



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

**Board of Adjustment Meeting
Wednesday, June 01, 2022 – 5:30 P.M.**

Take notice that a Regular City Council Meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, June 01, 2022, at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing is +1 346-248-7799 Meeting ID 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.

Case No. 2366 – 123 Harrison

Application of Ian and Nicole Hudson, owners, requesting the following variance(s) in order to construct a balcony/elevated deck to the rear of the existing main structure at the property located at **CB 4024, BLK 61, LOT 9**, also known as 123 Harrison, zoned SF-A:

1. A proposed 23.5ft front yard setback to the rear of the main structure instead of the minimum 30ft required per Section 3-81(3),
2. The proposed plate height exceeds the height looming standard by 7.25ft with an overall top of plate height of 20.25ft instead of the maximum 13ft allowed based on the proposed 6.5ft side yard setback on the west side per Section 3-19(2)(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 Eron Spencer, Planner, at espencer@alamoheightstx.gov or 210-832-2239, Lety Hernandez, Director, at lhernandez@alamoheightstx.gov or (210) 832-2250, and/or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

To whom it may concern,

We are writing to request a variance setback for our property. Our home sits at 123 Harrison Ave in Alamo Heights and is designated as Double Frontage. The front of our home faces South on Harrison and the back of our home faces north on Ogden. In fact, the back is directly at the three-way intersection of Ogden and Columbine. Both the front yard and back yard are subjected to the same curb distance setback since we are designated as Double Frontage.

We purchased this home in August of 2021 after living in the nearby area for four years. Over the years we frequently discussed how much we loved this neighborhood and hoped to one day move closer to our children's school (Cambridge) and be near all of the things we love in Alamo Heights. So, when this house became available, and our offer was accepted (on our anniversary no less) we were elated.

There is a very distinct charm to the front of the house with its flower boxes and shady trees. The shutters bring warmth and character to what would otherwise be a mostly flat surface. Early on my husband had a desire to bring some more of that character to the back of the house. As one drives south on Columbine our house is the eventual end point. Columbine essentially "dead ends" into our back fence. Our fence does have a gate and a driveway leading to our garage which is attached and directly under the master bedroom on our second floor.

When the house was built on the original home's foundation in 2002, a back porch deck was railed in, off of the kitchen with two French doors. It extends out 8 feet and is just enough room to sit and relax but it is utilized like a front porch/front door since we always approach by our vehicles in the back for the driveway and garage.

In order to articulate the back of the house (which is currently a very flat tall wall with a garage door and a bedroom window) we would like to build a railed in deck off the existing master bedroom. We would put French doors in place of the existing windows. The builders maximized the home footprint in their build and went as far as they could go with the curb setback for the back of the house which is why we need to request a variance approval in order to place support posts for our proposed deck. While we learned we could build out four feet without the need for a variance, we both feel that for the amount of time and financial expenditure this project will entail, the space needs to be functional and usable to justify the expense. At four feet there really isn't room for utilizing the space for my husband who stands at 6'7". There wouldn't be room for him to sit on a chair and stretch out, especially considering the railing itself will take up half a foot. In order to place a deck that spans the 30 foot length of the garage and bedroom the posts will need to be placed seven feet from the building, and closer to the curb on our back facing setback.

I'm including several photos of neighboring properties which have railed in porches and a balcony as well two houses to our west. I appreciate your time and consideration for our request. We love the small-town community here in Alamo Heights and are so happy to have made our home on this charming street.

Sincerely,

Nicole & Ian Hudson

Property Address 123 Harrison Architecture/Structure Type _____
 Original Architect _____ Year Built _____

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area		9095		9095
Main house footprint		1876		1876
Front porch		27		27
Side porch 1				
Side porch 2				
Rear porch		104		104
Garage footprint		720		720
Carport footprint		20		20
Shed footprint				
Breezeways				
Covered patio structure <u>8x30</u>				240
Other accessory structures				
Total (total lot coverage/lot area):	/	/	/	2907
Total Lot Coverage:	___ %	___ %	___ %	32.8 %
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area		9095		9095
Main house: 1st floor		1876		1876
Main house: 2nd floor		2596		2596
Garage: 1st floor		720		720
Garage: 2nd floor				
Other structures (unless exempted - see below)				
Total (total FAR/lot area):	/	592	/	5192
Total FAR:	0. ___	0.571	0. ___	57.1 %
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 123 HANESON

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		→ NO CHANGE		
Walkways		IMPROVEMENTS OVER		
Swimming Pool/Spa		EXISTING IMPERVIOUS		
Other impervious cover: _____		AREA (DRIVEWAY)		
Total impervious surface cover (in this project):				
Total impervious surface cover <u>removed/existing</u> (in this project):			-	-
Total impervious surface cover <u>sq. ft. (proposed minus removed = net figure for this project)*</u>				
Stormwater Development Fee*			\$ <u>0</u>	\$

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area				A
Footprint of any structure(s)		→ NO CHANGE		
Driveway/Parking Pad				
Walkways				
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project				B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			-	-
Impervious surface cover <u>net proposed sq. ft.</u> within front yard setback				
Impervious surface cover proposed within front yard setback			B / A	B / A
			<u>N/A</u> %	____ %

*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.

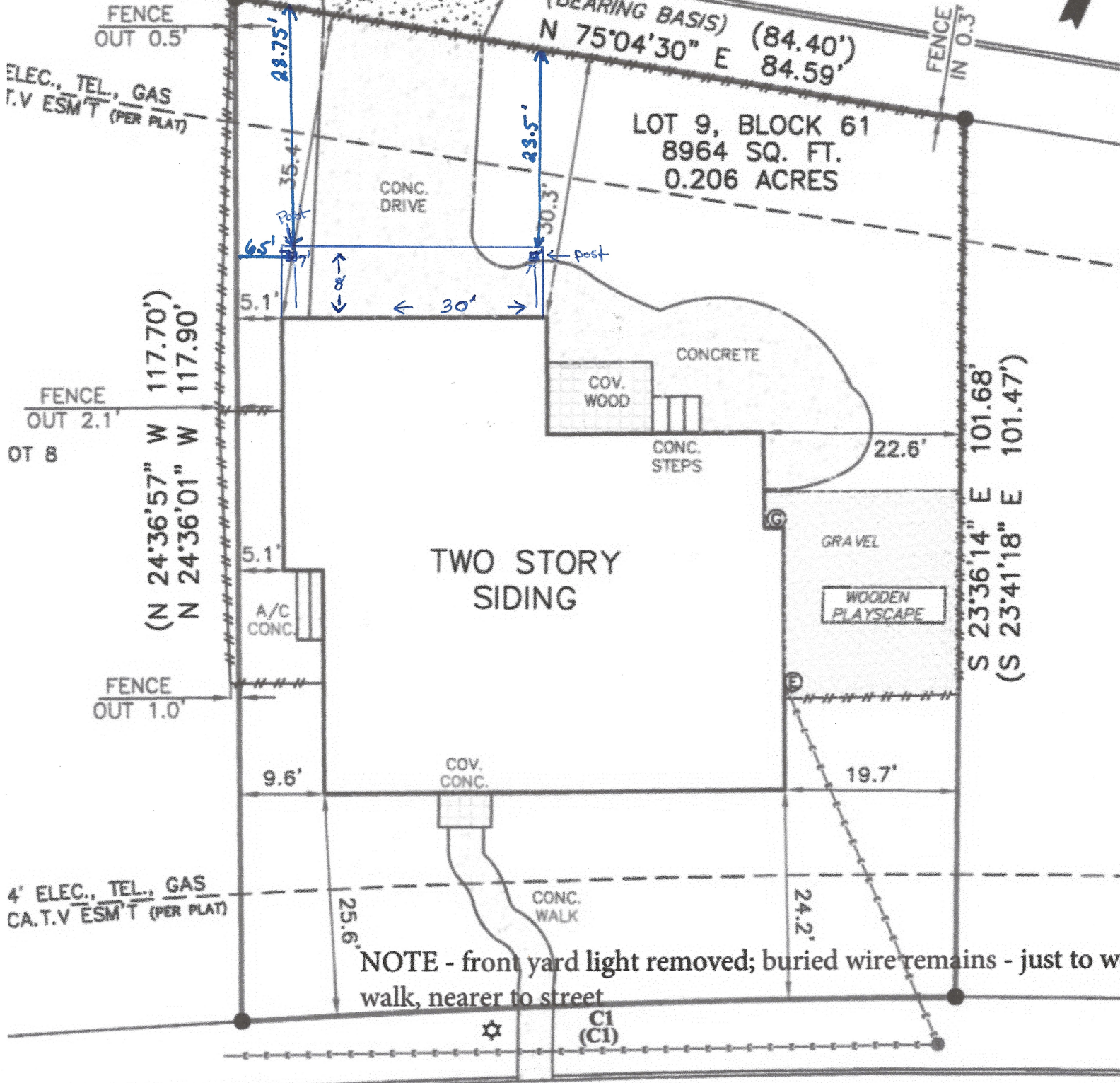
**Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50; please refer to Code for other regulations).

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").

SCALE: 1" = 20'
1" = 15'

ODGEN AVENUE (50' R.O.W.)



HARRISON AVENUE (50' R.O.W.)

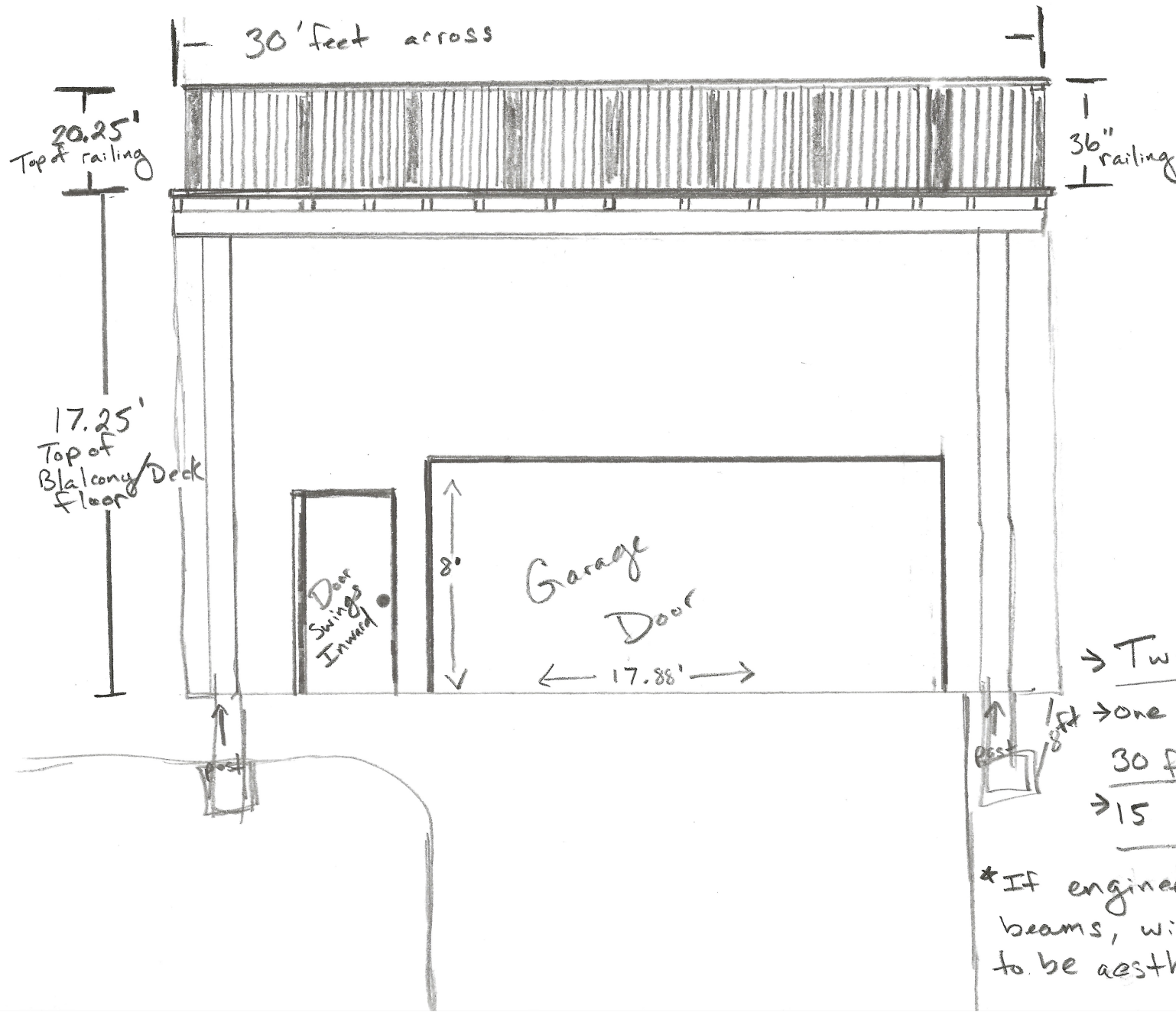
PER PLAT
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG
UTILITY, AND TRANSFORMER EASEMENT

5 SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
TRACK LINES (IF ANY) AS FOLLOWS: VOLUME ONE, PAGE 108 OF THE

THIS SURVEY IS ACKNO
AND IS ACCEPT

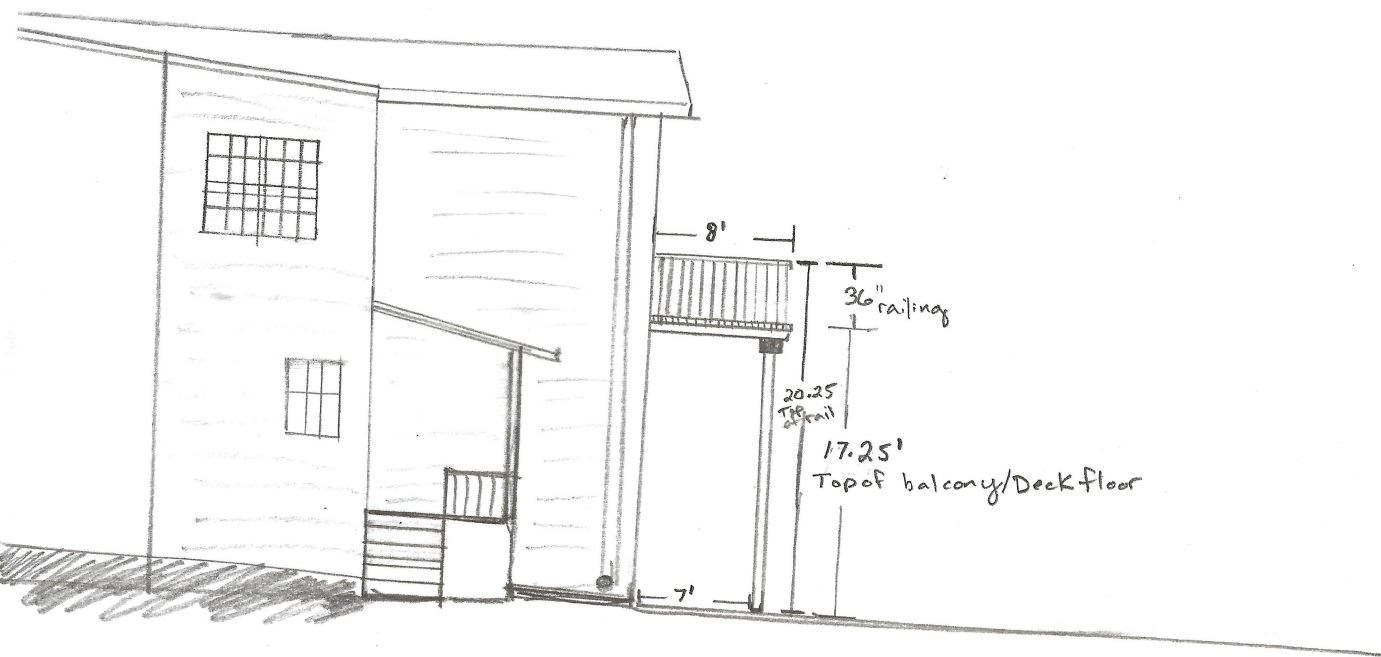
*Mock plan until engineer reviews

1" = approx 5'









I'm including the neighboring properties on Harrison which have the rear of the homes facing Ogden.

To our immediate east is 121 Harrison



And the last house east of that before commercial property is 115 Harrison



Then to our west is 131 Harrison



Then 135 Harrison is further west, which is very modern and does have a nice deep balcony on the second floor.



Then 141 Harrison is the last on the block which is facing Ogden



On the north side of Ogden directly across from us is 301 Ogden:



West of that is 307 Ogden



Further West 311 Ogden



And 315 Ogden



Across from us on the East side of Columbine and Ogden there is only one house facing us at 221 Ogden



The Back of our house currently:



And a close up of the existing back porch, off of the kitchen French doors, which is 8 feet deep already. Our example of why four feet would be too narrow for useable space for my husband.



The front of our Home on Harrison

