



**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. 2367 – 524 Alta**

Application of Patrick Baxter of IES Texas Solar representing Richard & Susan Cavendar, owners, requesting the following variance(s) in order to install a new generator at the property located at CB 4024, BLK 144, LOT 6 & 7, also known as 524 Alta, zoned SF-A:

1. A proposed generator in front of the main structure instead of to the side or rear as required per Section 3-81 of the City's Zoning Code.

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](http://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](mailto:espencer@alamoheightstx.gov) or 210-832-2239, Lety Hernandez, Director, at [lhernandez@alamoheightstx.gov](mailto: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.

ERON SPENCER

Planner | City of Alamo Heights | 6116 Braodway |  
San Antonio, Texas 78209



Kevin Marceski

IES Energy Solutions

1731 S. San Marcos, San Antonio,  
Texas 78207

04/21/22

Dear Eron Spencer,

This letter is being written for the City Zoning variance application on behalf of Rick and Suzanne Cavender, residents of 524 Alta Ave, Alamo Heights, TX 78209. The purpose of this appeal is in regards to the location their standby home generator installation.

The applicants are proposing to place their home standby generator in a location considered to be the front yard of their property under Section 3-81 of the City's Zoning Code. This appeal is relevant as the proposed placement of the generator will locate it between the front setback of the property and the front fascia of the home.

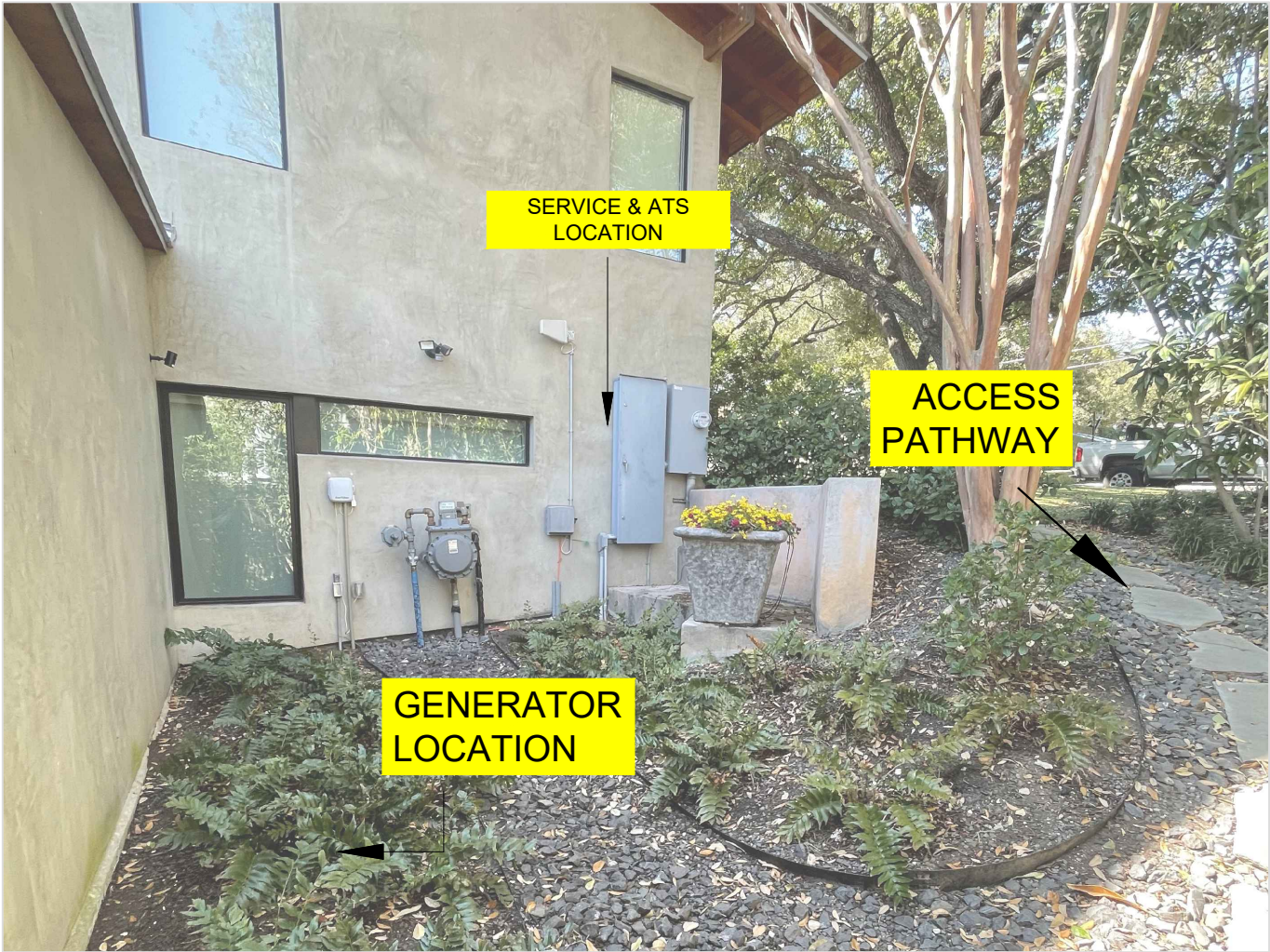
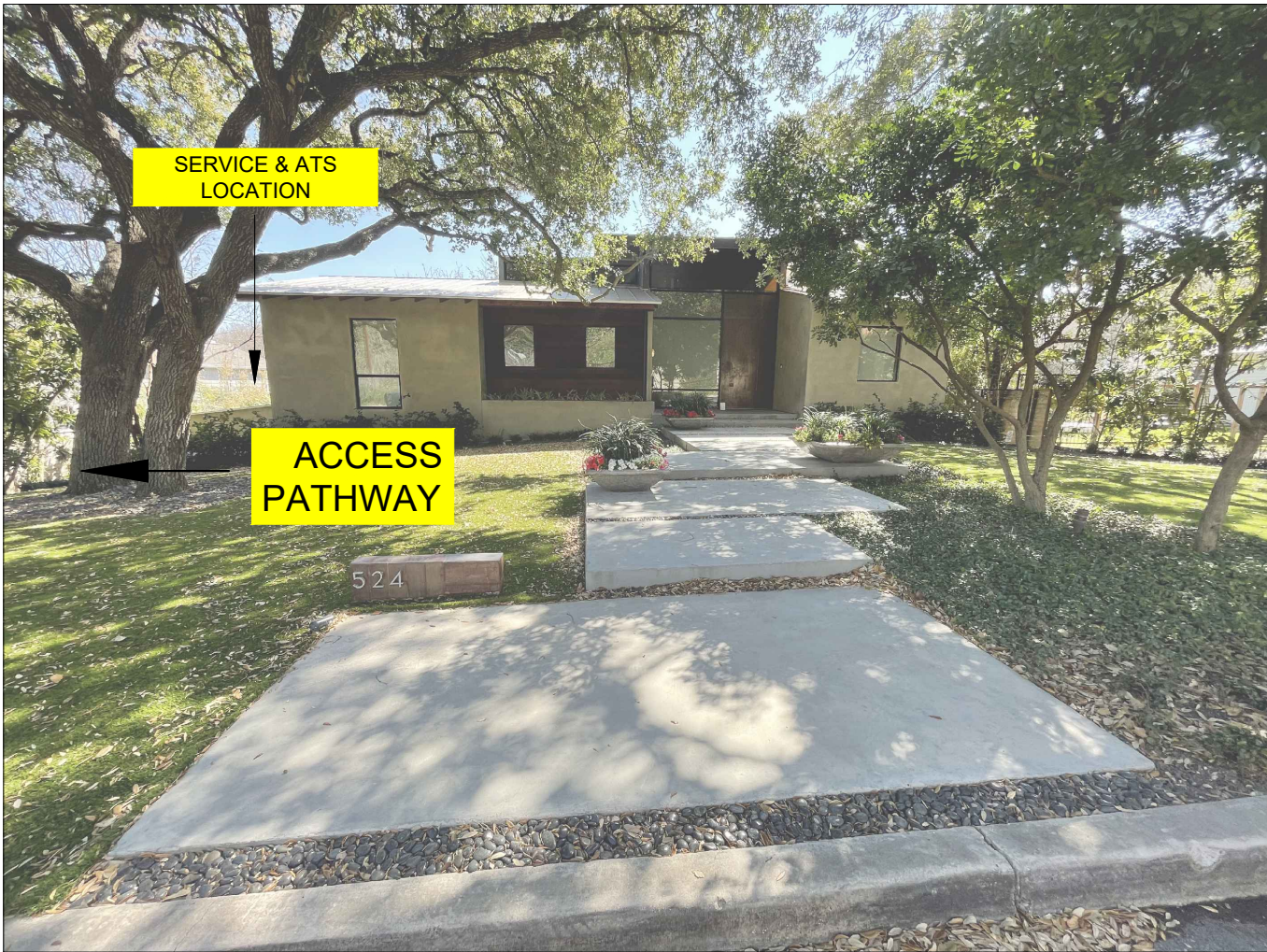
Herein, the applicants appeal the proposed location of their standby generator on the grounds that the proposed location is adequately concealed from the front property line and that the proposed location is at a lower elevation than will be easily noticed from the front of the property.

Sincerely,

Kevin Marceski



EQUIPMENT ACCESS



CUSTOMER:  
Rick Cavender  
524 Alta Avenue,  
San Antonio, TX 78209  
Phone Number (210)-240-7213  
Project Number #104369R1

PROJECT NAME:  
Rick Cavender -  
Generator

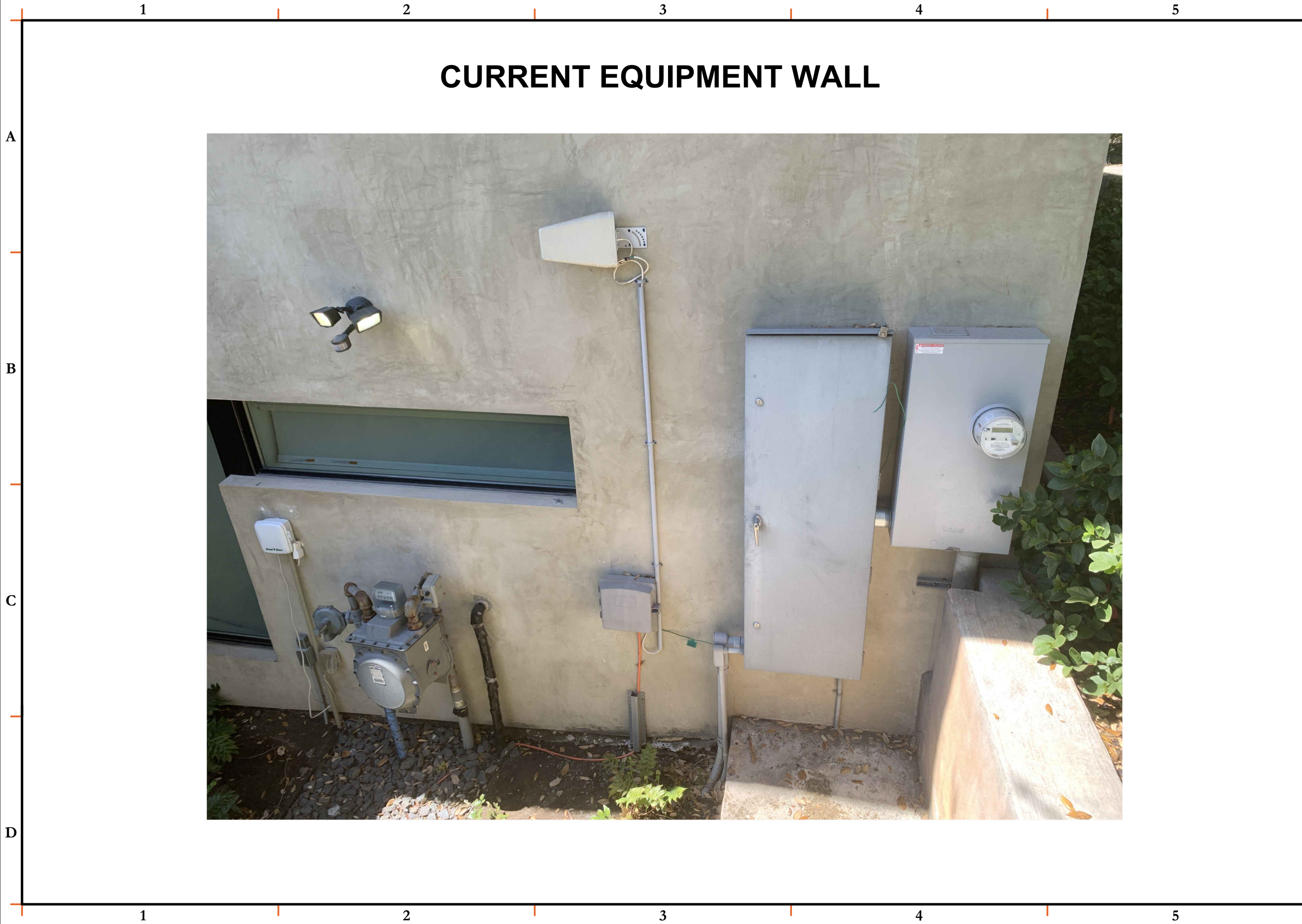
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ICA/PERMIT

SHEET TITLE:  
SITE ACCESS

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PAGE SCALE:  
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SHEET NUMBER:  
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DC SIZE:  
N/A kW  
AC SIZE:  
24 kW

REV #	Date	Description	BY
01	04/08/22	ICA/Permit	KM

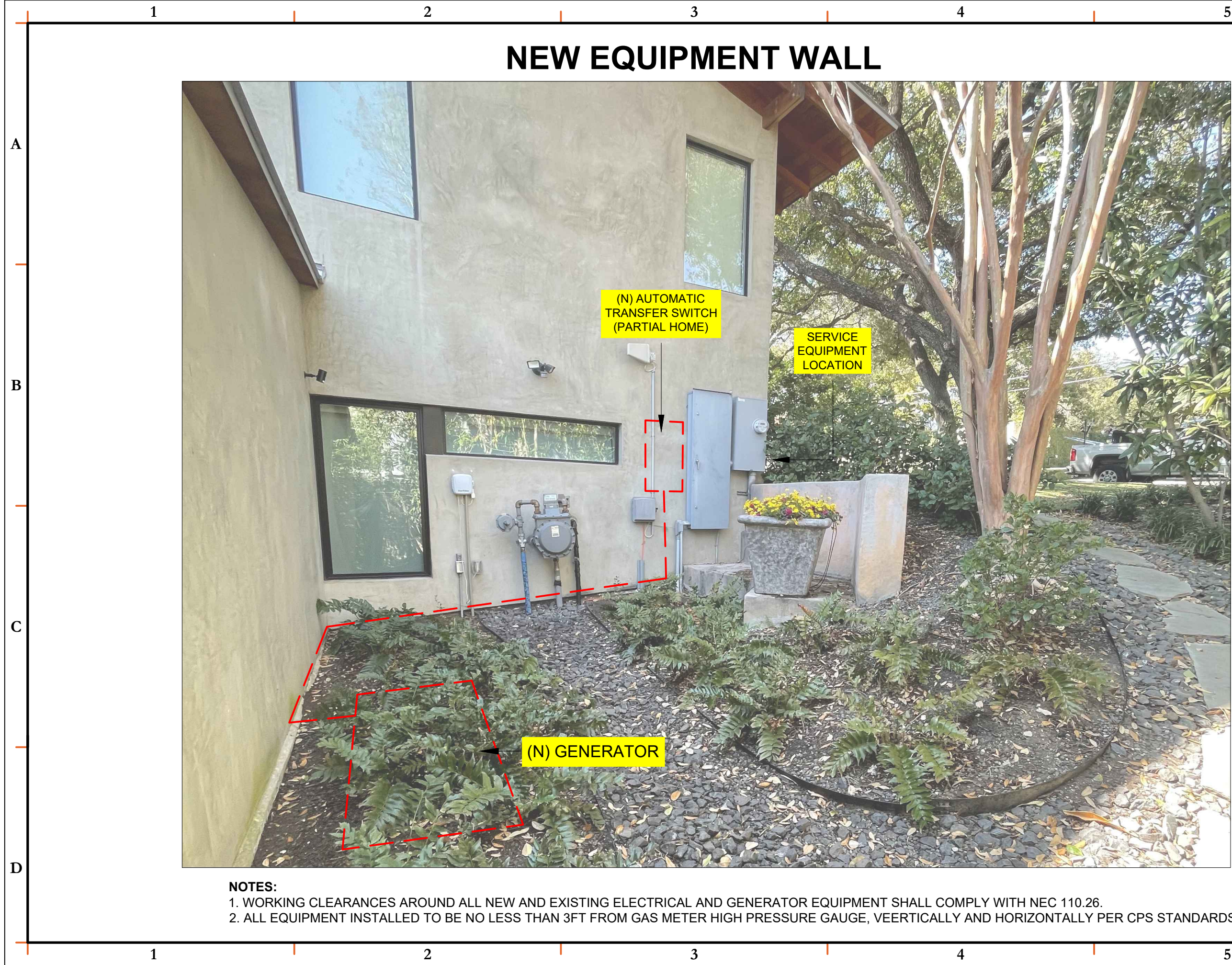




CURRENT EQUIPMENT WALL

REV #	Date	Description	BY	SHEET TITLE: EQUIPMENT PLAN PAGE #2				PROJECT NAME: Rick Cavender - Generator		CUSTOMER:  Rick Cavender 524 Alta Avenue, San Antonio, TX 78209 Phone Number (210)-240-7213 Project Number #104369R1	
01	04/08/22	ICA/Permit	KM								
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				SHEET NUMBER: 2.4		DC SIZE: N/A kW		AC SIZE: 24 kW			





IES®  
Energy Solutions

CUSTOMER:

Rick Cavender  
524 Alta Avenue,  
San Antonio, TX 78209  
Phone Number (210)-240-7213  
Project Number #104369R1

PROJECT NAME:

Rick Cavender -  
Generator

REVISION:

ICA/PERMIT

SHEET TITLE:

EQUIPMENT  
PLAN PAGE #1

PAGE SIZE:

11"x17"

PAGE SCALE:

N/A

SHEET NUMBER:

2.3

DC SIZE:

N/A kW

AC SIZE:

24 kW

REV #	Date	Description	BY
01	04/08/22	ICA/Permit	KM



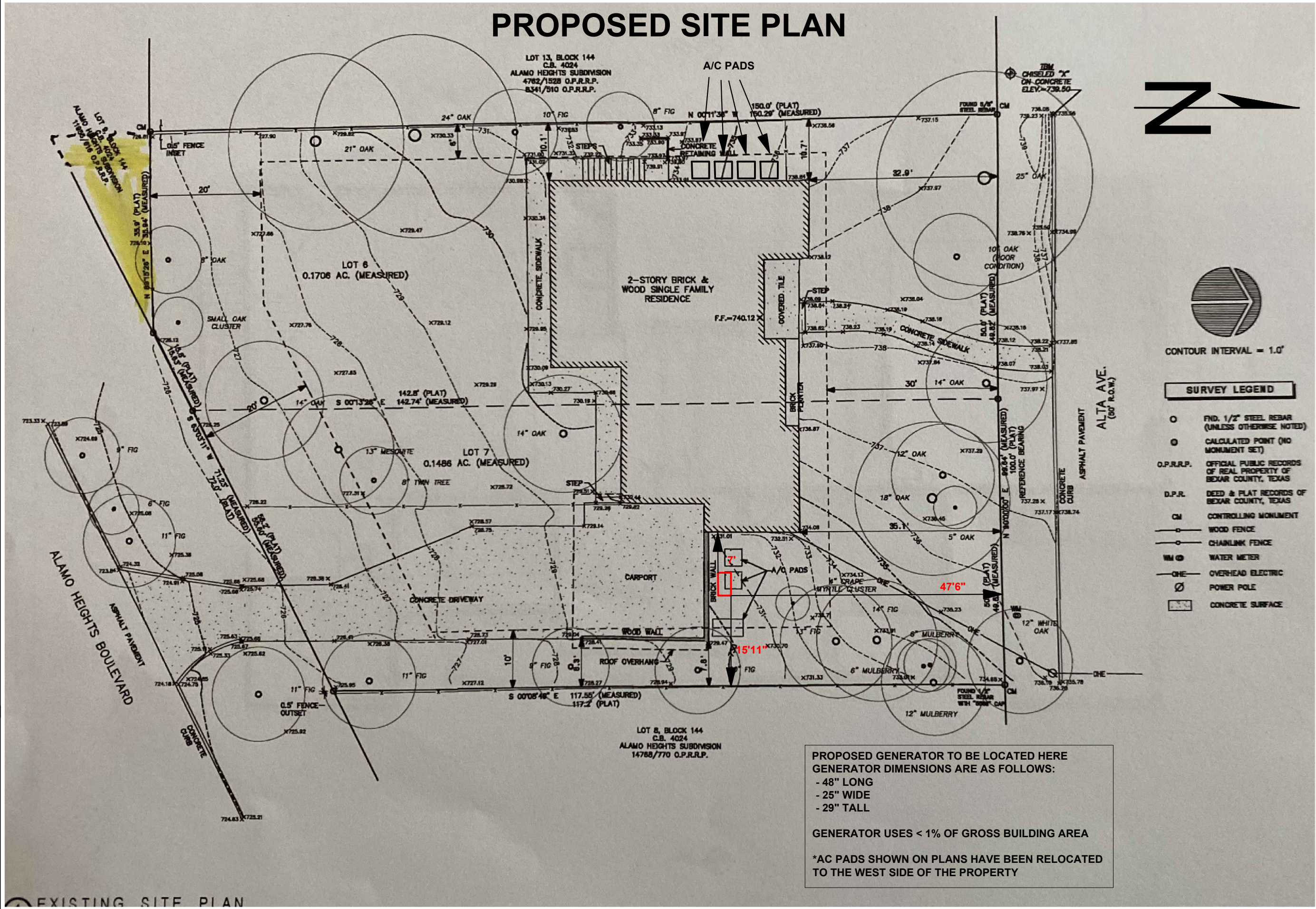
PROPOSED SITE PLAN

A

B

C

D



CUSTOMER:  
  
Rick Cavender  
524 Alta Avenue,  
San Antonio, TX 78209  
Phone Number (210)-240-7213  
Project Number #104369R1

PROJECT NAME:  
  
Rick Cavender -  
Generator

REVISION:  
  
ICAPERMIT

SHEET TITLE:  
  
ICA SITE PLAN

PAGE SCALE:  
1/16" = 1'

PAGE SIZE:  
11"x17"

SHEET NUMBER:  
2.1

AC SIZE:  
24 kW

DC SIZE:  
N/A kW

REV #	Date	Description	BY
01	04/08/22	ICA/Permit	KM