



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

Board of Adjustment Meeting
Wednesday, December 06, 2023 – 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 06, 2023, 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. 2399 – 204 E Fair Oaks Place

Application of Daniel Potter of Janus Custom Homes representing Jonathan and Dawn Peterson, owners, requesting the following variance(s) in order to construct a circular driveway with a curb cut at the property located at **CB 5572, BLK 16, LOT 1**, also known as **204 E Fair Oaks Place**, zoned SF-A:

1. The proposed 34ft 3-inch curb cut on the side street of the corner lot exceeds the maximum 24ft width allowed to provide access to the required covered parking spaces only per Section 3-21(5) of the City’s Zoning Code.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notice) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Michelle Ramos, Planner, (mramos@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.

Property Address: 204 E. Fair Oaks 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	3,795		3,795	
Driveway/Parking Pad	551		1,425	
Walkways	748		748	
Swimming Pool/Spa	0		0	
Other impervious cover: <u>MISCELLANEOUS</u>	379		379	
Total impervious surface cover (in this project):	5,473		6,347	
Total impervious surface cover <u>removed/existing</u> (in this project):			31	
Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*			6,316	
Stormwater Development Fee*			337.20	

Impervious Surface Cover within front yard setback**	Applicant		Staff	
	Applicant	Staff	Applicant	Staff
Front yard setback area	3,000		3,000	
Footprint of any structure(s)	0		0	
Driveway/Parking Pad	0		442	
Walkways	433		433	
Other impervious cover: _____	0		0	
Impervious surface cover within front yard setback in this project	433		875	
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			0	
Impervious surface cover net proposed sq. ft. within front yard setback			875	
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts			29.17	

*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.

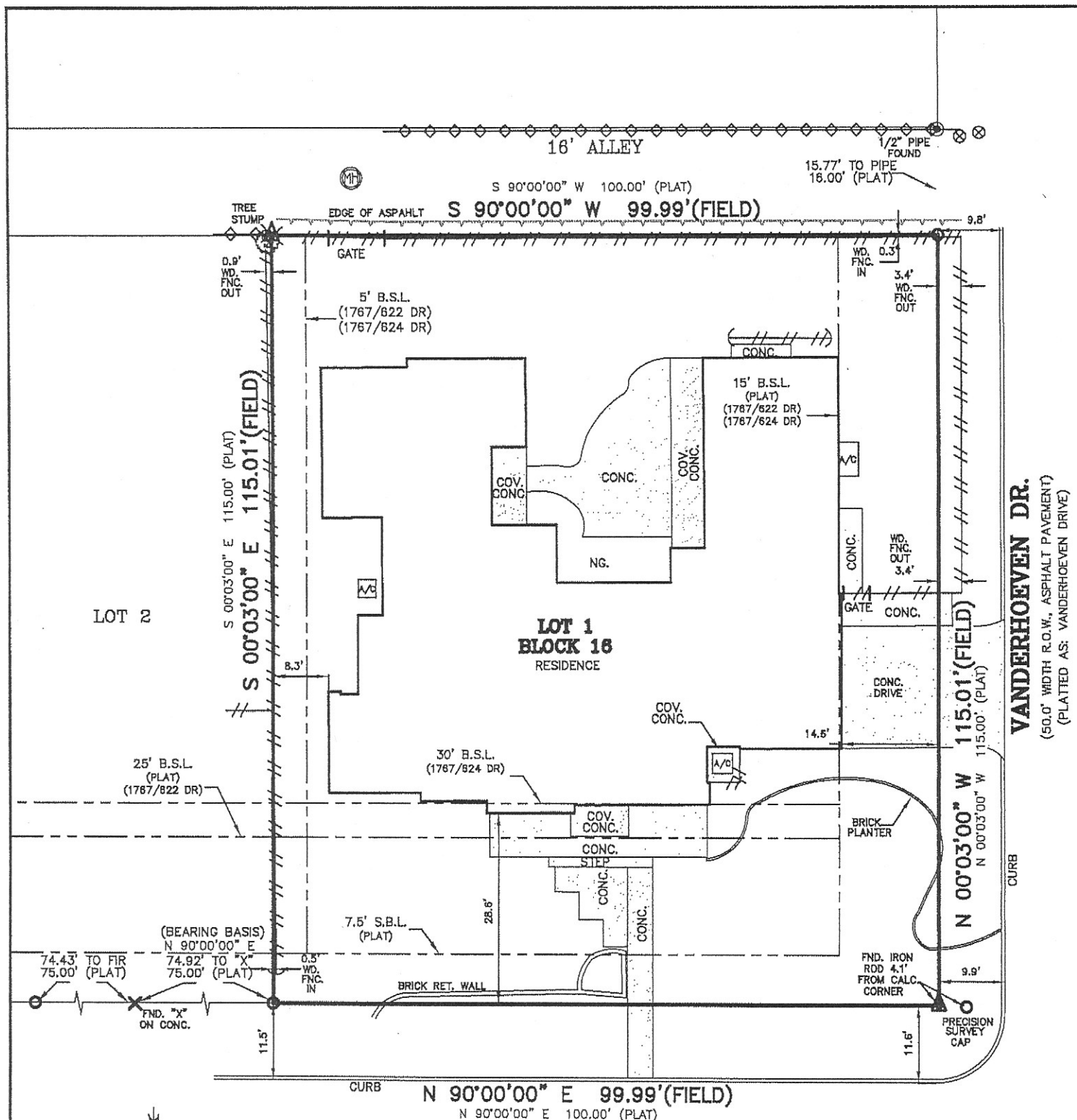
Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (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").



E. FAIR OAKS PLACE

(VARIABLE WIDTH R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: FAIR OAKS PLACE)

NOTE: MANHOLE SHOWN IS ATTACHED TO AN UNDERGROUND SERVICE LINE NOT LOCATED BY THIS SURVEY. CONTACT SAWS BEFORE DIGGING.

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

Wm K

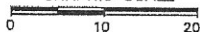
[Signature]

LEGEND:	
— = WOOD FENCE	⊗ = POWER POLE
⊗ = CHAIN LINK FENCE	⊙ = FIRE HYDRANT
⊗ = BARBED WIRE FENCE	⊙ = FND. 1/2" IRON ROD
⊗ = WROUGHT IRON FENCE	⊙ = SET 1/2" IRON ROD
⊗ = SMOOTH WIRE FENCE	⊙ = SET "X" ON CONC.
⊗ = FOUND FENCE POST	⊙ = CALCULATED CORNER

NOTE: DUE TO LACK OF RECORDED INFORMATION SURVEY IS DRAWN PER FIELD CONDITIONS.

NOTE: THE BEARINGS ARE AS PROTRACTED PER PLAT. NORTH ARROW REFERENCE.

1" = 20'
GRAPHIC SCALE



BUYER: DAWN PETERSON AND JOHNATHAN PETERSON ADDRESS: 204 E. FAIR OAKS PLACE

TITLE COMPANY: INDEPENDENCE TITLE

G.F. NO.: 2311700-AHSA

LOT: 1

BLOCK: 16

N.C.B.: ~

SUBDIVISION: SYLVAN-HILLS SUBDIVISION, THIRD FILING

CITY: ALAMO HEIGHTS

COUNTY: BEXAR

STATE: TEXAS

PLAT RECORDED IN: VOLUME 1625 PAGE 106

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (D) OF THE DEED TO BE CONSIDERED AS A PART OF THIS PLAT.

204 E. FAIR OAKS PLACE

ALAMO HEIGHTS, TX 78209

PROJECT INFO

PROJECT TEAM

-OWNER
DAWN & JOHNATHAN PETERSON (210) 315-4600

-DESIGNER
JASON MORAN (210) 685-1906
ERIK BRIEDE (830) 388-0415

-GENERAL CONTRACTOR
JANUS CUSTOM BUILDERS (210) 363-4700

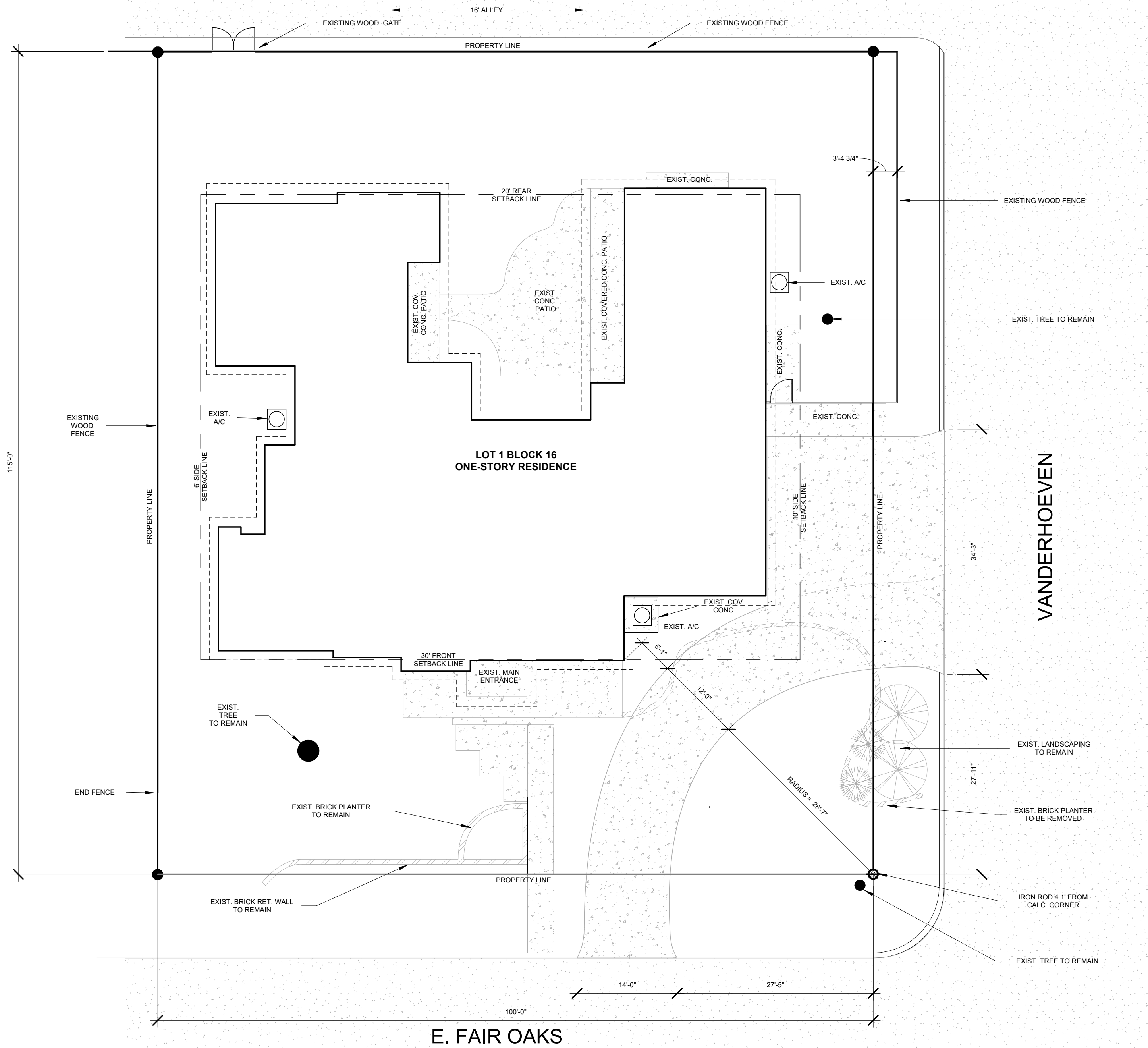
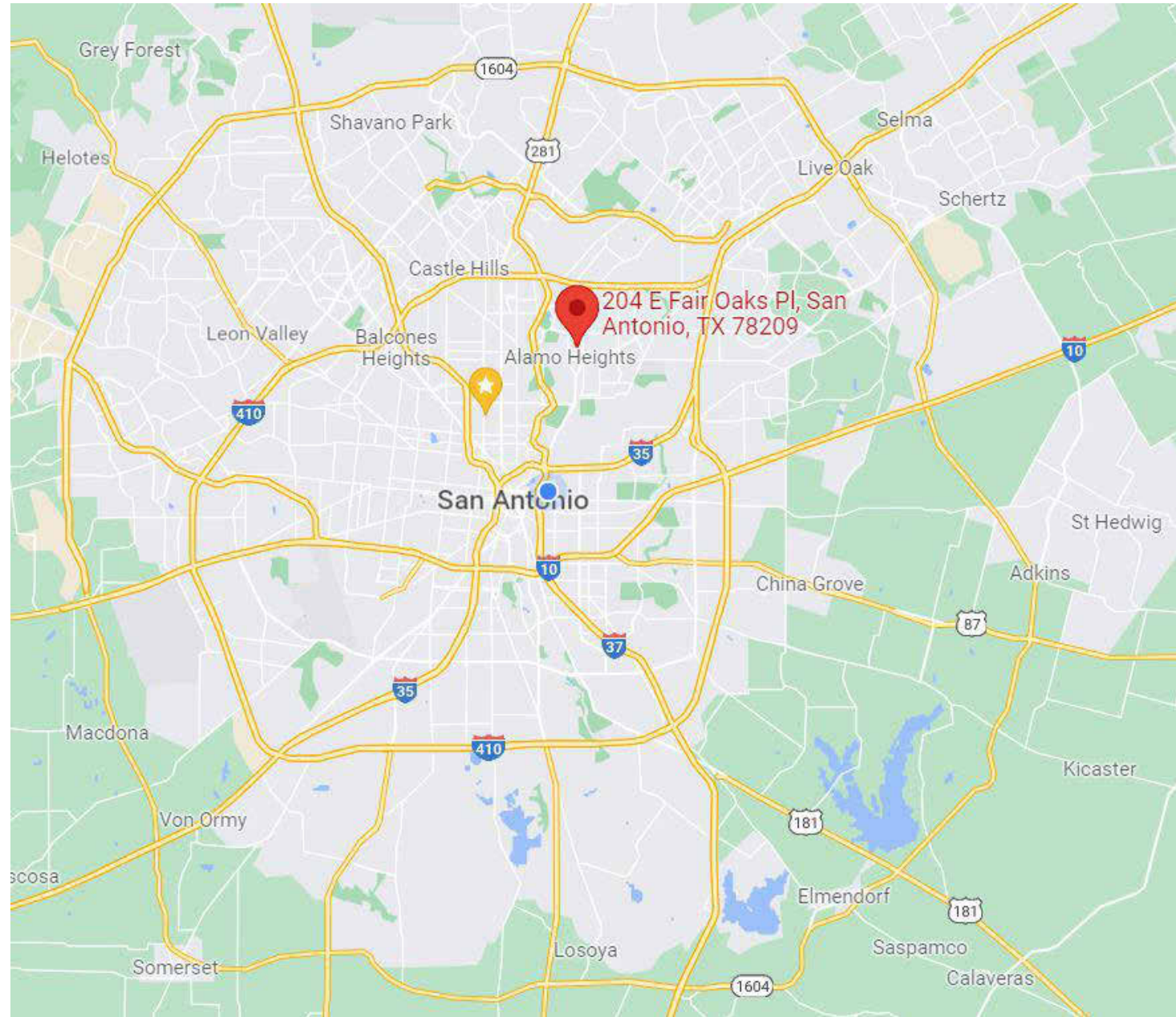
PROPERTY DETAILS

PROPERTY ID : 347181 LEGAL DESCRIPTION : CB 5572 BLK 16 LOT 1

ZONING : OCL LOT SIZE : 0.264 ACRES

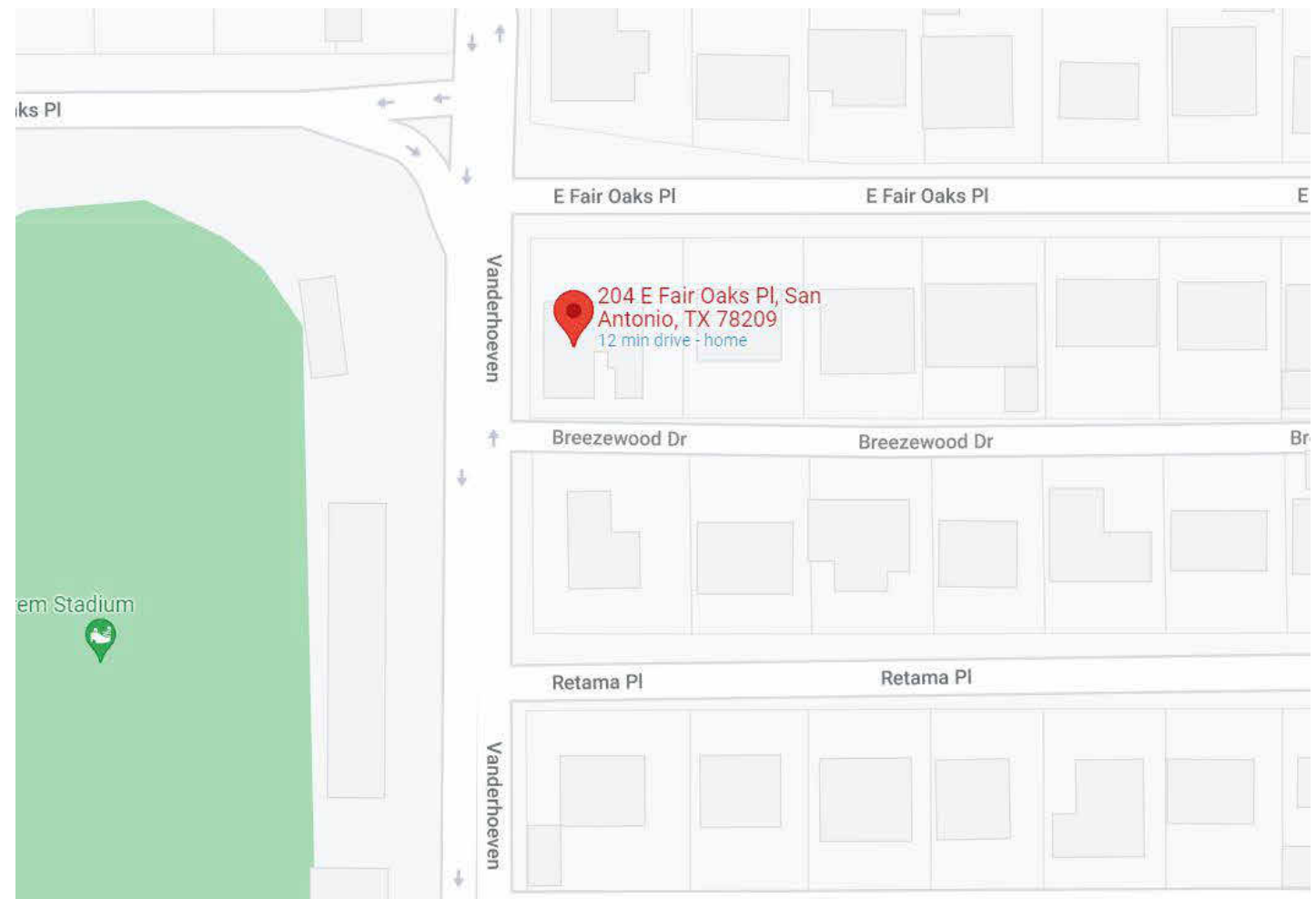
LIVING AREA : 3,400 FT² YEAR BUILT : 1940

LOCATION MAP



1 SITE PLAN
3/32" = 1'-0"
NORTH

VICINITY MAP



GENERAL NOTES

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS ARE TO INCLUDE A SEMI-CIRCULAR DRIVEWAY ON EXISTING LOT 1 BLOCK 16 LOCATED AT 204 E. EDGEWOOD PLACE, ALAMO HEIGHTS, TX 78209. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
2. THE PROPOSED SEMI-CIRCULAR DRIVEWAY SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
3. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
5. DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS. ALL INCLUDED AS PART OF THE WORK.
6. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
7. THE CONTRACTOR SHALL VERIFY ALL DRAINAGE AND RUN-OFF REQUIREMENTS.
8. ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 6" = 5 1/2").
9. CONTRACTOR TO PROVIDE DUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.

STANDARDS AND REGULATIONS
APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS. IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS, COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.

1. BUILDING CODES.....2021 INTERNATIONAL RESIDENTIAL CODE
2. PLUMBING CODE.....2021 UNIFORM PLUMBING CODE
3. MECHANICAL.....2021 INTERNATIONAL MECHANICAL CODE
4. ELECTRICAL CODE.....2020 NATIONAL ELECTRICAL CODE

EXISTING CONDITIONS



JASON MORAN
COLLABORATIVE DESIGNER

PETERSON RESIDENCE
204 E. FAIR OAKS PLACE
ALAMO HEIGHTS 78209

2021 JASON MORAN DESIGN
ALL RIGHTS RESERVED. THIS DRAWING AND ITS
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MORAN. IT MAY NOT BE REPRODUCED, PUBLISHED,
OR USED IN ANY WAY WITHOUT THE WRITTEN
PERMISSION OF JASON MORAN

ISSUE:

REVIEW:

FINAL 10.9.2023

PROPOSED DRIVEWAY

PROJECT NO:

DRAWN BY: EB

A1