



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

Board of Adjustment Meeting
Wednesday, December 07, 2022 – 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 07, 2022, 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. 2378 – 952 Cambridge Oval

Application of Jay Thomas Scholz, owner, requesting the following variance(s) in order to construct a 96 sq ft detached storage shed at the rear of the property located at **CB 4024, BLK 50, LOT PT OF 13**, also known as **952 Cambridge Oval**, zoned MF-D:

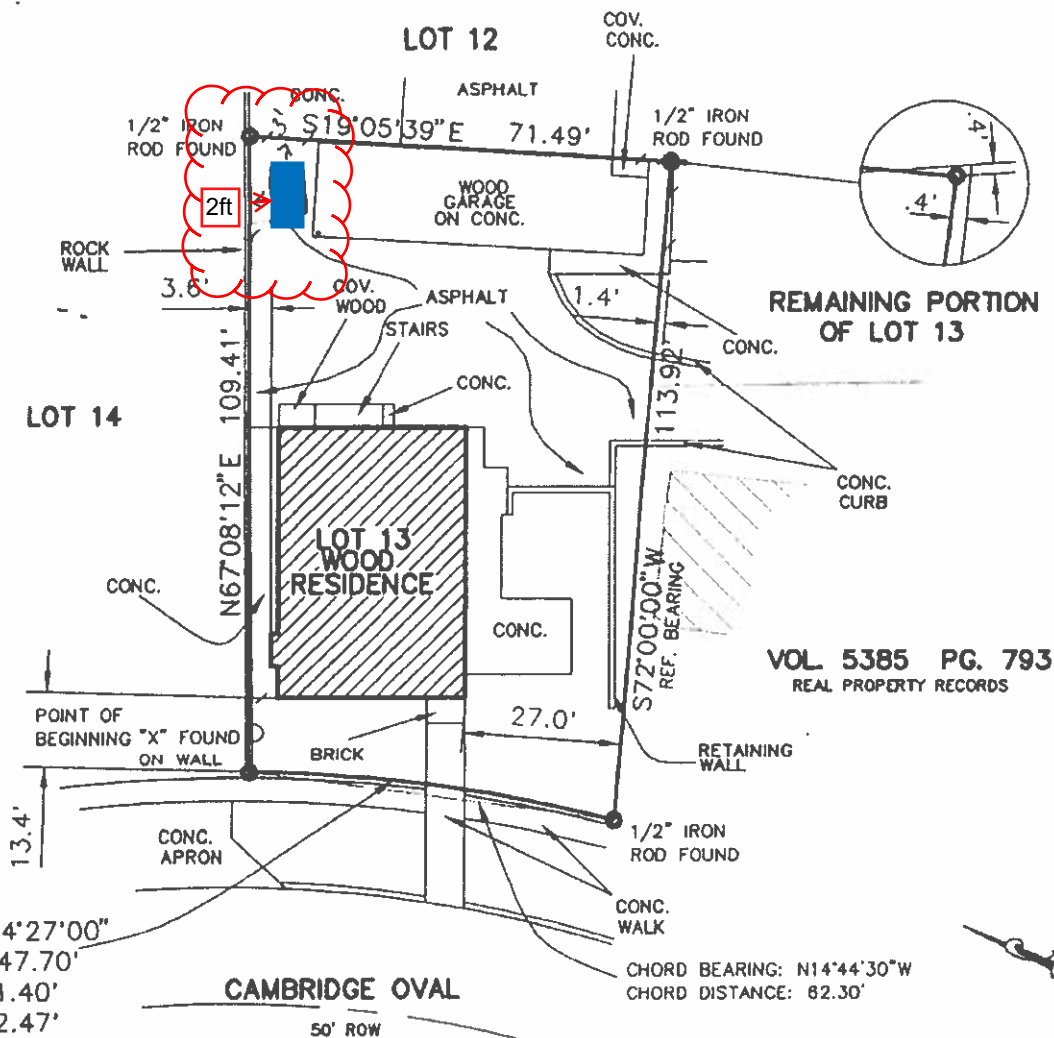
1. A proposed side yard setback of 2ft instead of the minimum 3ft required per Section 3-45(4)(b) of the City’s Zoning Code.

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 (espencer@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.

VOL 411	PAGE 129	DEED	RECORDS	VOL	PAGE	RECORDS
VOL	PAGE		RECORDS	VOL	PAGE	RECORDS
VOL	PAGE		RECORDS	VOL	PAGE	RECORDS
VOL	PAGE		RECORDS	VOL	PAGE	RECORDS

TITLE INFORMATION

**THIS SURVEY IS ACKNOWLEDGED
AND ACCEPTED BY:**



VOL. 5385 PG. 793
REAL PROPERTY RECORDS

* A .169 ACRE PEICE OF LAND OUT OF LOT 13

LOT(S) * BLOCK 50 N.C.B. -
ALAMO HEIGHTS, IN THE CITY OF ALAMO HEIGHTS VOLUME 368 PAGE 39
OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
WITNESS MY HAND AND SEAL THIS 25 DAY OF JANUARY, 19 99
BUYER JAY THOMAS SCHOLZ
ADDRESS 952 CAMBRIDGE OVAL OF NO. 9910426179
ROSIN-COOK, INC. JOB NO. 387-198-000 DRAWN BY: JR DISK: CAD/1 SURVEYED BY: DD

ACCORDING TO THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP,
PANEL 48029C0452 F
DATED FEBRUARY 16, 1996
THIS PROPERTY IS IN FLOOD ZONE

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE



METES & BOUNDS DESCRIPTION

BEING A 0.169 ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 50, ALAMO HEIGHTS, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 368, PAGE 39, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a chiseled "x" in concrete found in the Easterly Right-of-way line of Cambridge Oval for the Northwest corner of the herein described tract, said chiseled "x" also being the Northwest corner of said Lot 13;

THENCE N 67° 08' 12" E 109.41 feet along the North line of said Lot 13 to a ½" iron rod found for the Northeast corner of said Lot 13 and the Northeast corner of the herein described tract;

THENCE S 19° 05' 39" E 71.49 feet to a ½" iron rod found for the Southeast corner of the herein described tract;

THENCE S 72° 00' 00" W 113.92 feet to a ½" iron rod found in the Easterly Right-of-way line of said Cambridge Oval for the Southwest corner of the herein described tract;

THENCE 62.47 feet along the Easterly Right-of-way line of Cambridge Oval by a circular curve to the left having the following parameters:

Radius = 247.70 feet

Chord Bearing = N 14° 44' 30" W

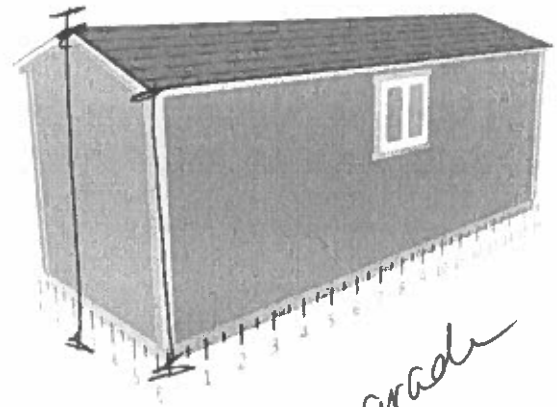
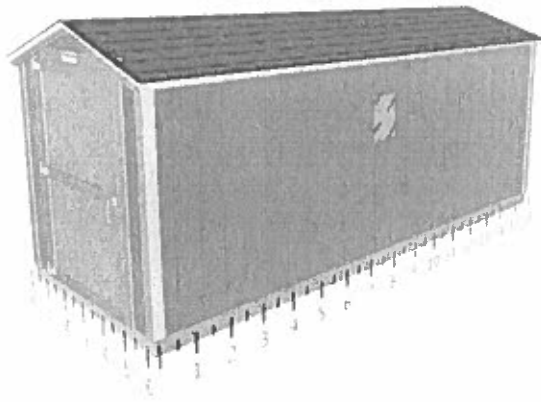
Chord Distance = 62.30 feet

to the POINT OF BEGINNING.




TUFF SHED

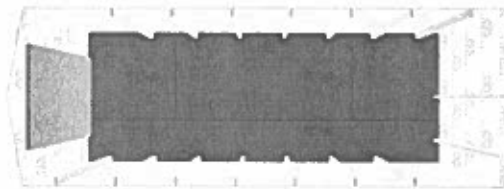
Belinda Scholtz
952 Cambridge Oval
Alamo Heights TX 78209
Q-1877516



Wall D

avg grade

Wall A



Wall C

Wall B

Base Details

Building Size & Style
SR-600 - 6' wide by 16' long

Paint Selection
Base: Dover Gray, Trim: Solitary State

Roof Selection
Weathered Wood Dimensional
Premium Shingle

Drip Edge
White

Is a permit required for this job?
Yes

Who is pulling the permit?
Tuff Shed

Options Details

Doors
4' x 6' Single Shed Door, Left Hinge
Placement

Windows
2' x 2' Insulated Horizontal Sliding
Window

Walls
257 Sq Ft House Wrap

Roof
113 Sq Ft Radiant Barrier Roof Decking

Floor and Foundation
96 Sq Ft 3/4" Treated Floor Decking
Upgrade

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
Yes

Is there a power outlet within 100 feet of installation location?
Yes

The building location must be level to properly install the building. How level is the install location?
Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes

Substrate Shed will be installed on?
Not Anchored to Concrete with Shed Floor

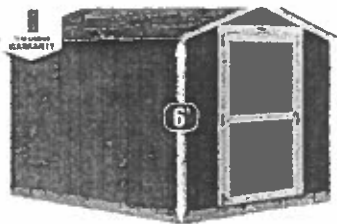
DocuSigned by:

Signature:

Belinda Scholtz

Date: 10/11/2022

AA8FF5B230FD495

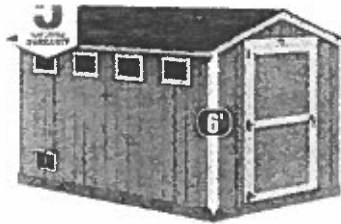


Keystone Series KR-600

This is our most affordable ranch style building. Shown here with paint upgrade.

- 2x6 Treated Wood Foundation
- 4'x6'2" Steel Reinforced Tuff Shed Door
- Endwall Door Placement
- 5'8" Clear Interior Sidelall Height
- 24" On Center 2x4 Wall Framing
- 3" Flat Sidelall Eave

WxLxH	Base	w/ Paint	Monthly Lease
8'x6'x7'10"	\$999	\$1,199	\$16
8'x8'x7'10"	\$1,325	\$1,525	\$21
8'x10'x7'10"	\$1,525	\$1,725	\$24
8'x12'x7'10"	\$1,710	\$1,910	\$27
10'x10'x8'2"	\$1,819	\$2,104	\$29
10'x12'x8'2"	\$2,099	\$2,384	\$33
10'x16'x8'2"	\$2,545	\$2,830	\$40



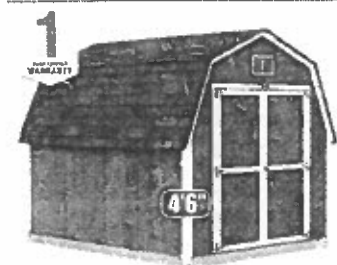
Sundance Series SR-600

This popular ranch style shed has been a mainstay of the Tuff Shed product line for years. The 6'2" tall shed door (6' tall w/ 6" wide models) fits on the endwall. Shown here with paint upgrade, transom windows and a wall vent.

- 2x6 Galvanized Steel Foundation
- 4'x6'2" Steel Reinforced Tuff Shed Door
- Endwall Door Placement
- 5'8" Clear Interior Sidelall Height
- 16" On Center 2x4 Wall Framing
- 4" Block Sidelall Eave

WxLxH	Base	w/ Paint	Monthly Lease
6'x8'x7'6"	\$1,399	\$1,544	\$22
6'x10'x7'6"	\$1,599	\$1,744	\$25
6'x12'x7'6"	\$1,799	\$1,944	\$29
8'x8'x7'10"	\$1,625	\$1,825	\$26
8'x10'x7'10"	\$1,875	\$2,075	\$30
8'x12'x7'10"	\$2,099	\$2,299	\$33
8'x14'x7'10"	\$2,315	\$2,515	\$37
8'x16'x7'10"	\$2,545	\$2,745	\$40
10'x10'x8'2"	\$2,155	\$2,440	\$34
10'x12'x8'2"	\$2,449	\$2,734	\$39
10'x16'x8'2"	\$2,949	\$3,234	\$46
10'x20'x8'2"	\$3,609	\$3,894	\$57
12'x12'x8'6"	\$2,780	\$3,140	\$44
12'x16'x8'6"	\$3,425	\$3,785	\$54

BARN STYLE SHEDS

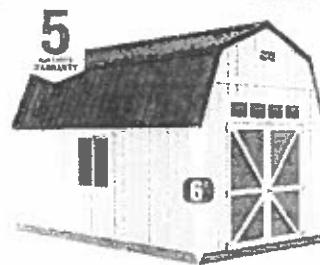


Keystone Series KTB-400

The classic barn style with Keystone Series value. Keystone Series barn comes standard with 5'x6" Double Door. Shown with paint and vent upgrades.

- 2x6 Treated Wood Foundation
- 5'x6" Steel Reinforced Tuff Shed Double Door
- Endwall Door Placement
- 4'4" Clear Interior Sidelall Height
- 24" On Center 2x4 Wall Framing
- No Sidelall Eave

WxLxH	Base	w/ Paint	Monthly Lease
6'x6'x8'10"	\$1,549	\$1,804	\$25
8'x10'x8'10"	\$1,750	\$2,005	\$28
8'x12'x8'10"	\$1,952	\$2,217	\$31



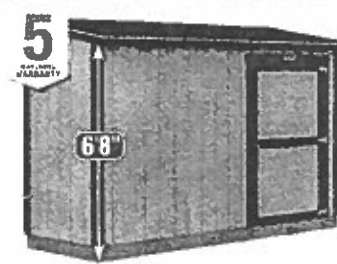
Sundance Series TB-600

The TB-600 provides barn style roof with Sundance Series upgraded features. Shown with double door, door trim, transom windows, metal roof, 3'x3' window, vent and paint upgrades.

- 2x6 Galvanized Steel Foundation
- 4'x6'2" Steel Reinforced Tuff Shed Door
- Endwall Door Placement
- 5'4" Clear Interior Sidelall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidelall Eave

WxLxH	Base	w/ Paint	Monthly Lease
8'x10'x10'6"	\$2,295	\$2,550	\$36
8'x12'x10'6"	\$2,549	\$2,804	\$40
8'x14'x10'6"	\$2,779	\$3,034	\$44
8'x16'x10'6"	\$3,055	\$3,310	\$48
10'x10'x11'6"	\$2,719	\$3,074	\$43
10'x12'x11'6"	\$2,939	\$3,354	\$47
10'x16'x11'6"	\$3,685	\$4,040	\$58
10'x20'x11'6"	\$4,227	\$4,577	\$66
12'x12'x12'6"	\$3,909	\$4,359	\$61
12'x16'x12'6"	\$4,554	\$5,004	\$71
12'x20'x12'6"	\$4,975	\$5,425	\$78
12'x24'x12'6"	\$5,676	\$6,126	\$88

LEAN-TO STYLE SHEDS



Sundance Series Lean-To

This model has its roof peak along one of the sidewalls instead of the center of the building. Door size varies on this model based on placement. Shown here with paint upgrade.

- 2x6 Galvanized Steel Foundation

WxLxH	Base	w/ Paint	Monthly Lease
4'x8'x7'11"	\$1,865	\$1,845	\$26
4'x10'x7'11"	\$1,888	\$2,088	\$30
4'x12'x7'11"	\$2,100	\$2,280	\$33
4'x16'x7'11"	\$2,499	\$2,679	\$39
6'x8'x8'3"	\$1,750	\$1,990	\$28
6'x10'x8'3"	\$1,999	\$2,239	\$32
6'x12'x8'3"	\$2,199	\$2,439	\$35
6'x16'x8'3"	\$2,640	\$2,880	\$42
6'x20'x8'3"	\$3,099	\$3,339	\$49
8'x10'x8'7"	\$2,299	\$2,629	\$36
8'x12'x8'7"	\$2,599	\$2,929	\$41
8'x16'x8'7"	\$3,119	\$3,449	\$49
8'x20'x8'7"	\$3,599	\$3,929	\$57
8'x24'x8'7"	\$4,119	\$4,449	\$65

- 5'4" Clear Interior Sidelall Height

RECREATIONAL BUILDINGS



Sundance Series TR-1600

This building is way more than just another shed. Includes full 2nd floor, 36" stairs and 6'x6' window.

WxLxH	Base	w/ Paint	Monthly Lease
16'x20'x21'	\$12,629	\$13,628	\$197
16'x24'x21'	\$14,156	\$15,155	\$221
16'x28'x21'	\$15,639	\$16,688	\$245
16'x32'x21'	\$17,219	\$18,218	\$269
16'x36'x21'	\$18,749	\$19,748	\$293
18'x20'x21'6"	\$14,029	\$15,128	\$218
18'x24'x21'6"	\$15,775	\$16,874	\$246
18'x28'x21'6"	\$17,499	\$18,598	\$273
18'x32'x21'6"	\$20,599	\$21,698	\$321
18'x36'x21'6"	\$22,885	\$23,988	\$357

- Full 2nd Floor w/ Stairs
- 3'x6'8" 6 Panel Residential Door
- 8'1" Clear Interior Wall Height