



**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. 2447 – 355 Albany St

Application of Emma Grace Butler and Michael Rufin Kiolbassa, owners, requesting the following variance(s) to replace an existing fence on the property located at **CB 4050 BLK 81 LOTS 27-30**, also known as **355 Albany St**, zoned SF-A:

1. The proposed 6ft tall fence within the minimum required portion of a front yard exceeds the maximum 3ft allowed per Section 3-81(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 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.

Dear Members of the Board of Adjustment,

We are writing to provide an explanation regarding the backyard work for our new residence, 355 Albany, San Antonio, Texas 78209. We recently purchased this home on June 2nd and are thrilled to become part of the Alamo Heights community.

The existing backyard fence was in a state of significant disrepair, with several sections rotting and the overall structure dilapidated. For the safety and security of our family, as well as to maintain the appearance of the property, we applied for a permit to replace the fence. We want to emphasize that we will not move any of the original fence posts and are committed to installing the new fence in the exact location as the previous one. The survey attached to this plan packet indicates where the prior fence was installed, and our new fence line will mirror the prior fence.

Our request for a variance is based on a unique hardship related to the layout of our property. The house is situated on a bend in the road, which means that the only usable yard space is the side and front yard, both of which are enclosed by the existing fence. Unlike most homes with a traditional backyard, our primary outdoor space is this side yard. The majority of the front of the house faces the street and remains completely unobstructed, preserving the open and welcoming character of the property.

As new homeowners, we are deeply appreciative of the historical charm of our house, which was built in 1919. Our intention is to maintain the historical integrity of the structure while making necessary updates to the exterior, starting with the replacement of the fence. We are committed to being responsible stewards of this property and contributing positively to the neighborhood.

Thank you for your attention to this matter. Please let us know if you require any additional information or documentation regarding our fence replacement project. We look forward to your support and to becoming active members of the Alamo Heights community.

Sincerely,

Emma Grace and Rusty Kiolbassa
355 Albany San Antonio, Texas 78209
210-452-0243

Existing Dilapidated Fence & Photos of Only Yard Space Available (Side Yard)



Existing Dilapidated Fence & Photos of Only Yard Space Available (Side Yard)



Existing Dilapidated Fence & Photos of Only Yard Space Available (Side Yard)



Existing Dilapidated Fence & Photos of Only Yard Space Available (Side Yard)



Proposed New Fence



Proposed New Fence



Proposed New Fence

