



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

Board of Adjustment Meeting
Wednesday, November 02, 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, November 02, 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.

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. 2368 – 212 Lamont

Application of Shannon Ahern of Shannon Ahern Design representing Jerry Tomasovic, owner, requesting the following variance(s) in order to construct a new carport at the property located at CB 4024, BLK 180, LOT E 44 FT OF 6, also known as 212 Lamont, zoned SF-A:

1. A proposed 6-inch side yard setback to the carport instead of the minimum 10ft required per Section 3-15
2. A proposed floor area ratio (FAR) of .64 instead of the maximum .49 allowed with bonus per Section 3-18
3. The proposed carport exceeds the height looming standard on the west side by 10ft 6-inches with an overall top of plate height of 11ft instead of the maximum 1ft allowed based on a 6-inch side yard setback per Section 3-19(2)(a)
4. The proposed carport is located towards the side instead of towards the rear of the main structure per Section 3-21
5. A proposed 0ft 0-inch side yard setback to the eave/overhang instead of the minimum 5ft required per Section 3-82(3)(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.

June 24, 2022

To Whom It May Concern,

I'm an exterior designer in the San Antonio area and have a project at 212 Lamont Ave. We wish to build a carport for my client because the driveway for the property is extremely long, narrow and unsafe. It is extremely difficult for my client of 82, to reverse safely the length of the driveway. This carport would consist of two 6 x 6 posts connected to an angled roof that would be attached to the home (see attached photo). The carport would afford shelter in bad weather, as well as allow my client to safely reverse. This carport will also have a gutter so that when it rains the water will drain to his yard and not the neighbors. I've attached the plans for the carport and would love it if the board could reconsider their decision on this matter. Thank you for your consideration.

Kind Regards,
Shannon Ahern (Designer)

Home Owner: 
Designer: 

Date: 24 JUN 2022

Date: 24/June 2022

Property Address:
Original Architect:

Architecture Type:
Year Built:

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	6600		6600	
Main house footprint	1719		1719	
Front porch	106		106	
Side porch 1	54		54	
Side porch 2				
Rear porch				
Garage footprint	455		455	
Carport footprint			200	
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):	2334/6600		2534/6600	
Total Lot Coverage:	35.36%		38.39%	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	6600		6600	
Main house: 1st floor	1719		1719	
Main house: 2nd floor	1510		1510	
Garage: 1st floor	455		455	
Garage: 2nd floor	371		371	
Other structures (unless exempted - see below)			200	
Total (total FAR/lot area):	4055/6600		4255/6600	
Total FAR:	61.43%		64.46%	
Height of Main Structure:	34 ft			

***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.

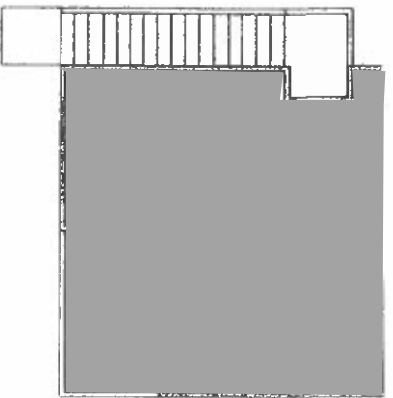
****Floor area ratio (FAR)** is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross 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.

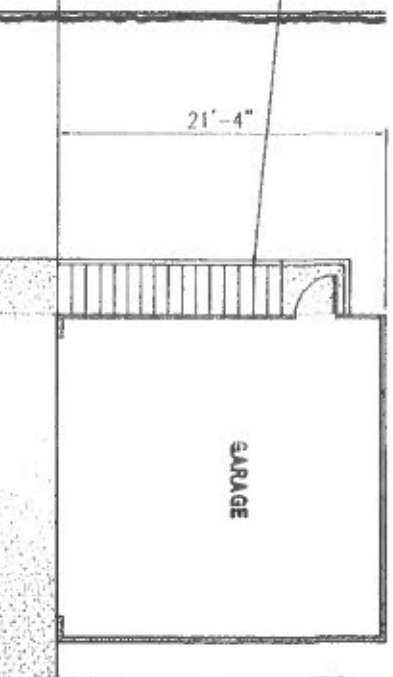
Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-2 "Definitions")



SECOND FLOOR GARAGE
371 S.F.

EXTERIOR A/C EQUIPMENT SHALL BE LOCATED IN THIS AREA. COORDINATE WITH BUILDER FOR EXACT LOCATION

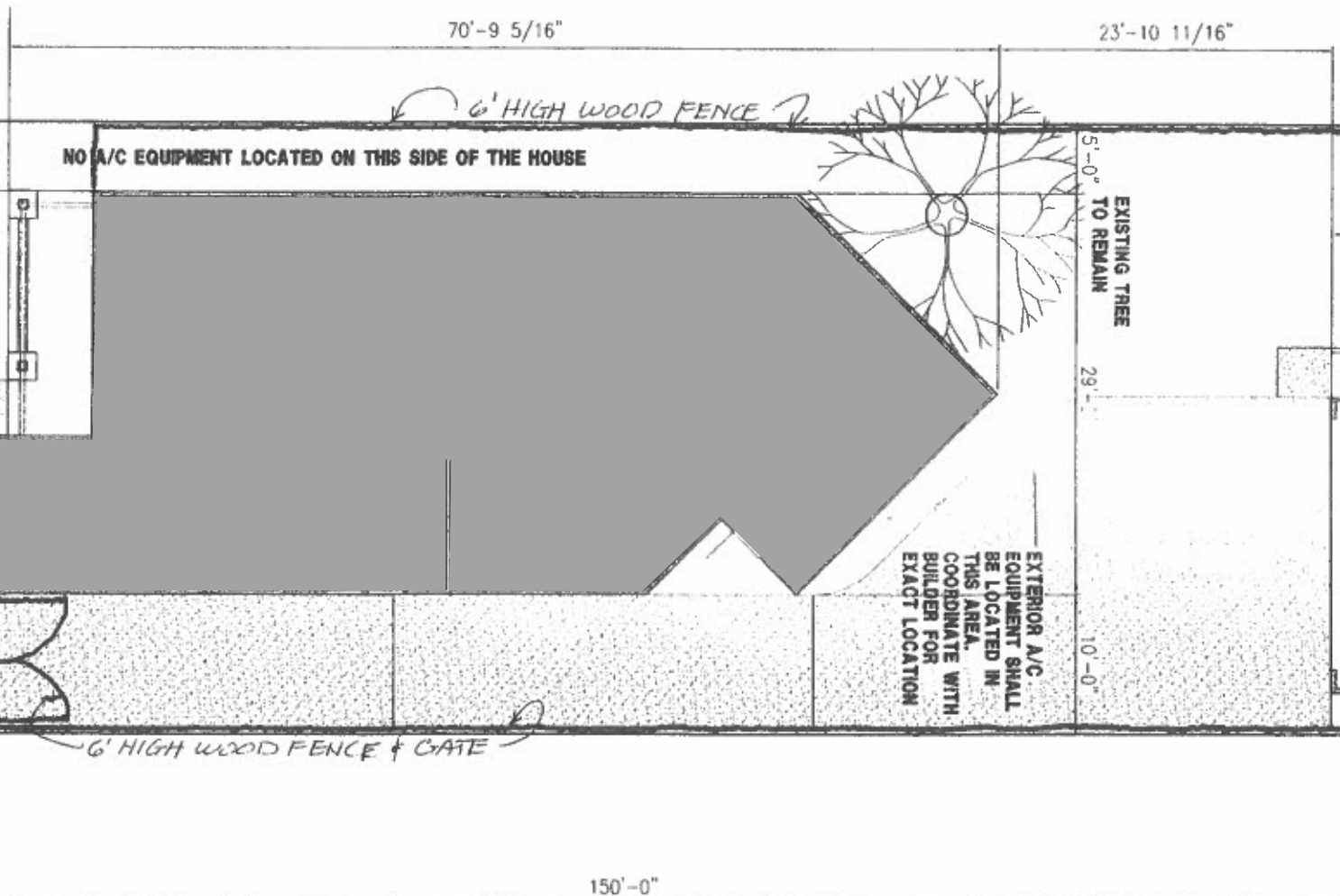
SECOND FLOOR PLAN



21'-4"

GARAGE

EXTERIOR A/C EQUIPMENT SHALL BE LOCATED IN THIS AREA. COORDINATE WITH BUILDER FOR EXACT LOCATION



70'-9 5/16"

23'-10 11/16"

6' HIGH WOOD FENCE

NO A/C EQUIPMENT LOCATED ON THIS SIDE OF THE HOUSE

EXISTING TREE TO REMAIN

CONCRETE SIDEWALK

6' HIGH WOOD FENCE & GATE

30'-0"

150'-0"



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

212 LAMONT

CONCRETE DRIVE AND APPROACH

SITE AND ROOF PLAN



OWNER BUILDER
Maverick Homes
12803 Old Wick
San Antonio, Texas 78230
(210) 698-0101 / 826-2216 FAX

A RESIDENCE FOR
MAVERICK HOMES
212 LAMONT ALAMO HEIGHTS

210-410-5008
210-820-0526 FAX

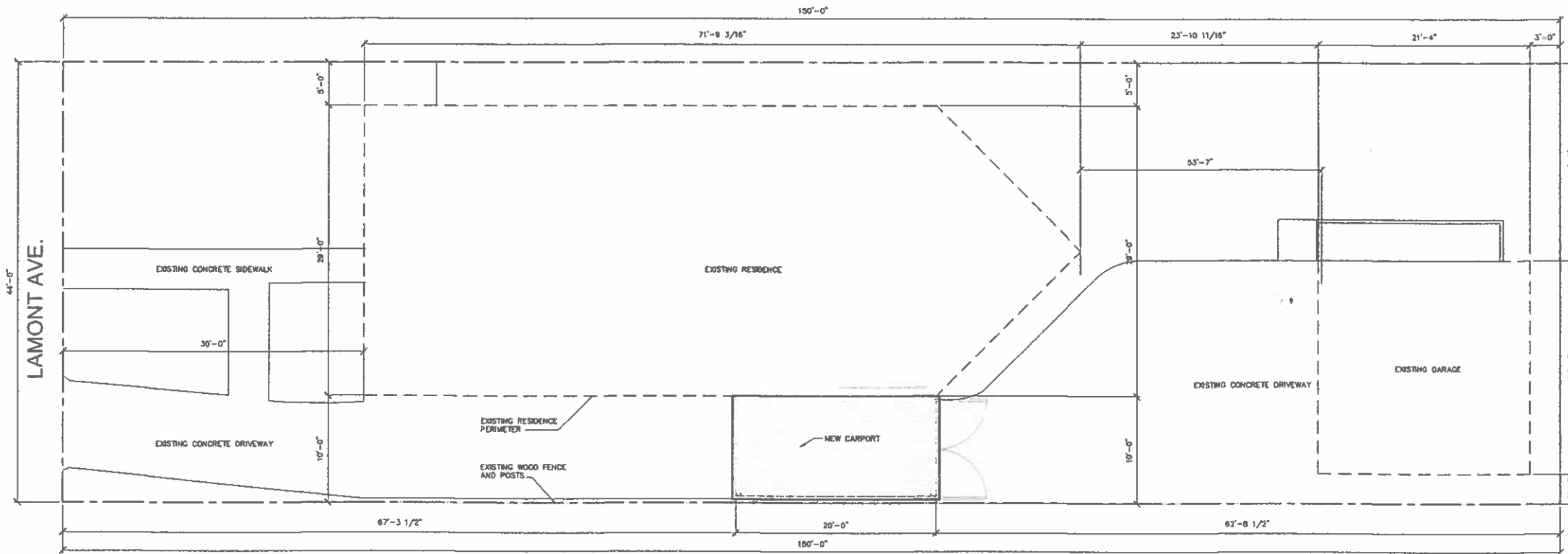
6106 BROADWAY
SAN ANTONIO
TEXAS
78209

4-15-06

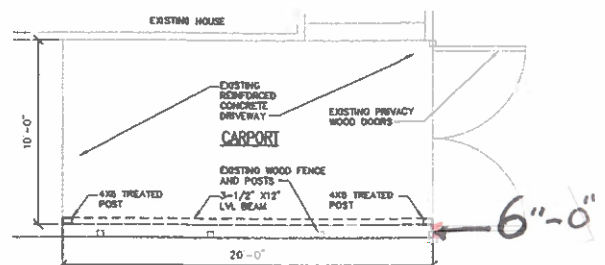
KERRY G. ARCH
SAN ANTOIO

SHEET
1
OF 6

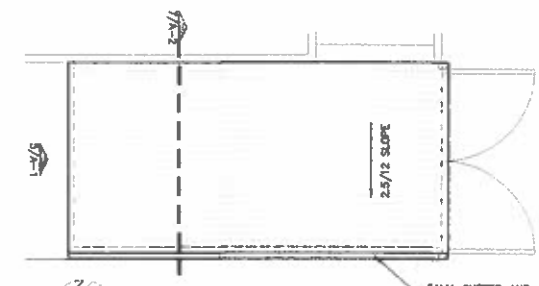
DRAWN BY: KA
DATE: 4-24-2006



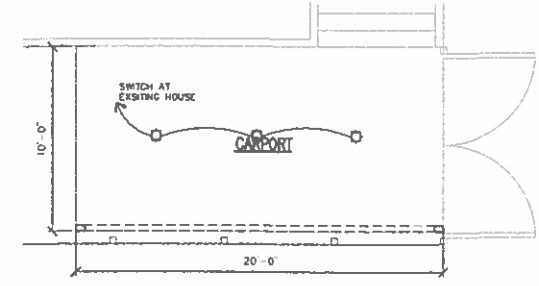
1 SITE PLAN
SCALE: 3/16"=1'-0"
PLAN NORTH



2 FLOOR PLAN
SCALE: 1/4"=1'-0"



3 ROOF PLAN
SCALE: 1/4"=1'-0"

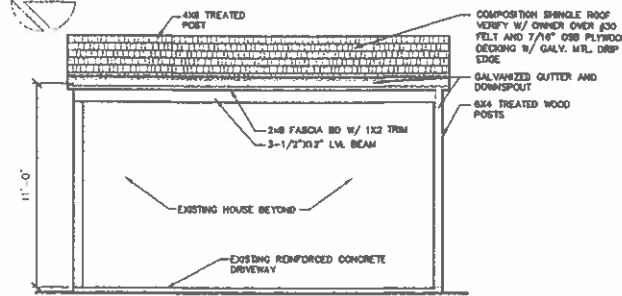


6 SCHEMATIC ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

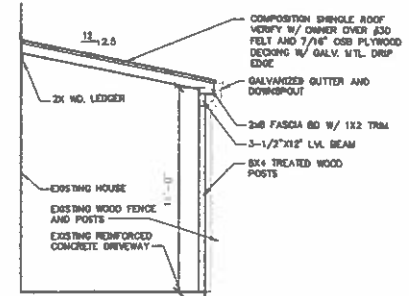
ELECTRICAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT INTERNATIONAL ELECTRIC CODES AND ORDINANCES.
2. ALL WORK SHALL CO-ORDINATE WITH OTHER TRADES, TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
3. ELECTRICAL SYSTEMS SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE INTERNATIONAL ELECTRIC CODES.
4. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS LABELS WHERE APPLICABLE.
5. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER.
6. VERIFY HEIGHT OF DATA AND OUTLETS AND LIGHTS W/OWNER.
7. ALL RECESSED DOWNLIGHTS TO BE "IC" RATED FOR CONTACT WITH THERMAL INSULATION.

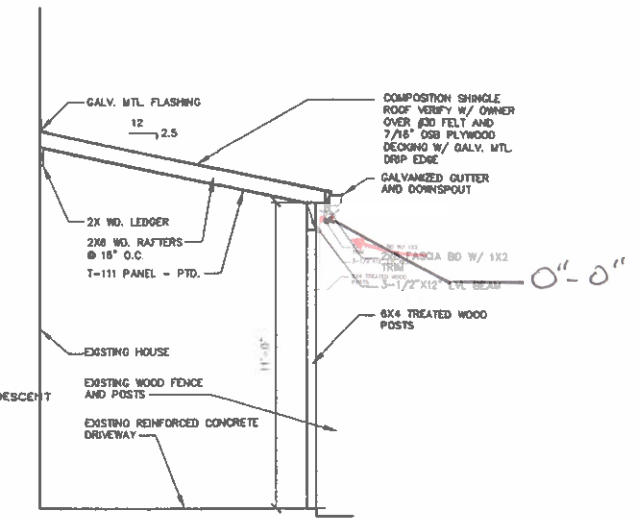
- ◇ SURFACE MOUNT INCANDESCENT
- PULL CHAIN LIGHT
- RECESSED DOWN-LIGHT
- RECESSED VENT-LIGHT
- CEILING FAN
- WALL BRACKET LIGHT
- FLOOD LIGHT



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



5 ELEVATION (TYP)
SCALE: 1/4"=1'-0"



7 CARPORT SECTION
SCALE: 3/8"=1'-0"

NEW CARPORT FOR JERRY J. TOMASOVIC