



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

**Board of Adjustment Meeting
Wednesday, January 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, January 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. 2463 – 213 Normandy Ave

Application of James Ed Carleton, applicant, representing Richard Garcia of Reasonable Remodelers, owner, requesting the following self-identified variance(s) to construct a second story addition to the existing main structure on the property located at **CB 4024 BLK 135 LOT 14**, also known as **213 Normandy Ave**, zoned SF-B:

1. A proposed 4ft 7in side yard setback to west side of the main structure instead of the minimum 6ft required per Section 3-15(2),
2. The proposed addition exceeds the height looming standard on the west side of the main structure based on a proposed 4ft 7in side yard setback per Section 3-19(2)(a), and
3. The proposed overhang encroaches into the minimum required five (5) foot side yard setback per Section 3-82(2)(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 Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lfernandez@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.



City of Alamo Heights
Residential Permit Application*

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

6116 Broadway, Alamo Heights, Texas 78209

CDS Dept. v: (210) 826-0516

f: (210) 832-2299

Fire Dept. v: (210) 824-1281

f: (210) 828-3006

General Permit Information [Please print legibly]			Permit # (assigned by Staff):		
Project Address: 213 Normandy Ave, Alamo Heights, TX 78209		Application Date: 12/19/2025			
Project Type – Please check all that apply:					
<input type="checkbox"/> New construction _____ sq. ft. <input checked="" type="checkbox"/> Addition 1723 sq. ft. <input type="checkbox"/> Remodel/Alterations 1117 sq. ft. <input type="checkbox"/> Demolition <input type="checkbox"/> Pool/Spa <input type="checkbox"/> Fence <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Irrigation <input type="checkbox"/> Landscape <input type="checkbox"/> Tree Pruning/Removal <input type="checkbox"/> Other _____					
Materials (if applicable): Roof <u>METAL</u> Exterior Walls <u>WOOD</u> Foundation <u>pier&beam</u> Flatwork <u>CONC.</u>					
Is the property in the 100-Year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Does this project involve any removal of trees? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Estimated cost of construction (includes material & labor): \$ 250,000		Total square footage of project: 2840			
Estimated cost of demolition (if applicable): \$ 1200					
Applicant:	Phone:	Email:	Address:		
Property Owner: RICHARD G.	Phone: 210-887-7399	Email:	Address: 213 Normandy Ave		
Check One: <input checked="" type="checkbox"/> Architect/Engineer <input type="checkbox"/> Registered Contractor <input type="checkbox"/> Home/Property Owner*					
Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.) 1,323 SF ADDITION TO THE EXISTING RESIDENCE, WITH A NEW 400 SF GARAGE					
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	17,500	7,500	Footprint of all structures	1,321	3,000
Main house: 1st floor*	1,117	1,540	Driveway/Parking Pad	132	132
Main house: 2nd floor		900	Walkways	136	136
Front porch*	160	160	Swimming Pool/Spa		
Side porch*			Other impervious cover:		
Rear porch*			Total Impervious Cover:	1,589	3,268
Garage/Carport: 1st floor*		400	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	1600	1600
Breezeway*			Footprint of any structure(s)	160	160
Covered patio structure*			Driveway/Parking Pad	128	128
Other accessory structures*			Walkways	136	136
Total Square Footage:	1,277	3,000	Other impervious cover:		
Total Lot Coverage*:	1,701	3,543	Total Impervious Cover within Front Yard Setback:	424	424
Total FAR:	.22	.40	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		

*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

**Projects undertaken by the home/property owner which reflect typical contractor related work such as grading, excavation, and demolition, or which utilizes equipment atypical to a home/property owners work shall be limited by the authorized hours of construction as would a typical general contractor.

I hereby acknowledge that I have read and completed this application and know the same to be true and correct. This project as submitted complies with the International Code series and NEC, as currently adopted by the City of Alamo Heights, and with the Code of Ordinances of the City of Alamo Heights. I hereby acknowledge that no work has or will commence on the proposed project until an approved permit is received. All provisions of laws and ordinances governing the proposed work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

Signature of Property Owner (if applicable)

Date: 12/19/2025

Signature of Permit Applicant

Date: 12/11/2025

Permit Applicant is Architect/Engineer, Registered Contractor, or Authorized Agent



December 21, 2025
San Antonio Texas

City of Alamo Heights, Board of Adjustment

6116 Broadway
San Antonio, TX 78209
Re: 213 Normandy
Variance Request

Board of Adjustment,

Slay Architecture has been contracted by the Owner to provide plans for a residential remodel in the City of Alamo Heights. The address is 213 Normandy, an area zoned SF-B. The residence was built in 1932. It is a 1200 sf, one story structure. There is a 160 sf porch facing south to the street and there is no garage.

Our Client, Richard Garcia, plans to construct a two-story addition to the rear of the house. This addition would be wood veneer with wood framing, and a metal roof to match the existing residence.



Slay reviewed the Permitting requirements and found that Alamo Heights Residential Design Standards require a side-yard setback of three feet from the property line. This residence conforms to this standard.

The Residential Standards also require compliance with a Looming Standard which indicates a second set of setbacks...Ten foot on the driveway side and six foot on the other. Our residence does not conform with the looming standard.

The Owner requests a variance from the Looming Standard which will allow the existing residence to remain and permit an addition to the rear of the residence. The variance is needed because:

- The existing residence does not conform to the looming standard of the code.
- This non-conformity does not allow the owner to construct an addition to the residence.
- The addition will be on the back of the property and will not be seen from the street.
- The granting of the exception/variance will not be injurious to other properties.

It is my professional opinion that the proposed administrative exception / variance remains in harmony with the spirit and intent of the Alamo Heights Residential Design Standards as it will not adversely affect the health, safety, or welfare of the public.

Slay Architecture has included the Residential Permit Application, and the construction plans for this addition, which include photos of the residence, a survey, a tree survey, the proposed site plan, the proposed floor plan.

Please review and approve this variance request

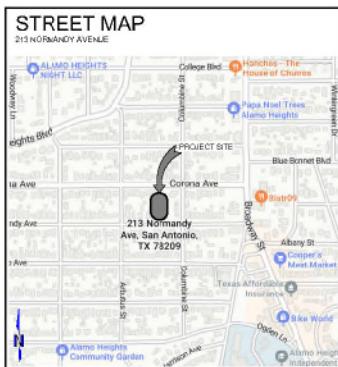
James Ed Carleton
Principal Architect
Slay Architecture

PERMITTING SET

NORMANDY AVENUE

213 Normandy Ave, Alamo Heights, TX 78209

12/17/2025



PROJECT NO.: 25019
Revisions:



ARCHITECT

SLAY ARCHITECTURE
123 ALTGELT AVE.
SAN ANTONIO, TEXAS 78201
210-736-3009

STRUCTURAL ENGINEER

MORTENSON AVE
8452 FREDRICKSBURG ROAD
SAN ANTONIO, TEXAS, 78229
210-436-0932

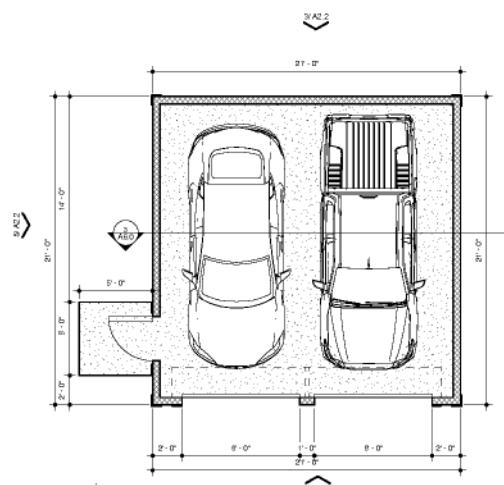
MEP ENGINEER

LANDSCAPE ARCHITECT

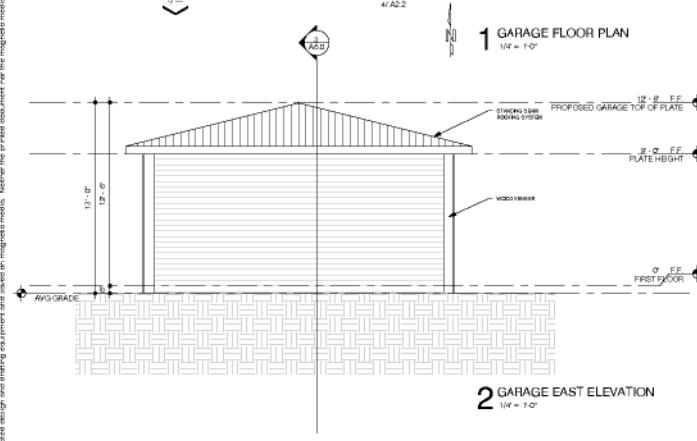
SLAY
ARCHITECTURE

123 Alamo Avenue
San Antonio, TX 78201
T: 210.736.3009
Laredo, Texas 78040
T: 800.310.0008

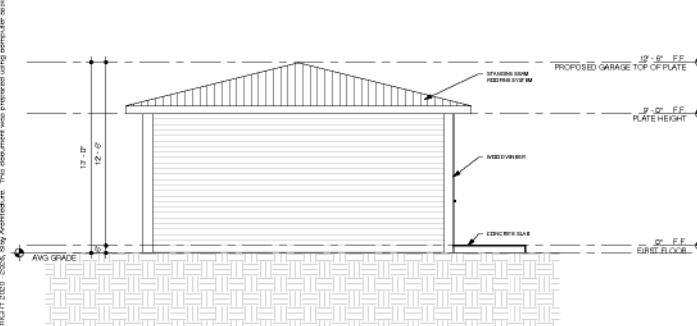
The record of this drawing is on file at the office of Slay Architecture, 123 Alamo Avenue, San Antonio, Texas 78201, & 9901 McPherson Avenue, Suite 104, Laredo, Texas 78040. This document is released for the purpose of reference, coordination, and/or facility management under the authority of the named professional, registration number and date on the seal affixed above. COPYRIGHT 2000-2025, Slay Architecture. This document was prepared using computer assisted design and drafting equipment and saved on magnetic media. Neither the printed document nor the magnetic media may be altered or amended by any party other than Slay Architecture.



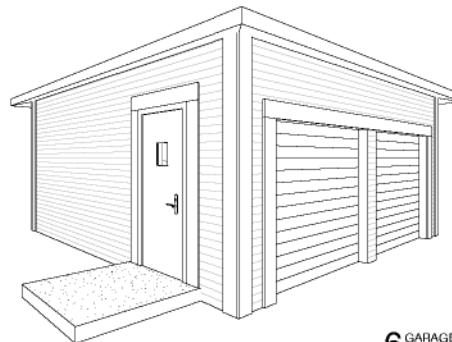
AGE FLOOR PLAN



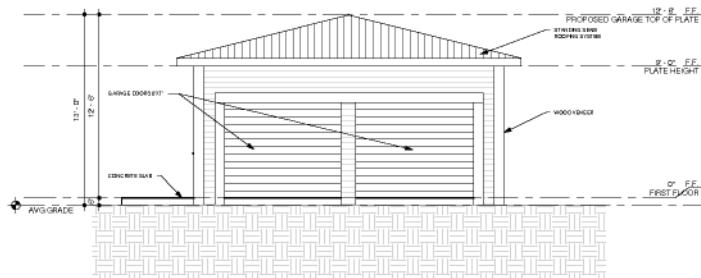
2 GARAGE EAST ELEVATION
1/4" = 1'-0"



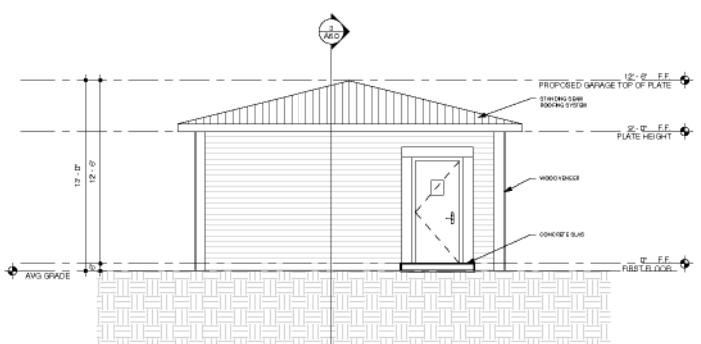
3 GARAGE NORTH ELEVATION



6 GARAGE VIEW A2.



4 GARAGE SOUTH ELEVATION



5 GARAGE WEST ELEVATION

GENERAL NOTE

GENERAL NOTE

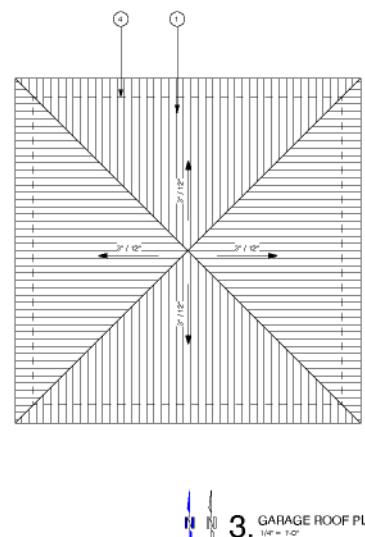
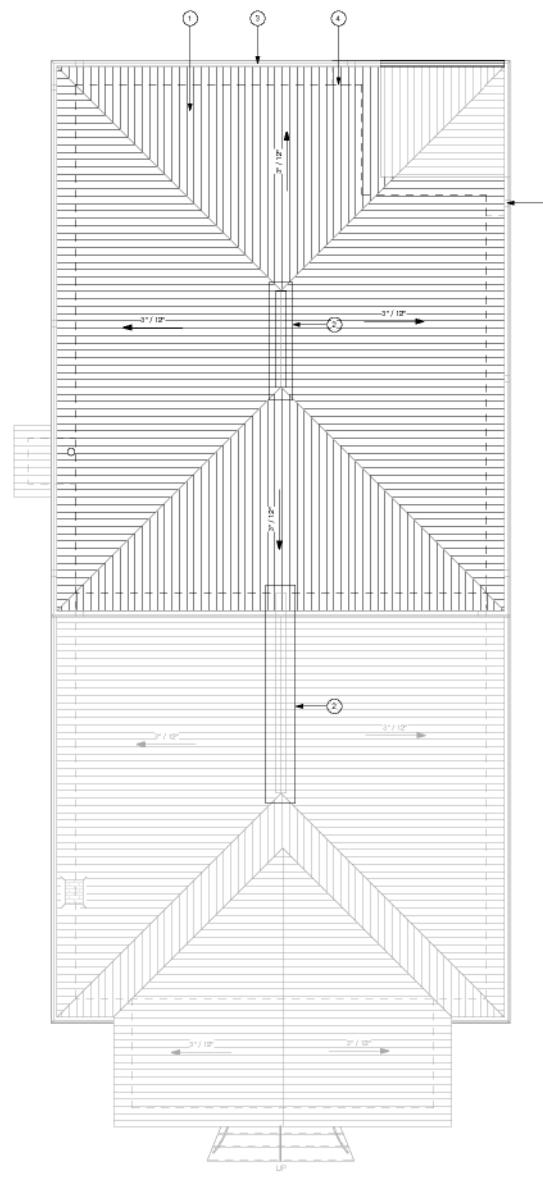
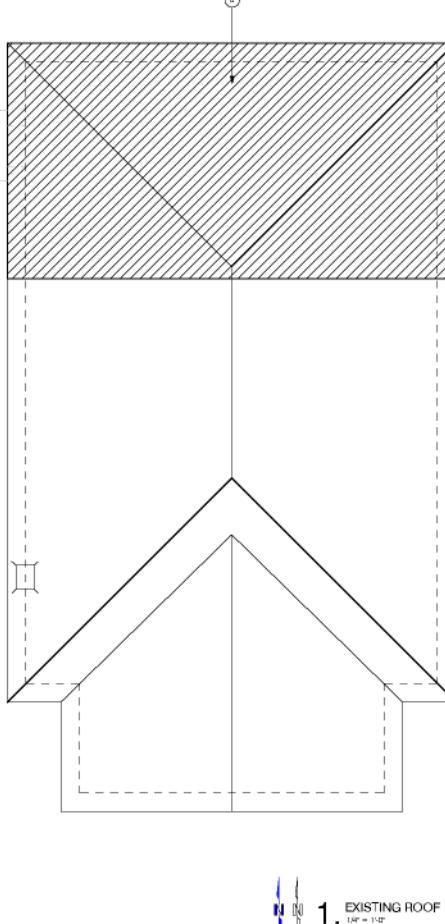
1. THESE DRAWINGS ARE TO BE USED AS A SET OF DOCUMENTS REPRESENTING A GENERAL DESIGN INTENT. THESE DRAWINGS ARE TO BE A CONTRACT DOCUMENT AND WILL SERVE AS A PART OF THE CONTRACT BETWEEN OWNER AND GENERAL CONTRACTOR.
2. GENERAL CONTRACTOR IS TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF SYSTEMS AND WORK CALLED FOR ON DRAWINGS. OWNER IS TO PAY GENERAL CONTRACTOR FOR EQUIPMENT RENTAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL PAYMENT ON CONTRACT, INCLUDING INSTALLATION OF THOSE MATERIALS, EQUIPMENT OR FIXTURES FURNISHED BY OWNER.
3. ALL CONTRACTORS AND TRADES SHALL CHECK AND VERIFY THE CONDITION OF WORK, DIMENSIONS, HEIGHTS, MATERIALS, ETC. AND SHALL COORDINATE ALL ITEMS INVOLVED, INCLUDING BUT NOT LIMITED TO FINISHES, MATERIALS, PATTERNS, EQUIPMENT, PLUMBING, ELECTRICAL, MECHANICAL, AND THE INTENDED QUALITY, AND DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF THE WORK. IF DISCREPANCIES ARISE, OWNER IS TO WORK WITH OWNER AND ARCHITECT TO DEVELOP ALTERNATE SOLUTION FOR APPROVAL BY OWNER AT ARCHITECT'S DISCRETION.
4. GENERAL CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIAL AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULT AND DEFECT.
5. CONTRACTORS SHALL SUPPLY ALL LABOR MATERIALS, SCAFFOLDING, APPARATUS, EQUIPMENT, TOOLS, SECURITY, TEMPORARY POWER AND LIGHTING, AS WELL AS ALL NECESSARY EQUIPMENT, MATERIALS, INSURANCE, TAXES AND FEES FOR THE ENTIRE AND PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY, PROPER AND LEGAL USE AND MAINTENANCE OF SAME.
6. ALL WORK SHALL BE DONE BY G.C. IN STRICT ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, WHETHER SPECIFICALLY SHOWN OR IMPLIED HEREIN.
7. GENERAL CONTRACTOR IS TO KEEP A FULL SET OF COMPLETE AND UP TO DATE CONTRACT DOCUMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
8. CONTRACTOR AND HIS SUBCONTRACTORS SHALL KEEP WORK AREA IN A CLEAN AND ORDERLY MANNER, REMOVING DEBRIS ON A ROUTINE BASIS.
9. ALL SPECIFIED EQUIPMENT, MATERIALS OR FIXTURES BY MANUFACTURER NAME, MAY BE SUBSTITUTED BY G.C. WITH APPROVED EQUAL AND AT OWNER'S DISCRETION.
10. PROVIDE OWNER AND ARCHITECT WITH ONE COPY OF EACH SUBMITTAL FOR RECORD. MAINTAIN A COPY OF EACH SUBMITTAL AS A RECORD DOCUMENT NOT TO BE USED FOR CONTRACT DOCUMENTS. PROVIDE OWNER ONE COPY OF THE CONTRACT DOCUMENTS AT THE SITE SPECIFICALLY FOR AND LABELED AS "BUILT DRAWINGS". MARK IN AN EASILY DISTINGUISHABLE COLOR, THE LOCATION OF CONCEALED CONSTRUCTION INCLUDING UTILITIES. REFERENCE LOCATION TO PERMANENT, VISIBLE CONSTRUCTION, WHERE UTILITIES ARE BURIED, NOTE DEPTH OF UTILITY. DO NOT USE "AS BUILT DRAWINGS" FOR CONSTRUCTION OF PROJECT.
11. DEVELOP AND IMPLEMENT TRENCH AND EXCAVATION PROTECTION PROGRAMS AS REQUIRED FOR SAFETY AND AS REQUIRED BY THE PROVISIONS OF CFR 1926 PART 1926.1 SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OR THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARD AND INTERPRETATIONS.

SPECIFICATIONS AND GENERAL NOTES OCCUR ON EACH SHEET AS THEY GENERALLY APPLY TO THAT SHEET, BUT ARE NOT LIMITED TO THAT SHEET. CONSIDER ALL NOTES ON ALL SHEETS TO APPLY TO THE FULL SET OF CONTRACT DOCUMENTS.

PERMITTING SET
NORMANDY AVENUE
2113 Normandy Ave, Alamo Heights, TX 78209

Project 110-2519
Date: 12/17/2025
Version: 1

A2.2



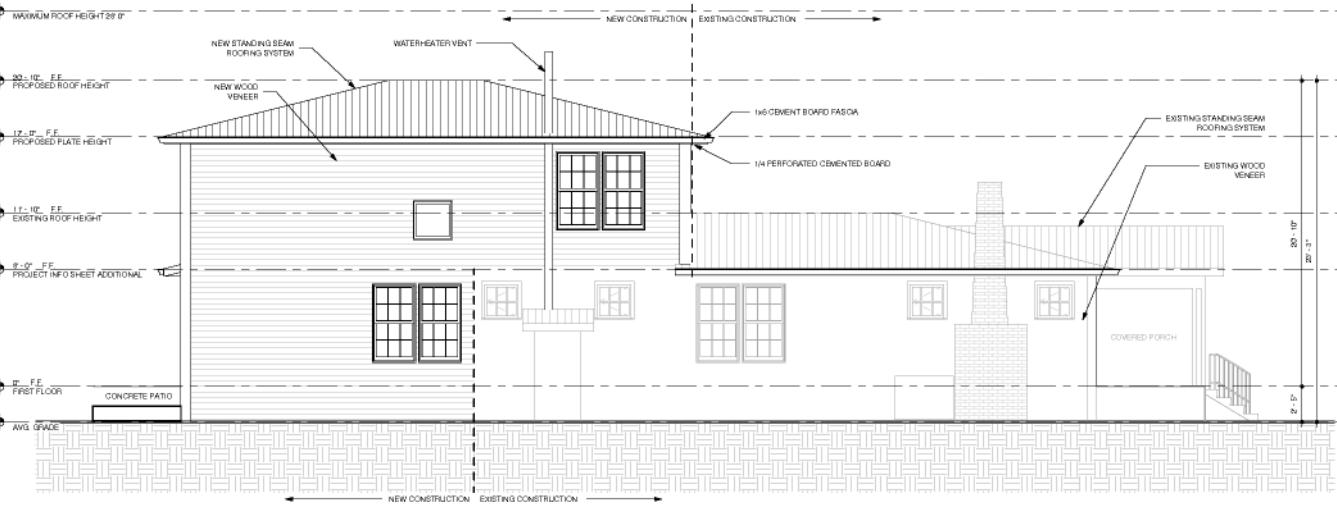
- EXISTING ROOF: 1541.44 S.F.
- DEMO ROOF: 489.27 S.F.
- 31.7% OF ROOF DEMOLITION

GENERAL NOTES

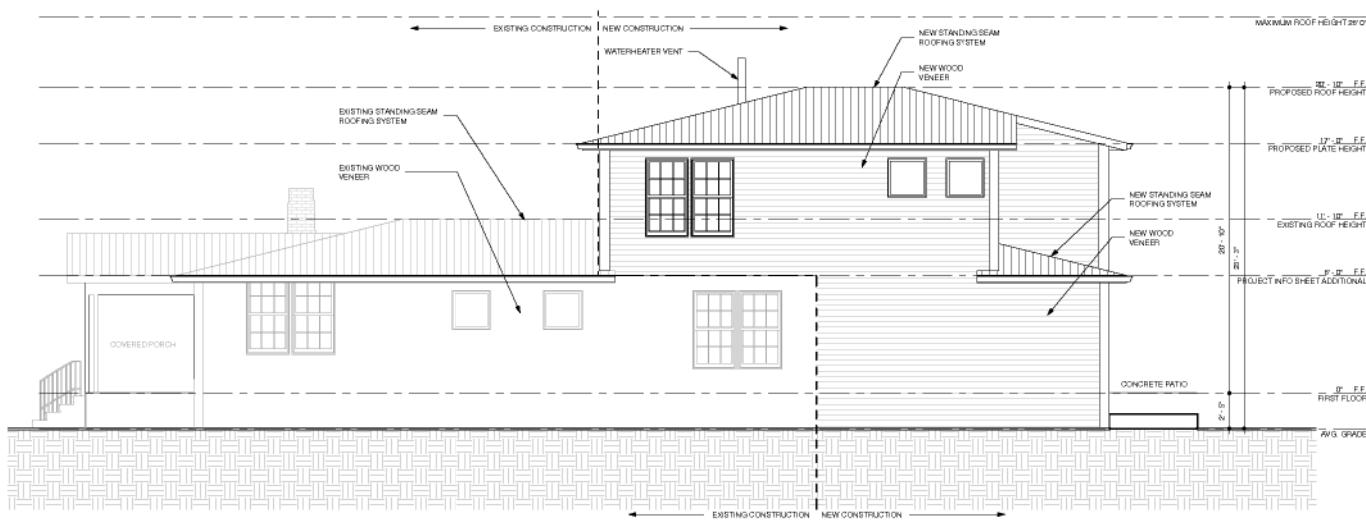
1. GENERAL CONTRACTOR: ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENTS FOR THE BUILDING MATERIALS, PRODUCTS OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.
2. THE INSTALLATION / APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS. IF THE SPECIFICATIONS / PROJECT MANUAL IS NOT WITH THESE DRAWINGS, THE GENERAL CONTRACTOR SHALL REQUEST A COPY TO REVIEW BEFORE BEGINNING THE WORK.
3. THE INFORMATION REFERENCING THE EXISTING FACILITIES ON THESE DOCUMENTS HAS BEEN PROVIDED BY OTHERS. THE CONSULTANT HAS NOT VERIFIED THE ACCURACY AND / OR COMPLETENESS INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS. GENERAL CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS.

KEY NOTES

1. STANDING SEAM METAL ROOFING SYSTEM OVER ROOFING UNDERLYMENT
2. CONTINUOUS RIDGE VENT
3. METAL GUTTER
4. INTERIOR FRAMING
5. EXSITING ROOFING TO BE REMOVE
6. TYPICAL DOWNSPOUT



1 WEST ELEVATION
1'-0" = 1'-0"



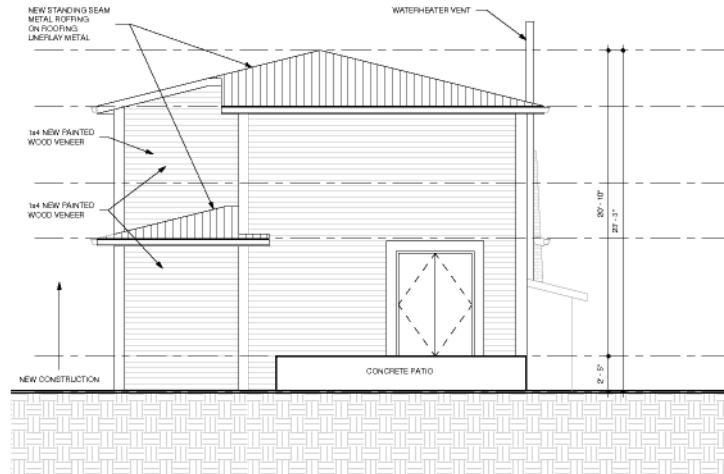
2 EAST ELEVATION
1'-0" = 1'-0"

GENERAL NOTES

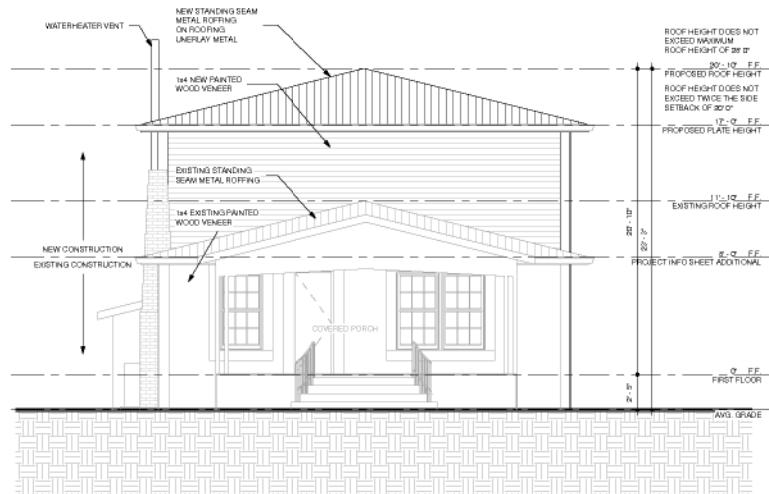
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DEMOLITION LEGEND	
—	EXISTING CONSTRUCTION TO REMAIN
—	NEW CONSTRUCTION
□	EXISTING WINDOWS
■	NEW WINDOWS





1 NORTH ELEVATION
1:60 = 1'0"



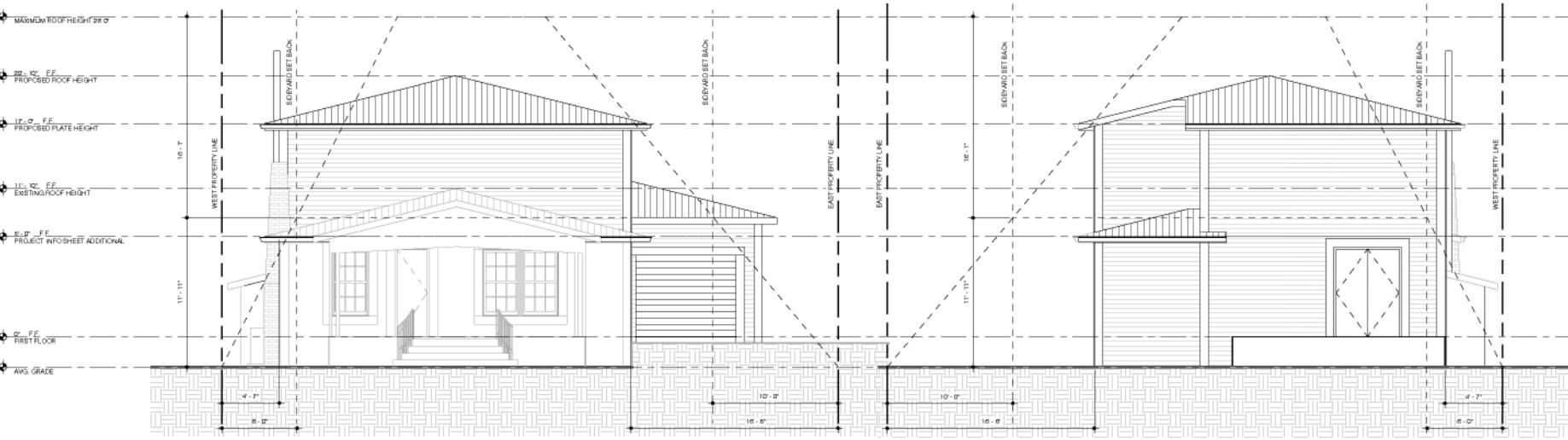
2 SOUTH ELEVATION
LSC = 150°

GENERAL NOTES

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DEMOLITION LEGEND	
—	EXISTING CONSTRUCTION TO REMAIN
—	NEW CONSTRUCTION
	EXISTING WINDOWS
	NEW WINDOWS

The document is issued for the purpose of general circulation, and shall not be regarded as the authority of the institution, organization or number and date on the back.



1 SOUTH ELEVATION LOOMING
1A° = 110°

2 NORTH ELEVATION LOOMING
1/4" = 1'-0"



3 WEST ELEVATION LOOMING
1/8" = 7'-0"

**PERMITTING SET
NORMANDY AVENUE
213 Normandy Ave, Alamo Heights, TX 78209**

Project ID: 26019
Date: 12/17/2025
Revisions:

A5.2