



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

Board of Adjustment Meeting
Wednesday, July 02, 2025 – 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, July 02, 2025, 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. 2444 – 219 Rosemary Ave

Application of Curtis and Abigail Stavinoha, owners, requesting the following self-identified variance(s) in order to enclose the porte-cochere attached to the main structure on the property located at **CB 5571A BLK 8 LOT 15, 16, 17, AND E ½ of 14**, also known as **219 Rosemary Ave**, zoned SF-A:

1. The proposed wall plate of the main structure exceeds the height looming standard 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 Sarah Olivares, Planner, (solivares@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.

City of Alamo Heights Board of Adjustment
6116 Broadway
Alamo Heights, TX 78209

RE: 219 Rosemary – Enclose Main Structure for Garage

Board of Adjustment Members,

Thank you in advance for your consideration of the variance request for 219 Rosemary Avenue. I am seeking a looming variance to enclose the main structure to create an enclosed garage space for both a classic vehicle and tools.

Existing conditions – The main structure of the house is non-conforming. The ground level of the house is open for parking with columns at roughly 10' centers.

Proposed Construction – The walls requesting to be built are non-structural and simply infilling the structure already there. The street side would be a Tudor style garage door, while the other three sides would be stucco to match the adjacent existing finishes.

My main concern is preventing theft and vandalism. I am a hobby mechanic and general do it yourselfer with a significant number of tools that need a safe place to be stored and used.

Our neighbors James & Judith Rahe are in support of the project as it adds enhanced privacy to their back yard. The Rahe's fence may be altered since there is no need for it to run adjacent to the new wall.

I spoke with the Fire Chief and he has no issues with enclosing the structure since the main structure is already existing. Fire Chief and I agree on materials and I would use fire resistive materials such as dens glass sheathing and stucco exterior. These materials would provide protection if the neighbors house were on fire and would be fire resistive if my structure was on fire.

A little about myself; I have an 18th month old daughter and my wife and I are expecting another baby in mid-September. We look forward to raising our family in Alamo Heights. I am Chairman of the Board of Snack Pak 4 Kids where we serve about 4,200 kids in Bexar County who suffer from food insecurity. I am also an active member of the Toyota Land Cruiser association and my 1974 FJ40 was featured on the cover of the magazine last year. I have enclosed a copy. While I am acutely aware this is not the most valuable vehicle around, it does draw a significant amount of attention, and I would like to keep it out of sight.

Thank you,



Curtis Stavinoha

GENERAL NOTES

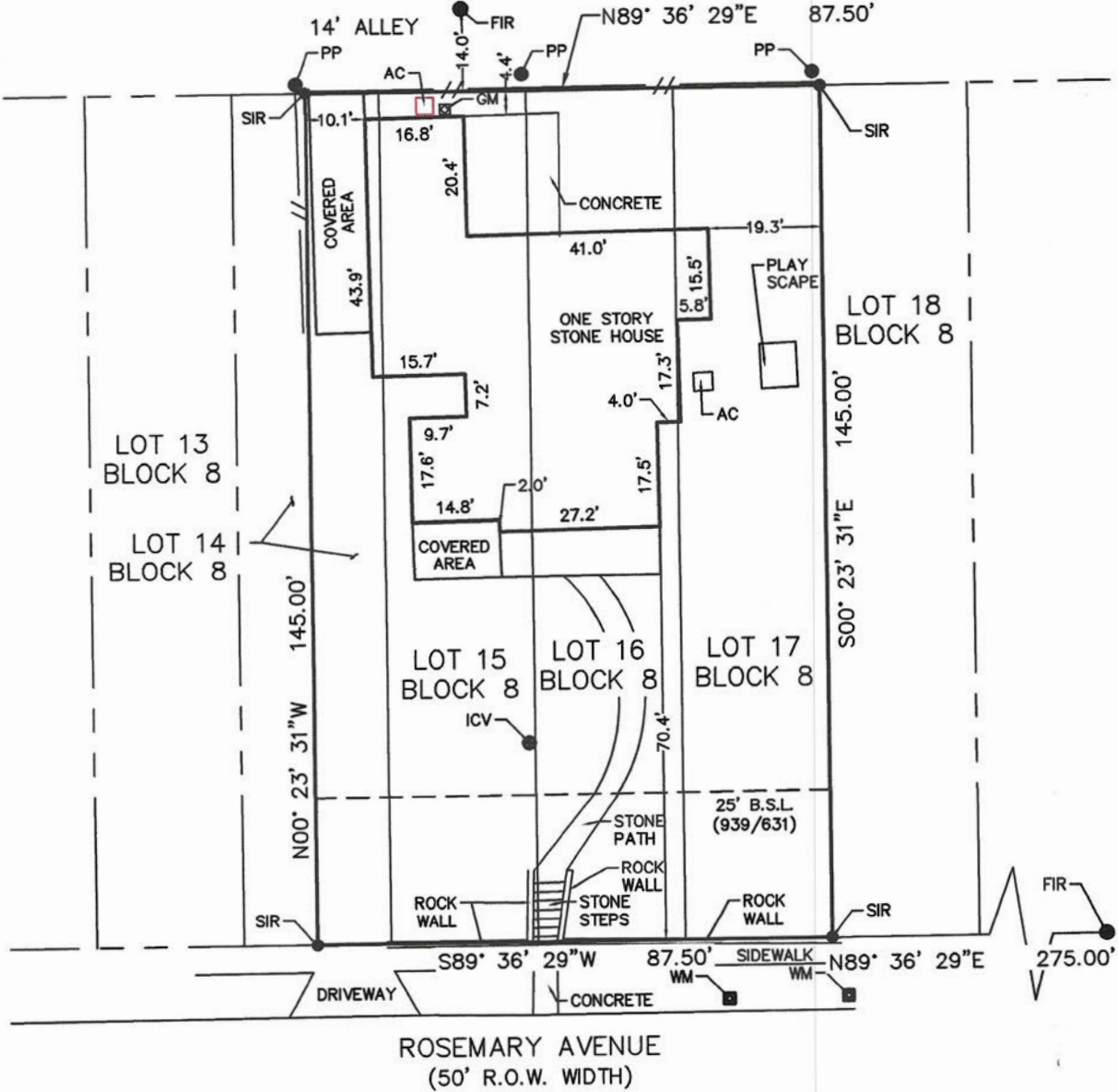
LEGEND

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 2508691-AHSA OF TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OF 03/16/2025, ISSUED DATE OF 03/24/2025, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE. (NAD83)
3. THIS PROPERTY IS SUBJECT TO THOSE RESTRICTIVE COVENANTS RECORDED IN VOLUME 712, PAGE 410 AND VOLUME 939, PAGE 631, DEED RECORDS, BEXAR COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.
4. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN VOLUME 642, PAGE 105, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (NO EASEMENTS SHOWN ON PLAT)
5. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 939, PAGE 631, DEED RECORDS, BEXAR COUNTY, TEXAS. (AFFECTS AS SHOWN HEREON)

WM = WATER METER
GM = GAS METER
AC = AIR CONDITIONER
SIR = SET IRON ROD
ICV = IRRIGATION CONTROL VALVE

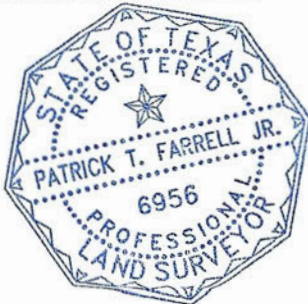


SCALE: 1" = 30'



TO: CURTIS STAVINOKA AND ABIGAIL STAVINOKA
TITLE RESOURCES GUARANTY COMPANY

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS, ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION.



04/03/2025
DATE

Patrick T. Farrell Jr.
Registered Professional Land Surveyor
Texas Registration No. 6956

TITLE SURVEY OF
THE EAST 1/2 OF LOT 14 AND
ALL OF LOTS 15, 16 AND 17, BLOCK 8
BEAUTIFUL BLUE BONNET HILLS
VOLUME 642, PAGE 105
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS



FARRELL SURVEY AND MAPPING
3 DONORE SQ. | SAN ANTONIO, TX 78229 | 956.333.7663
TBPELS FIRM NO. 10194933











Garage
Door

Infill sides



