



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

Architectural Review Board Meeting
September 16, 2025 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, September 16, 2025, at 5:30 P.M.** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

Case No. 999F – 216 Inslee Ave

Request of Bobo Custom Builders, applicant, on behalf of David and Rachel Rogoff, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 216 Inslee Ave in order to demolish approximately 47.7% of the existing street façade facing north, and construct additions to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of the Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. Floorplans will not be available online. You may contact Tyler Brewer, Senior Planner at 210-826-2239 (tbrewer@alamoheightstx.gov), Sarah Olivares, Planner at 210-882-1505 (solivares@alamoheightstx.gov), or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.

Inslee Remodel Proposal

We are proposing to build a small office addition and covered front porch at 216 Inslee Ave. The office will be located off the right side of the front bedroom with an entrance from the living room. The existing living room floor is lower than the rest of the home. We will raise the floor height to match the living room and foyer height. The covered front porch will have a concrete foundation with a single step wrapping around the front. The porch is located just to the right of the office and will be covered with a finished tongue and groove stained ceiling. All the exterior finishes such as the stucco, windows, roofing, exposed soffit and paint will all match to what is there currently.

After completion the front office addition and covered porch will make the existing home more appealing from the curb. Extending the width of the front gable will give the home a more grand appearance without being over bearing or out of place. The covered front porch creates an inviting space for neighbors and visitors as well a nice place to lounge out of the elements. This space will also be available for furniture and decor as well to add a homely touch. Many other properties around the neighborhood enjoy a covered front porch and this design is very similar.

Lot Coverage & Far Calculations Below:

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	11,250	11,250	Footprint of all structures	3,650	3,894
Main house: 1st floor*	2,650	2,742	Driveway/Parking Pad	300	300
Main house: 2nd floor			Walkways	80	60
Front porch*		152	Swimming Pool/Spa		
Side porch*			Other impervious cover:		
Rear porch*	300	300	Total Impervious Cover:	4,030	4,254
Garage/Carport: 1st floor*	700	700	Stormwater Development Fee:		
Garage: 2nd floor			Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*			Front yard setback area	2,250	2,250
Breezeway*			Footprint of any structure(s)		
Covered patio structure*			Driveway/Parking Pad	300	300
Other accessory structures*			Walkways	80	80
Total Square Footage:	11,250	11,250	Other impervious cover:		
Total Lot Coverage*:	3,650	3,894	Total Impervious Cover within Front Yard Setback:	16%	16%
Total FAR:	32%	34%			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

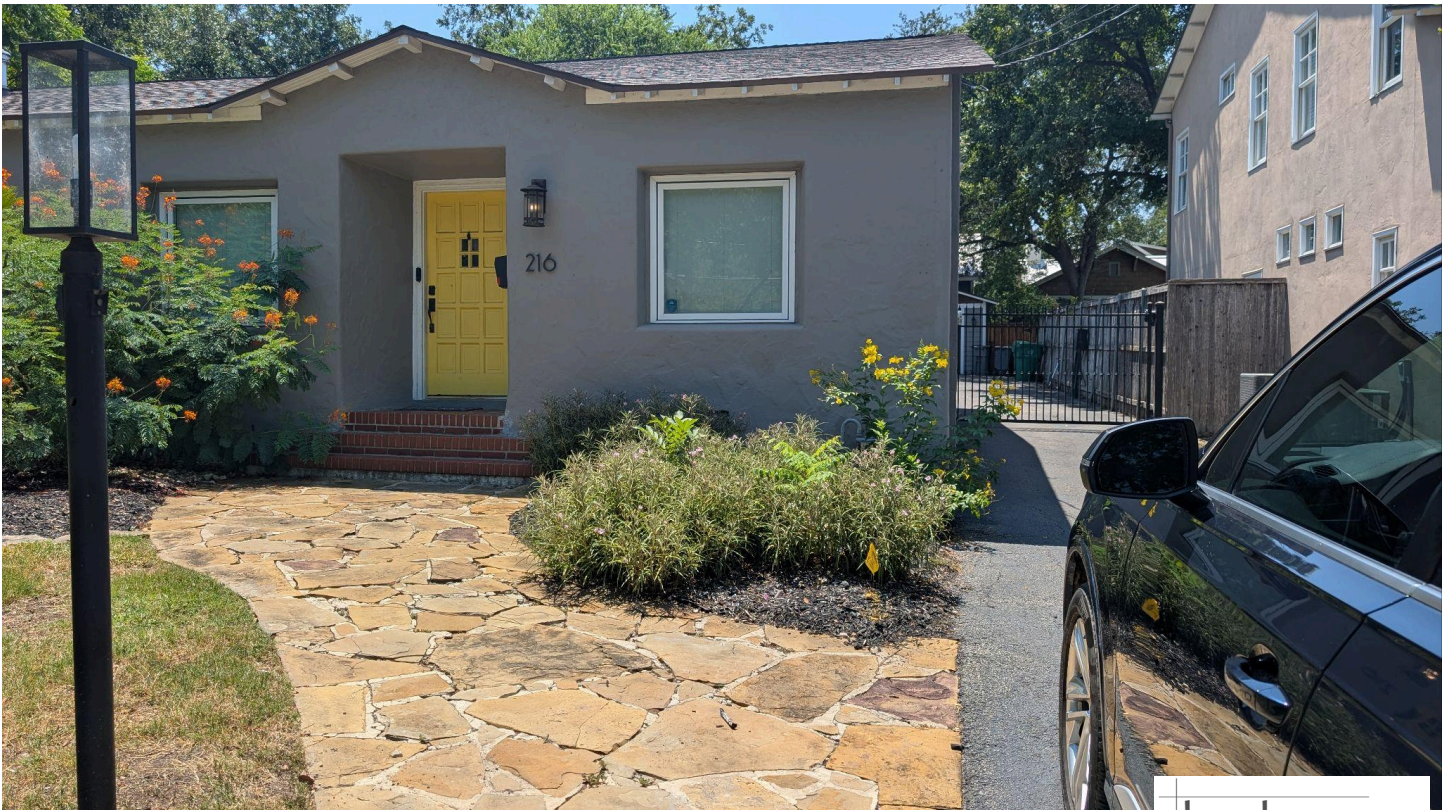
The new average grade roof height of 14' 4" will not exceed the current average grade height of 16' 4".

Rogoff Remodel

8/13/2025

Address: 216 Inslee Avenue, San Antonio TX 78209

Permit #: 2025-831



PO Box 277 | Blanco, TX 78606 | 210-349-6160

bobo
custom builders

Rogoff Remodel

8/13/2025

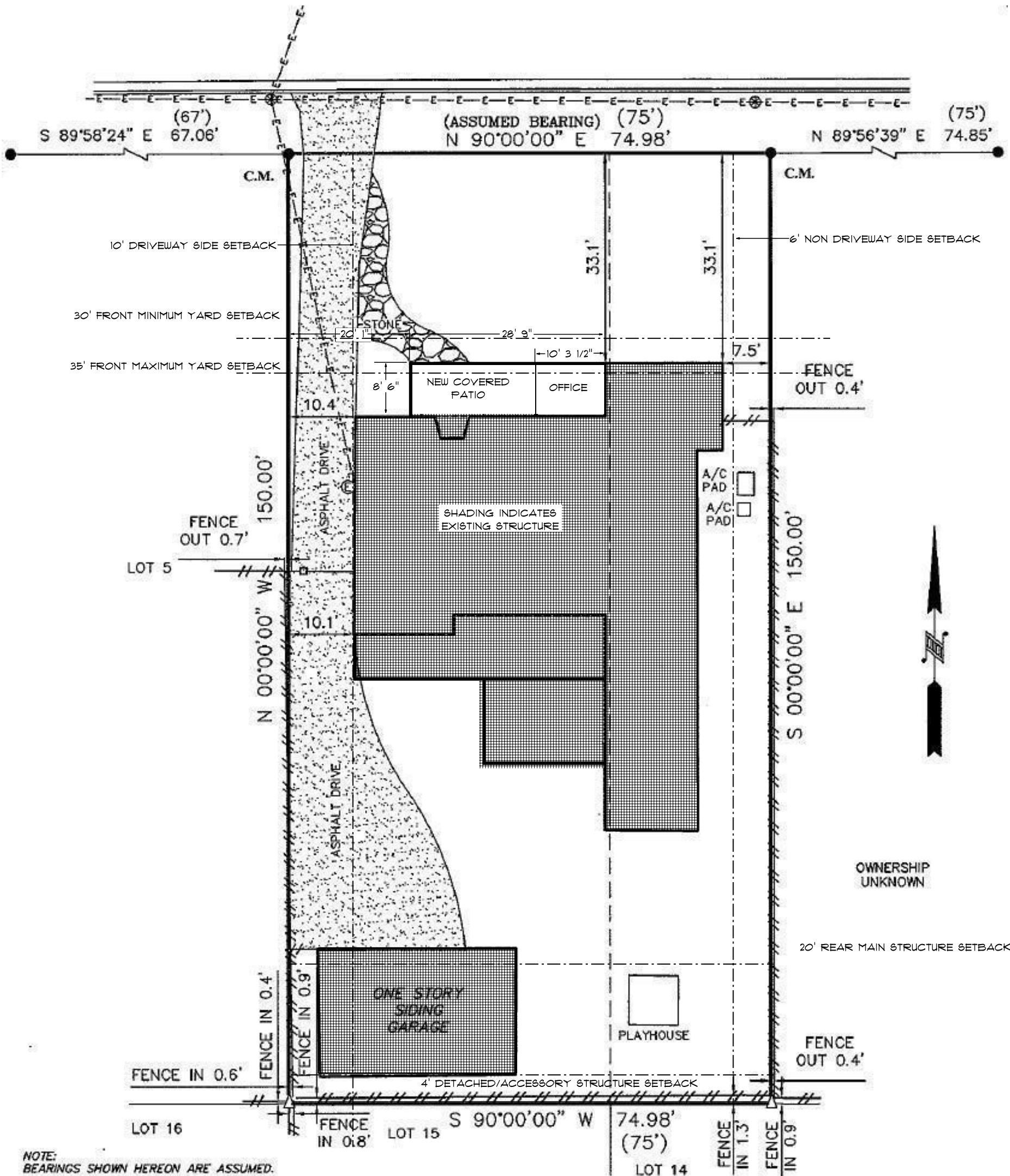
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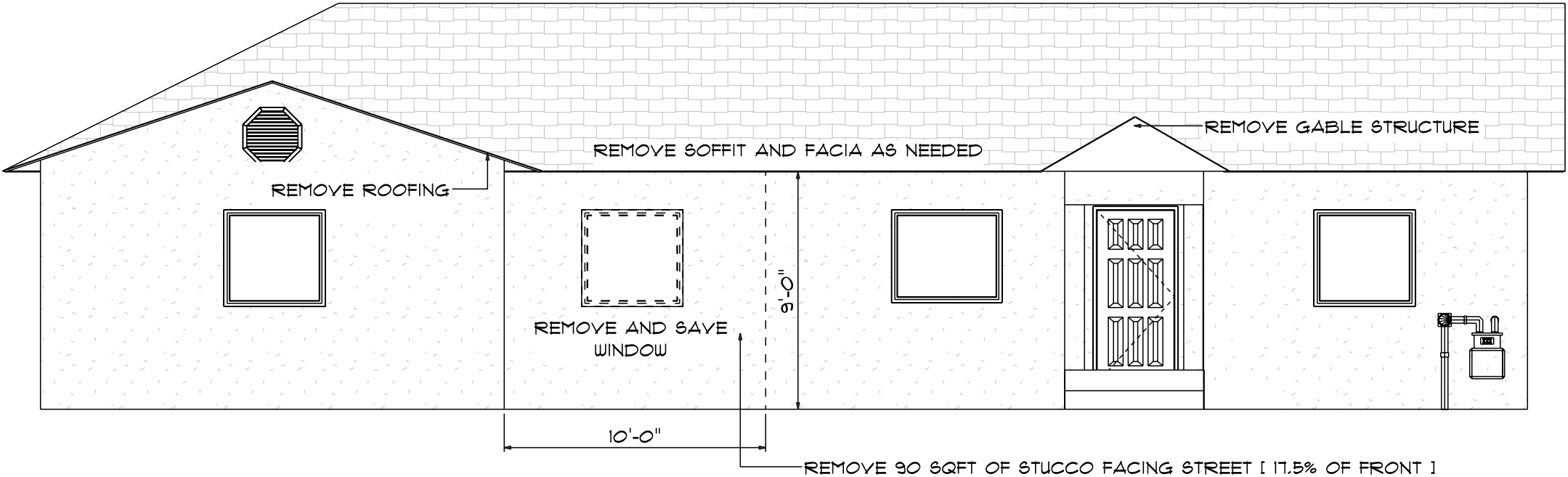


PLOT PLAN

Initials: _____, _____ Date: _____

1 / 1	 design-build residential remodeling	PHASES	Bobo Custom Builders PO BOX 277 Blanco, Tx 78606 PHONE: (210) 349 - 6160 FAX: (210) 349-6133	ROGOFF PROJECT 216 INSLEE ST San Antonio, Texas 78209	
		BB:		PAGE: SURVEY	
		DR:		DRAWN BY: Jason Peters	
		TW:		DATE: Monday, August 11, 2025	
		IHR:			
		PRE-CON:			
		AFC:			

EXISTING ROOF TOTAL BEFORE DEMO = 3965 SF
EXISTING ROOF TO BE REMOVED = 180 SF
PERCENTAGE OF EXISTING ROOF TO BE REMOVED = 4%



FRONT DEMO ELEVATION

SCALE: 3/16" = 1'-0"

ROGOFF PROJECT
216 INSLEE ST
San Antonio, Texas 78209

PAGE: FRONT ADDITION DEMO ELEVATIONS

DRAWN BY: Jason Peters

DATE: Monday, August 11, 2025

Bobo Custom Builders

PO BOX 277
Blanco, Tx 78606
PHONE: (210) 349 - 6160
FAX: (210) 349-6133

PHASES

TW#1:

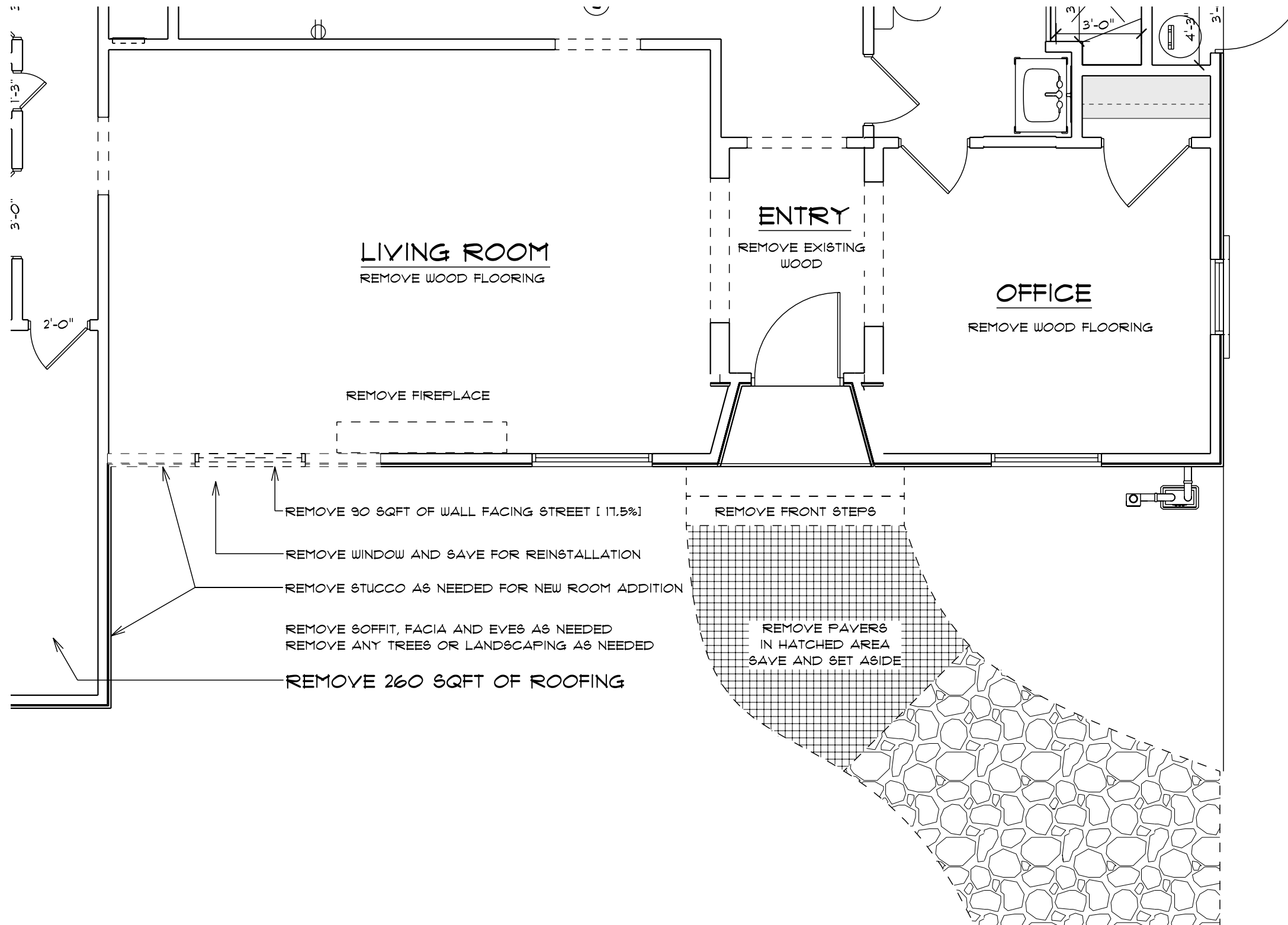
TW#2:

IHR:

PRE-CON:



Initials: _____, _____ Date: _____



FRONT PORCH ADDITION DEMO

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

Initials: _____ Date: _____

ROGOFF PROJECT
216 INSLEE ST
San Antonio, Texas 78209

PAGE: FRONT ADDITION DEMO

DRAWN BY: Jason Peters

DATE: Monday, August 11, 2025

Bobo Custom Builders

PO BOX 277
Blanco, Tx 78606

PHONE: (210) 349 - 6160
FAX: (210) 349-6133

PHASES

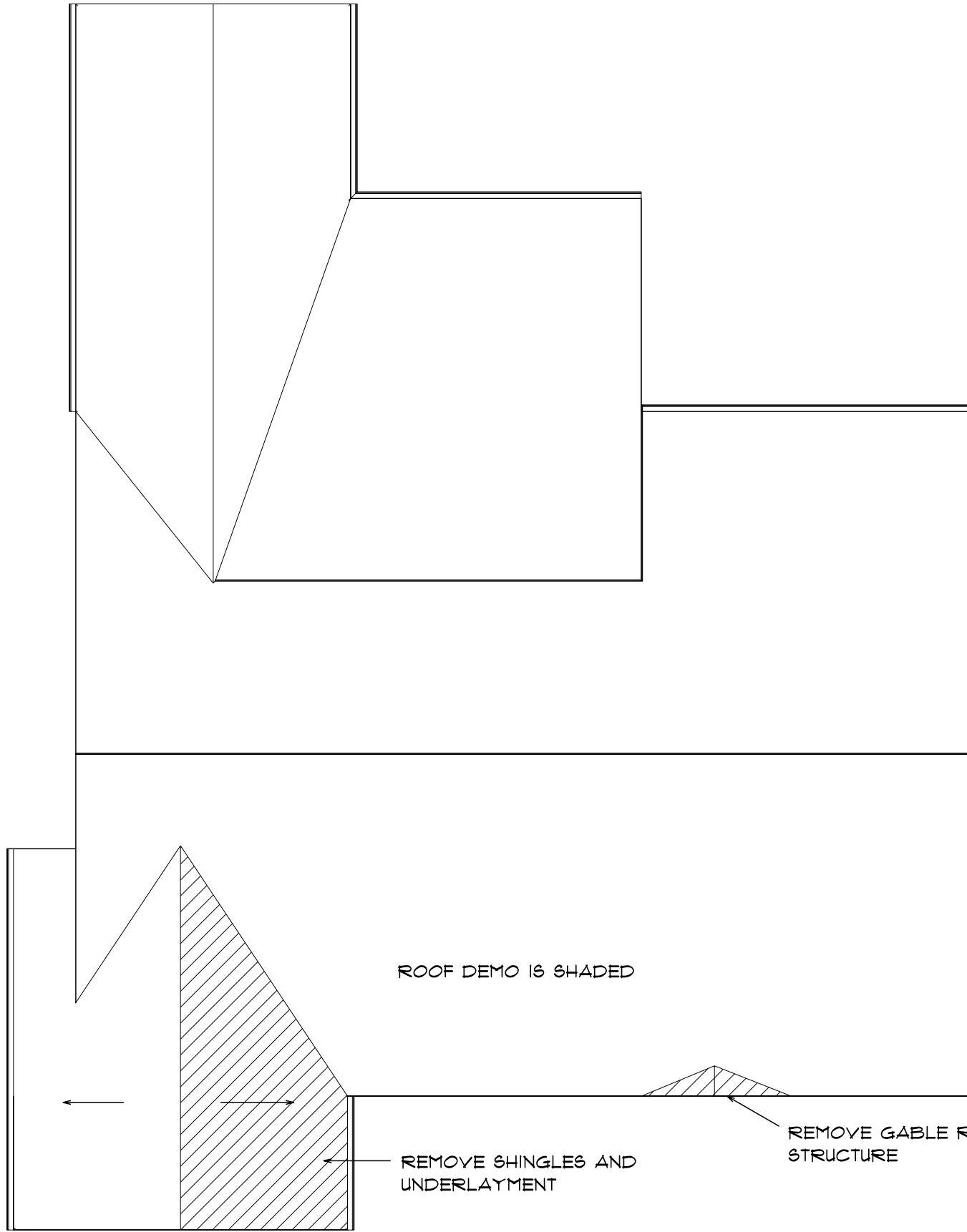
TW#1:

TW#2:

IHR:

PRE-CON:





EXISTING ROOF TO BE REMOVED = 180 SF
EXISTING ROOF TOTAL BEFORE DEMO = 3965 SF

EXISTING ROOF TO BE REMOVED = 4%

Initials: _____, _____ Date: _____

EXISTING ROOF PLAN

SCALE: 0.1158" = 1'-0"

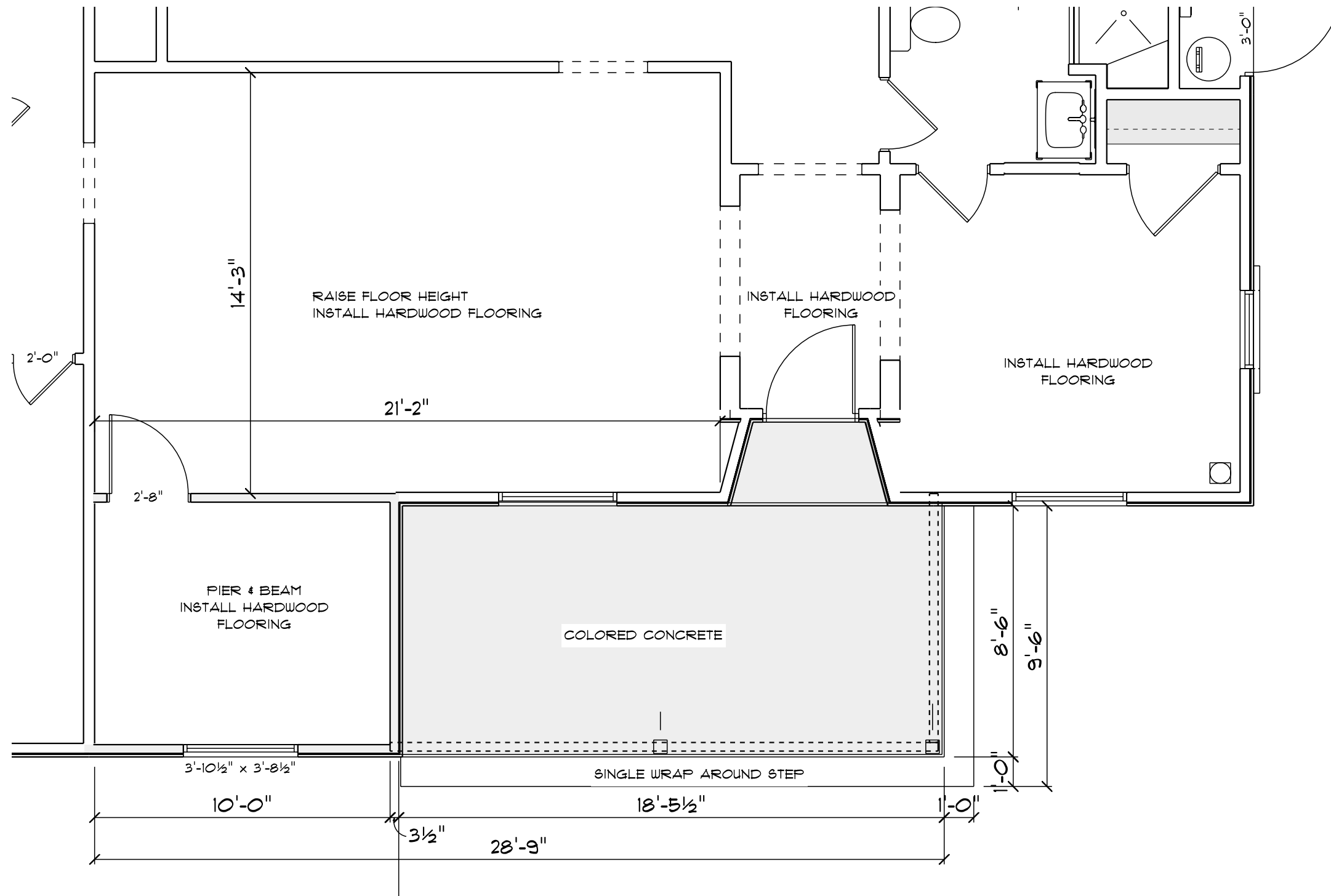
ROGOFF PROJECT
216 INSLEE ST
San Antonio, Texas 78209

PAGE: EXISTING ROOF
DRAWN BY: Jason Peters
DATE: Monday, August 11, 2025

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PHASES
TW#1:
TW#2:
IHR:
PRE-CON:





FRONT PORCH ADDITION REMODEL

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

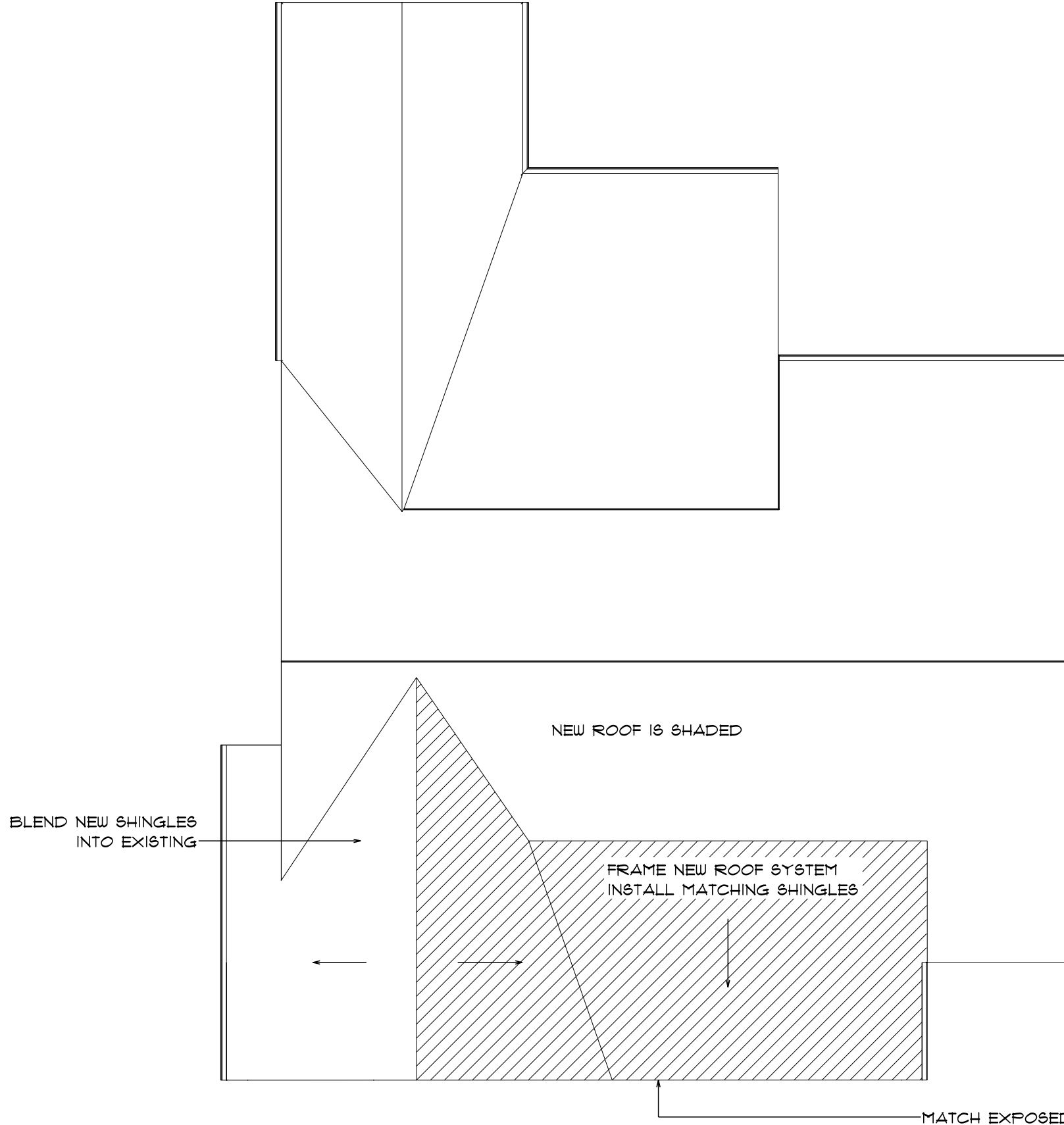
Initials: _____ Date: _____



PHASES
TW#1:
TW#2:
IHR:
PRE-CON:

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ROGOFF PROJECT
216 INSLEE ST
San Antonio, Texas 78209
PAGE: FRONT ADDITION REMODEL
DRAWN BY: Jason Peters
DATE: Monday, August 11, 2025



EXISTING ROOF TO BE REMOVED = 180 SF
EXISTING ROOF TOTAL BEFORE DEMO = 3965 SF
PERCENTAGE OF EXISTING ROOF TO BE REMOVED = 4%
PROPOSED NEW ROOFING - 710 SF
PROPOSED ROOFING SQUARE FOOTAGE TOTAL - 4505 SF

Initials: _____, _____ Date: _____

PROPOSED ROOF PLAN

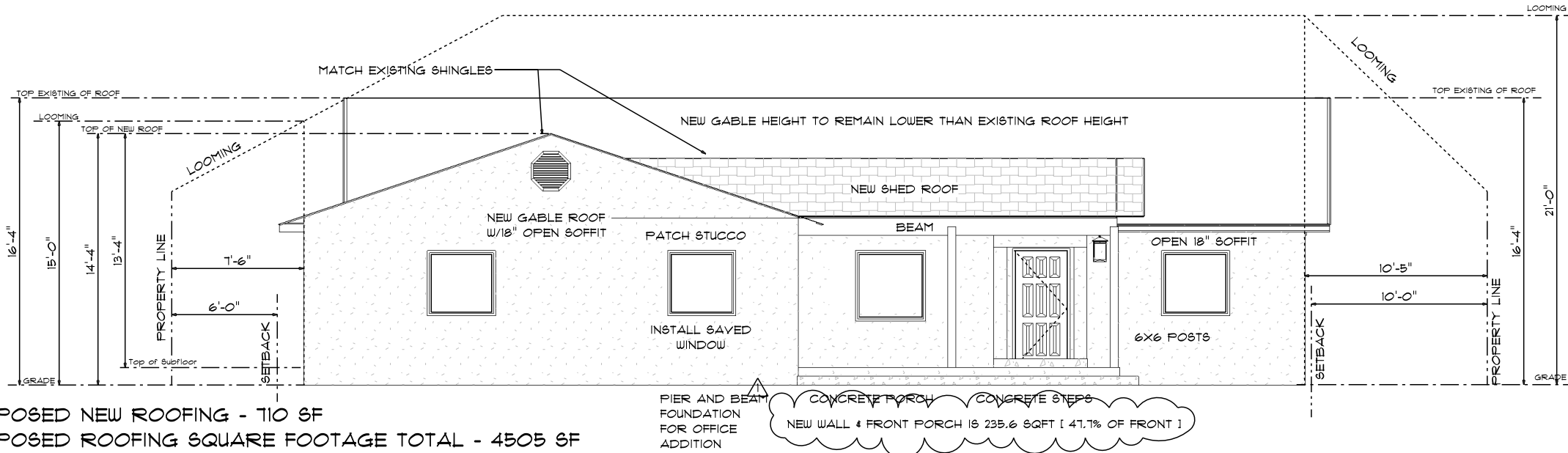
SCALE: 0.1107" = 1'-0"

ROGOFF PROJECT
216 INSLEE ST
San Antonio, Texas 78209
PAGE: NEW ROOF
DRAWN BY: Jason Peters
DATE: Monday, August 11, 2025

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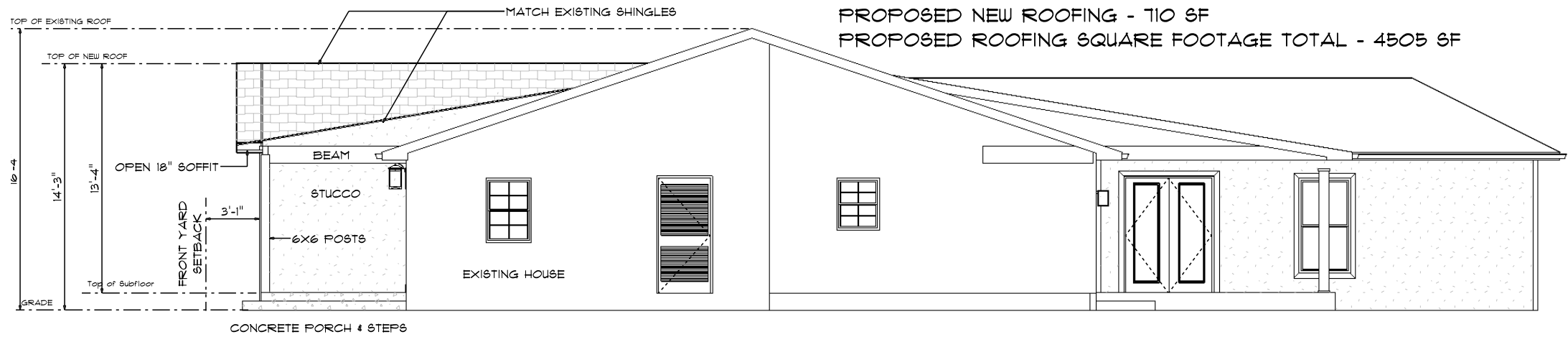


PROPOSED NEW ROOFING - 710 SF
PROPOSED ROOFING SQUARE FOOTAGE TOTAL - 4505 SF

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

EXISTING ROOF TOTAL BEFORE DEMO = 3965 SF
EXISTING ROOF TO BE REMOVED = 180 SF
PERCENTAGE OF EXISTING ROOF TO BE REMOVED = 4%



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

Initials: _____ Date: _____

ROGOFF PROJECT
216 INSLEE ST
San Antonio, Texas 78209
PAGE: ADDITION ELEVATIONS
DRAWN BY: Jason Peters
DATE: Thursday, August 28, 2025

Bobo Custom Builders
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PHONE: (210) 349-6160
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PHASES
TW#1:
TW#2:
IHR:
PRE-CON:

