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

Board of Adjustment Meeting
Wednesday, October 07 2026 – 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, October 07, 2026, 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.

Case No. 2482 – Rosemary Ave

Application Paul Graves, owner, requesting the following self-identified variance(s) in order construct a storage shed attached to the main structure on the property located at **CB 5571A BLK 7 Lot 1,2,3 & 4# C55-14998**, also known as **202 Rosemary Ave,** zoned SF-A:

1. The proposed 40.37% lot coverage exceeds the maximum 40.00% allowed per Section 3-17 of the City's Zoning Code.
2. The proposed floor area ratio (FAR) of .5103 exceeds the maximum of .50 allowed with bonuses per Section 3-18 of the City's Zoning Ordinance.
3. A proposed 6ft 5-5/8in rear yard setback to the attached shed instead of the minimum 20ft per Section 3-16(1) of the City's Zoning Ordinance.

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 Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@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.

Board of Adjustment Project Review — Written Description
202 Rosemary Avenue, Alamo Heights, Texas 78209
Proposed accessory shed and requested zoning variances

We are renovating the existing single-family residence at 202 Rosemary Avenue. As part of the proposed site improvements, we seek approval to construct a one-story accessory shed beside the planned garage, pool house, and pool equipment area. The shed would provide space for household exercise equipment and related storage. Locating these uses together would keep equipment out of the residence and garage while allowing the shed to be designed as part of the overall project.

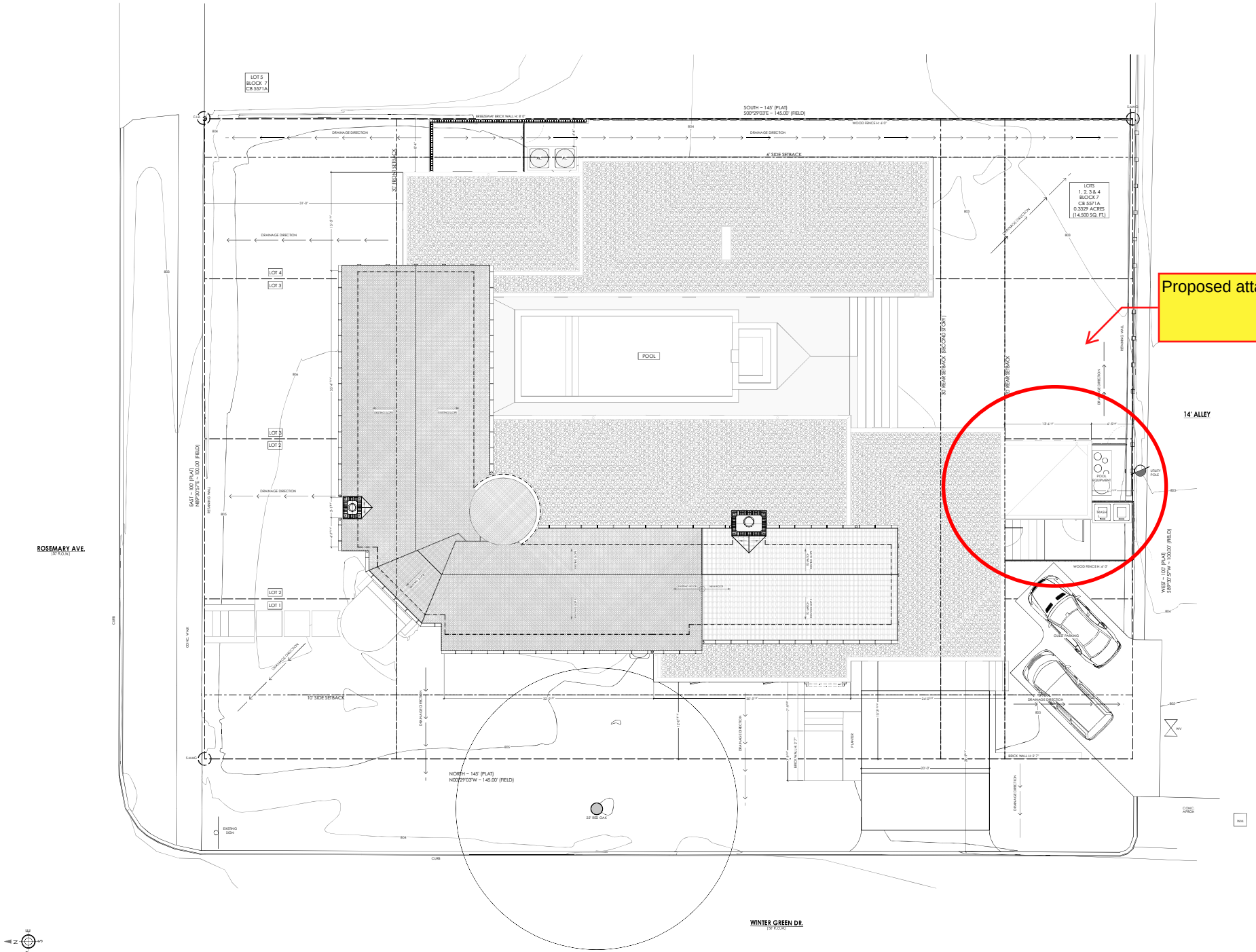
The property is a 14,500-square-foot lot in the SF-A zoning district. The proposed plans place the shed on the side of the garage and pool house shown on the submitted site and floor plans. The architect's current area calculation assigns 162 square feet of gross floor area to the shed. Its final exterior dimensions, height, setbacks, and relationship to neighboring property will be shown on the dimensioned plans and elevations submitted with this application.

The architect's current calculations show that the completed project, including the shed, would have 5,854 square feet of building coverage, or 40.37% of the lot. This exceeds the 40% maximum in Zoning Code § 3-17 by 54 square feet. The calculations also show 7,400 square feet of gross floor area, or a floor area ratio of 51.03%. Assuming the project qualifies for the bonuses needed to reach a 50% permitted floor area ratio under § 3-18, this exceeds that limit by 150 square feet. We request variances limited to those amounts, subject to the architect's final calculations and the City's review.

The property contains an existing 1927 residence, and the proposed site plan must accommodate the residence, garage, pool house, pool, and associated equipment within the applicable setbacks. These existing and planned features constrain the location and usable dimensions of an accessory shed. The proposed location groups the shed with the garage and pool service area and avoids placing a separate structure in the remaining open portions of the lot.We evaluated a smaller shed and alternate locations, but alternate locations do not exist. We considered a smaller shed, but its reduced proportions would appear out of scale with the adjacent garage and pool house and would not fit the balanced design of the Spanish Colonial residence. The proposed size allows the shed to read as a cohesive part of that group

of structures.. The requested relief is limited to the amount shown in the architect's final area calculations. Granting it would allow a modest one-story accessory structure in the location supported by the site conditions while preserving the residential character of the property.

The proposed shed is a one-story accessory structure within the residential project. The submitted site plan, photographs, tree survey, calculations, floor plan, and elevations will show its placement and effects on the property and its surroundings. We ask the Board to consider the limited variances described above in light of the documented property conditions and the final architectural plans.



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

0 4' 8' 12'

JAY CORDER ARCHITECT

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[512] 243.8507
2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757
JAY**CORDER**.COM

REV#	DESCRIPTION	ISSUED

GRAVES RESIDENCE
202 ROSEMARY AVE
ALAMO HEIGHTS, TX 78209

PERMIT SET 3

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS

9/22/26

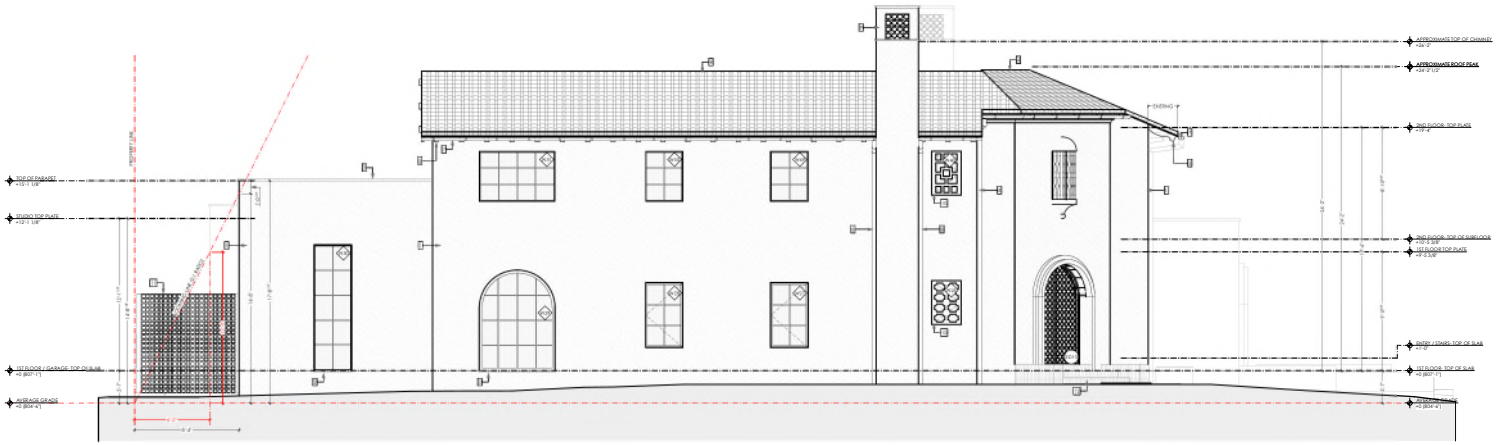
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SHEET IS FORMATTED TO 30"x42". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (15x21)

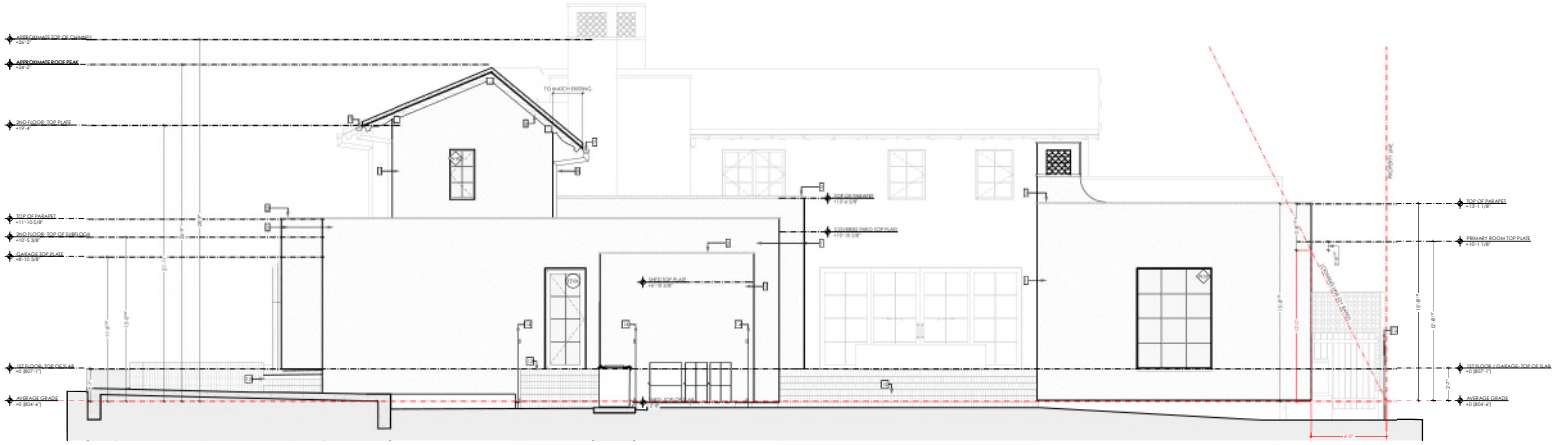
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PROPOSED- SITE PLAN - ROOF

EXTERIOR MATERIALS - KEYED NOTES:
1 INTEGRAL COLORED STUCCO AS SELECTED
2 BRICK SILL
3 CLAY TILE PARAPET CAP
4 TYPICAL PIECE BARREL CLAY TILE
5 STAIN RAFTER TAIL SHAPE TO MATCH EXISTING
6 STAIN BARGE RAFTER SHAPE TO MATCH EXISTING
7 COPPER HALF ROUND GUTTER
8 COPPER DOWNSPOUT 4" DIA.
9 CUSTOM CHIMNEY CAP SEE DETAIL
10 EXISTING BREEZEWAY BRICK
11 BREEZEWAY BRICK PER SELECTION
12 BRICK STEPS
13 DISTRESSED HEAVY TIMBER BEAMS
14 WOOD FENCE
15 1/4" STEEL PLANTER. REINFORCE AS REQ. FOR STRAIGHT / PLUMB INSTALL
16 BRICK AS SELECTED



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



2 **ELEVATION- SOUTH**
SCALE: 1/4" = 1'-0"

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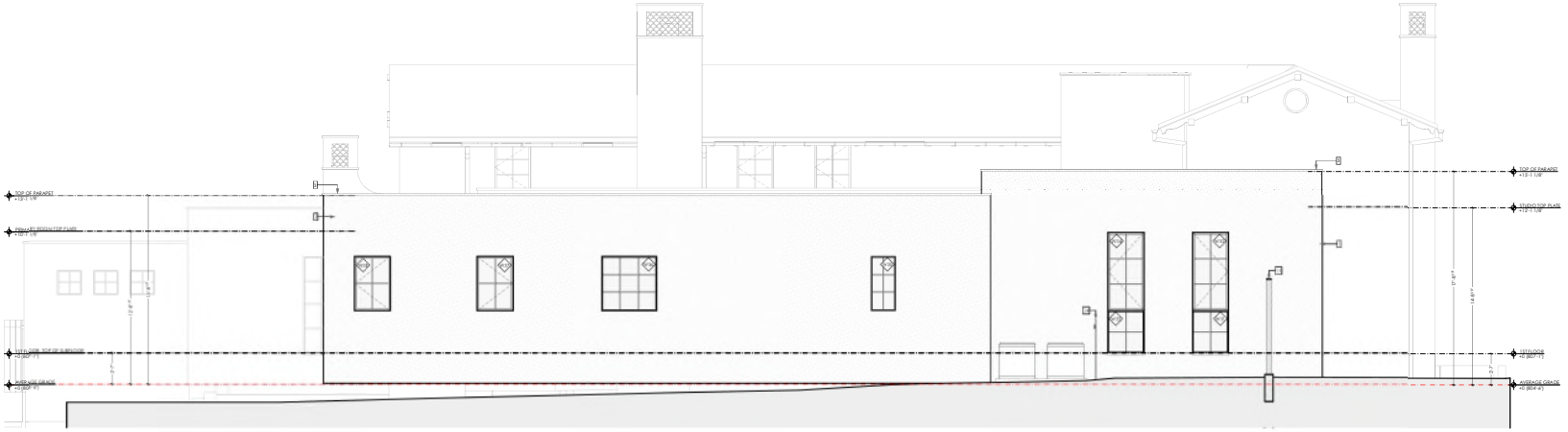
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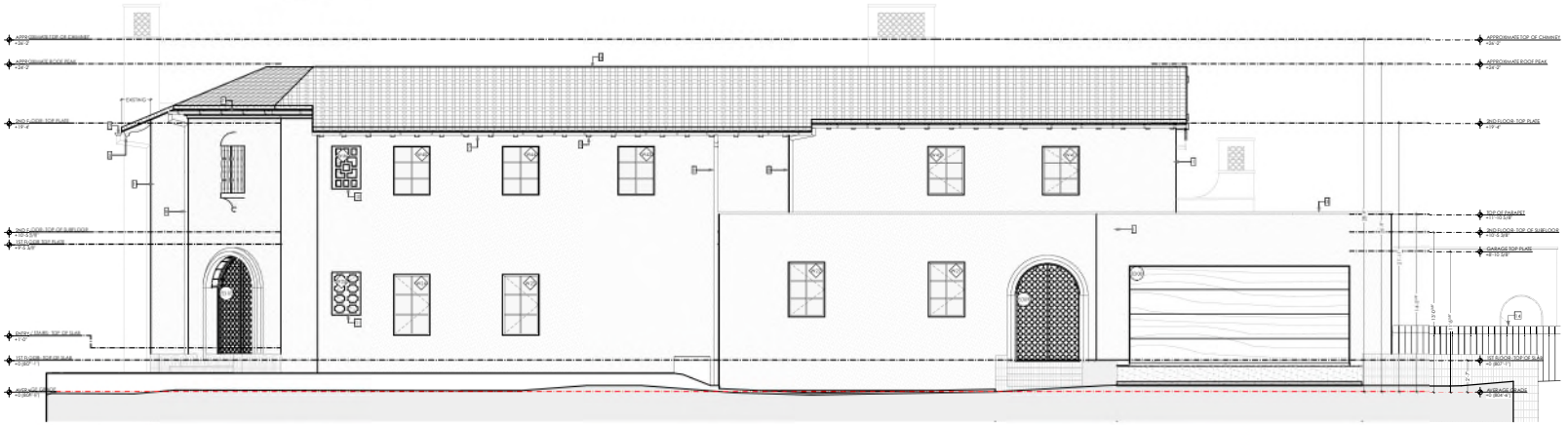
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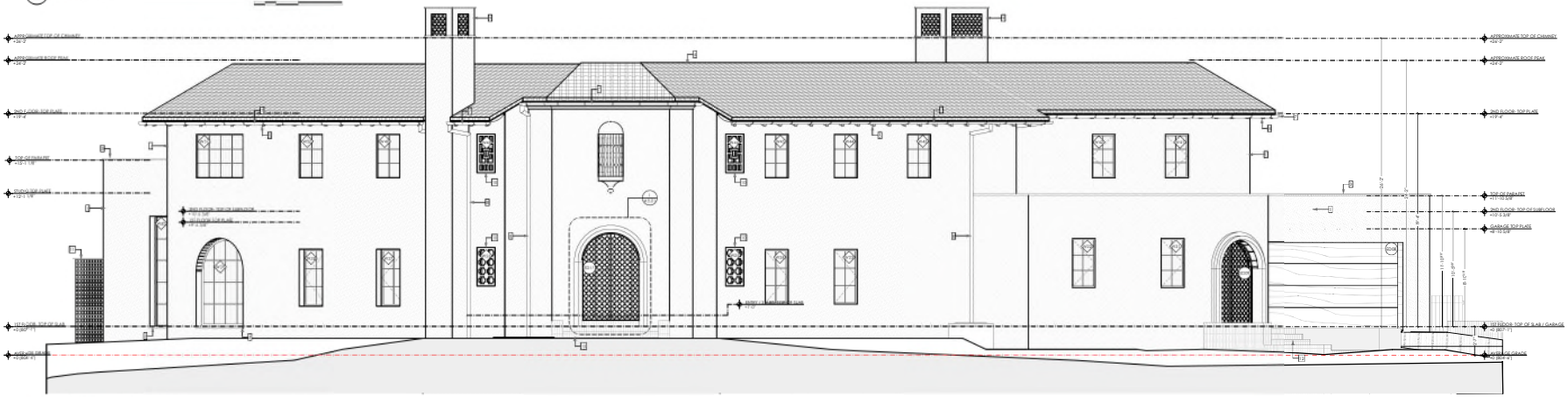
PROPOSED- EXTERIOR ELEVATIONS



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



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



3 ELEVATION- FRONT DOOR
SCALE: 1/4" = 1'-0"

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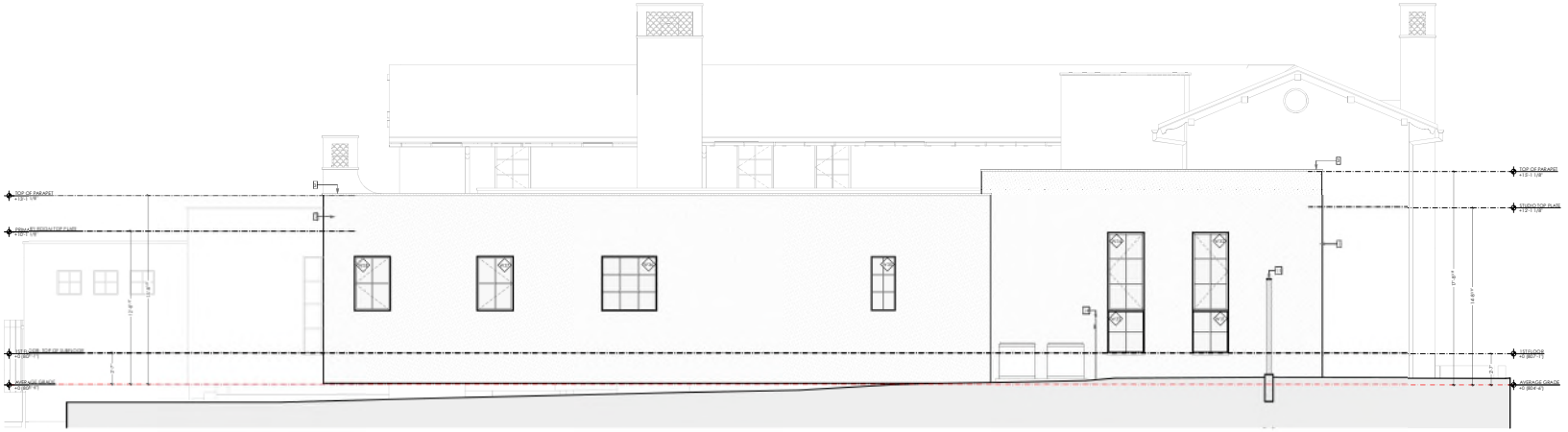
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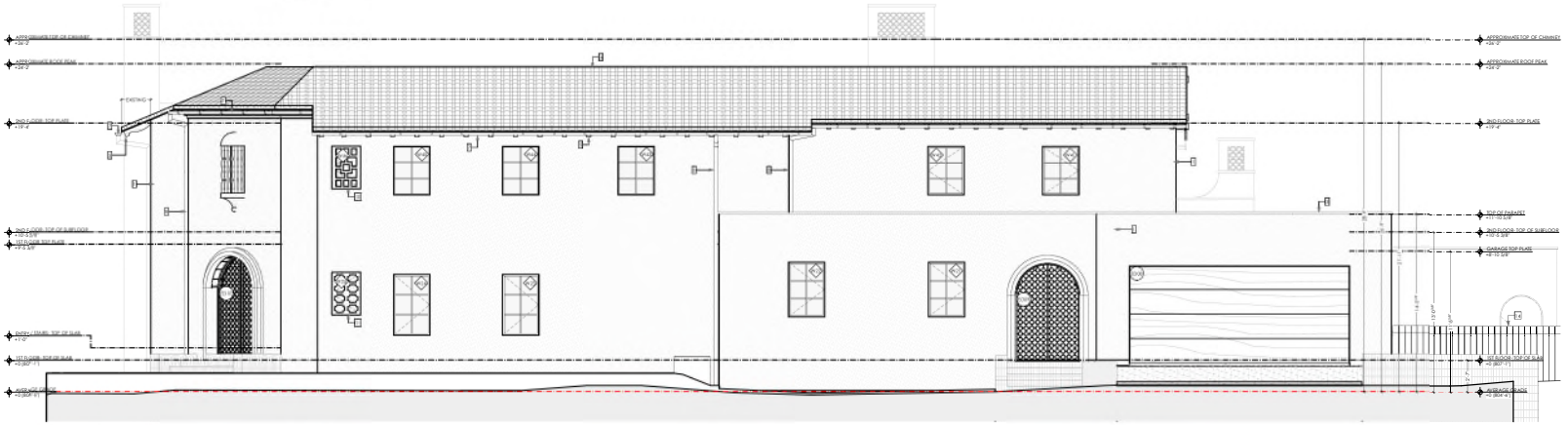
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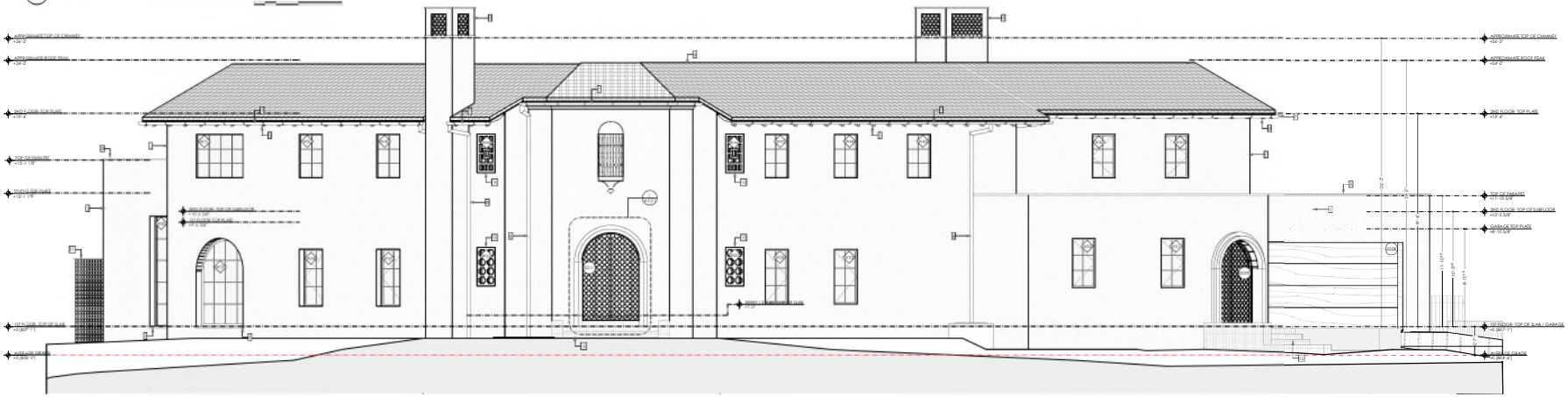
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