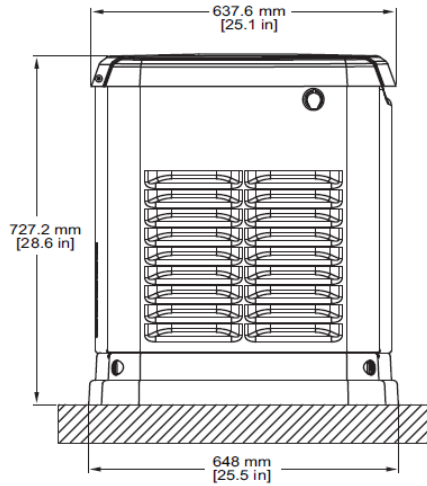
SITE PLAN



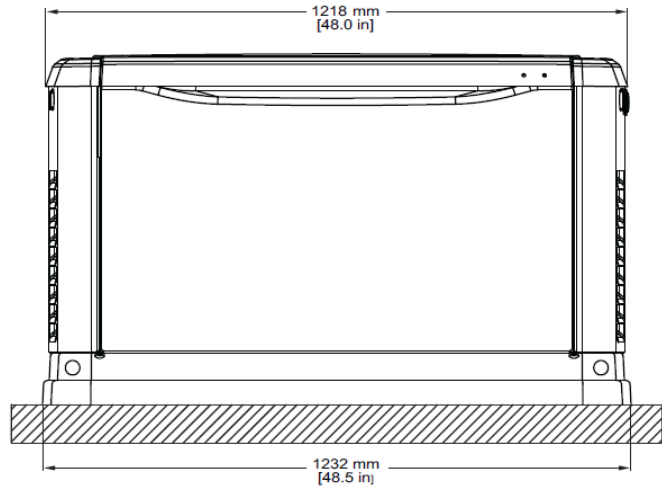
Generator will be 3'10" from property line. All walls are cinderblock walls to block any view and noise.

SITE PLAN

Generator Dimensions



LEFT SIDE VIEW



FRONT VIEW