



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

Architectural Review Board Meeting
Tuesday, October 19, 2021 – 5:30 P.M.

In accordance with order of the Office of the Governor issued March 16, 2020, where he temporary suspended certain provisions of the Texas Open Meetings Act, take notice that a regular meeting scheduled **at 5:30 p.m. on Tuesday, October 19, 2021** will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”), to slow the spread of the Coronavirus (COVID-19), 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: The public toll-free dial-in number to participate in the telephonic meeting is 346-248-7799 and enter access number 868 0184 5240#.

Case No. 863 F – 218 Normandy

Request of David Youngquist, applicant, representing Rachel Kenney, owner, for the compatibility review of the proposed design located at 218 Normandy in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance 1860 (April 12, 2010).

Chapter 5 of 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 are available for public viewing on the City’s website, with the exception of floor plans, (<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 Lety Hernandez (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case.

9-20-21

To: City of Alamo Heights

From: Rachel Kenney

RE: 218 Normandy Avenue – Request for variance to move house forward 4' on lot

Dear City of Alamo Heights, Architectural Review Board, and City Council,

I'm writing this letter in support of your approval of a variance being requested for the property I own at 218 Normandy Ave.

Long story short, the whole reason for tearing down the house was to make room for an Owner's suite on the ground floor and a swim spa in the backyard. The swim spa was prescribed by my doctor to help combat my rheumatoid arthritis.

The house has been carefully designed by Eleanor Halff to accommodate my medically required / desired requests while keeping to the original cottage vibe of the neighborhood.

I very much appreciate your consideration of this request.

Rachel Kenney
218 Normandy Ave
(210) 219-8638

I've included bullets below, outlining some of the many challenges endured during this process.

- Back in December of 2020, COAH approved the full demo of the house on 218 Normandy to be replaced by a new house built by David Youngquist.
- Prior to tear down, David wanted to have approved plans from the city.
- The January ARB meeting was canceled due to a lack of quorum
- Plans were approved at the February ARB meeting.
- The Great Freeze happened
- Sometime in March, David was told by the City to hold off on the demo as there were concerns about the storm drain pipe that currently runs underneath the house and that we would not be able to build on top of it.
- City of Alamo heights came out and marked up Normandy to Arbutus. I believe this exercise was done to see about relocating the storm drain to run underneath

the street (and not under the 5-6 houses that are between Normandy and Ogden)

- Due to the expense and time delay for the above solution, the COAH called another meeting to discuss alternate solutions.
- This meeting was held the week of May 10th and I agreed to an easement to relocate the storm drain inlet box and the pipe to the West side of the property. This would allow the driveway and garage to be on the East side of the house, and not near the pipe.
- May the 14th, the COAH started clearing vegetation along the West side fence line and also dug a small trench to locate where the existing pipe leaves this property and continues South
- June 8th – Soil samples were taken
- Gas line has been removed
- Waiting on CPS to disconnect the electric.
- Sewer line still needs to be capped
- Received a drawing showing the Storm Drain Box/ Inlet and pipe running along the West side of property.
- FYI: Not sure of the exact date, but I did forward to the city 2 videos taken by my postman during a rainstorm, of rushing water around the inlet and the water backing up to the first step of my porch and also running down the driveway and flooding the garage. I was told that the street where the inlet will be installed needs to be reworked as years of adding layers to the street has decreased the size of the inlet.
- August 5th: Received an email from Phil Laney stating that the Drain box / inlet would have to remain on the East side of the house and the pipe would be relocated from the center of the house to the East Side. There is a large pecan tree currently located on the West side. The root ball is so large, there is concern that removing it could cause foundation problems to the house next door.
- I was also told that it was okay to build the driveway and garage on top off the pipes.
- I'm still waiting for something in writing from the City that states this.
- Three weeks ago, I spoke with a gentleman from Freese Nichols who was taking pictures of the storm Drain inlet. He said he had seen the videos and they were just double-checking measurements to insure their solution would be successful
- As you can see, this has been a very arduous journey and I need to get this build underway as soon as possible.

Property Address _____ Architecture/Structure Type _____

Original Architect _____ Year Built _____

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	7500		7500	
Main house footprint	1289		1962	
Front porch	270		108	
Side porch 1				
Side porch 2				
Rear porch	120		150	
Garage footprint	500		650	
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):	2179 / 7500	1	2870 / 7500	1
Total Lot Coverage:	29 %	___ %	38 %	___ %
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	7500		7500	
Main house: 1st floor	1289		1962	
Main house: 2nd floor	644		702	
Garage: 1st floor	500		650	
Garage: 2nd floor				
Other structures (unless exempted - see below)				
Total (total FAR/lot area):	2433 / 7500	1	3314 / 7500	1
Total FAR:	0.32	0. ___	0.44	___ %
Height of Main Structure:				

*Lot coverage is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations. ~~Exception:~~ The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

**Floor area ratio (FAR) is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

- (1) Exterior walls: The thickness of the wall shall be included in the calculation;
- (2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
- (3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
- (4) Mezzanines and lofts;
- (5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
- (6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
- (7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
- (8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
- (9) Attached and detached garages and carports; and
- (10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

- (1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
- (2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
- (3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
- (4) Attic space that is not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at www.municode.com [Ch. 3 "Zoning," Sec. 3-2 "Definitions"]

Property Address _____

Total Impervious Cover Sq. Ft. for Stormwater Development Fee*	EXISTING Calculations (In sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Footprint of all structures	2059		2612	
Driveway/Parking Pad	1200		1163 1163	
Walkways	180		198	
Swimming Pool/Spa				
Other impervious cover: _____				
Total impervious surface cover (in this project):	3439		3973	
Total impervious surface cover <u>removed/existing</u> (in this project):			3439	
Total impervious surface cover <u>sq. ft. (proposed minus removed = net figure for this project)*</u>			534	
Stormwater Development Fee*			\$ 243.60	\$

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	1250		1250	A
Footprint of any structure(s)				
Driveway/Parking Pad	225		225	
Walkways	125		125	
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project	350		350	B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			-	
Impervious surface cover net proposed <u>sq. ft. within front yard setback</u>			350	
Impervious surface cover proposed within front yard setback			B / A	B / A
			28 %	___ %

*The stormwater development fee shall be equivalent to the net additional square footage of total impervious surface area (excluding public sidewalks) of the property multiplied by \$0.40.

Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater service for that property.

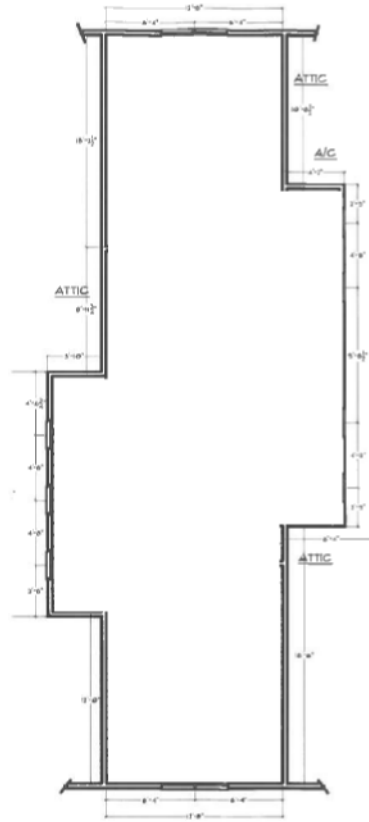
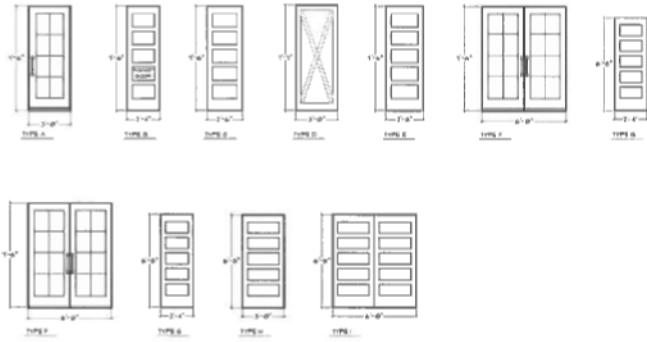
**Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50; please refer to Code for other regulations).

Impervious cover. Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds fifty (50) percent or more of rainfall, or water, which falls on it.

City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").

DOOR SCHEDULE

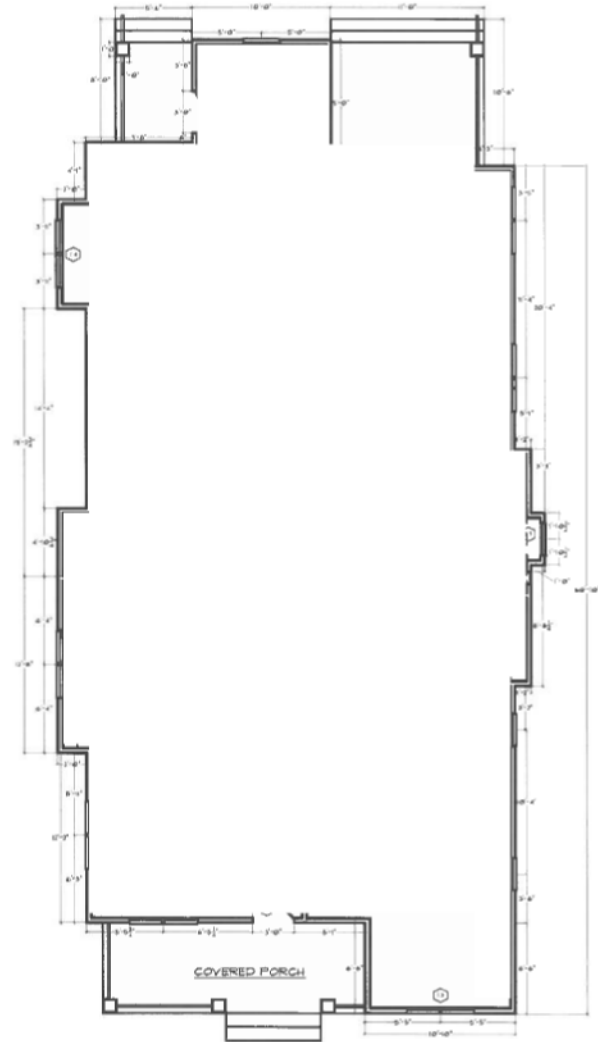
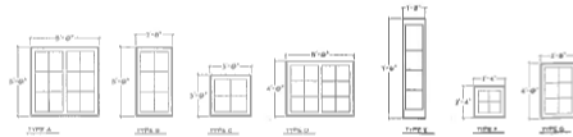
MARK	TYPE	SIZE WxH	NOTES
D.1	A	36 X 50	CUSTOM IRON DOOR
D.2	B	28 X 50	POCKET DOOR
D.3	C	30 X 50	POCKET DOOR
D.4	B	28 X 50	POCKET DOOR
D.5	B	28 X 50	POCKET DOOR
D.6	D	28 X 50	BYAN GRADE BARN DOOR
D.7	E	28 X 50	BYAN GRADE BARN DOOR
D.8	D	36 X 50	BYAN GRADE BARN DOOR
D.9	A	36 X 50	CUSTOM IRON DOOR
D.10	F	12 X 50	DOUBLE IRON DOOR
D.11	G	28 X 50	
D.12	H	36 X 50	
D.13	I	12 X 50	BYPASS CLOSET DOORS
D.14	H	36 X 50	
D.15	G	28 X 50	
D.16	I	12 X 50	BYPASS CLOSET DOORS



SECOND FLOOR
SCALE 1/4" = 1'-0"

WINDOW SCHEDULE

MARK	TYPE	SIZE WxH	BILL HEIGHT
1.1	A	60 X 60	30" AFF
1.2	A	60 X 60	30" AFF
1.3	A	60 X 60	30" AFF
1.4	A	60 X 60	30" AFF
1.5	A	60 X 60	30" AFF
1.6	A	60 X 60	30" AFF
1.7	B	32 X 60	30" AFF
1.8	C	36 X 36	55" AFF
1.9	C	36 X 36	55" AFF
1.10	D	60 X 48	44" AFF
1.11	E	20 X 50	N/A
1.12	E	20 X 50	N/A
1.13	D	32 X 48	44" AFF
1.14	G	60 X 48	34" AFF
1.15	F	28 X 28	56" AFF
1.16	F	28 X 28	56" AFF
1.17	F	28 X 28	56" AFF
1.18	F	28 X 28	56" AFF
1.19	F	28 X 28	56" AFF
1.20	D	60 X 48	34" AFF
1.21	F	28 X 28	56" AFF
1.22	F	28 X 28	56" AFF
1.23	F	28 X 28	56" AFF



FIRST FLOOR
SCALE 1/4" = 1'-0"



EJR & COMPANY
INTERIOR ARCHITECTURE

1000A Commerce Street • 78209
SAN ANTONIO TEXAS

KENNEY RESIDENCE
218 NORMANDY
SAN ANTONIO TEXAS 78209

DATE
2.10.21

SHEET NUMBER
A3



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

24' 4"
From Porch
Level



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



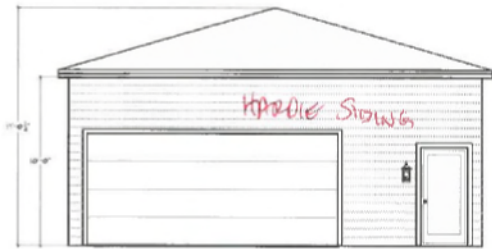
ERI & COMPANY
INTERIOR ARCHITECTURE

10000 W. LOOP WEST, SUITE 1000
SAN ANTONIO, TEXAS 78209

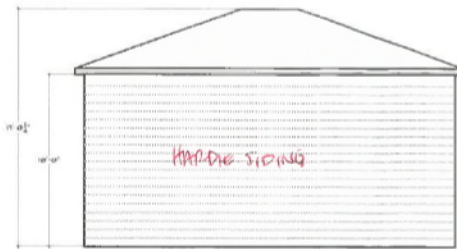
KENNEY RESIDENCE
218 NORMANDY
SAN ANTONIO TEXAS 78209

DATE
2.10.21

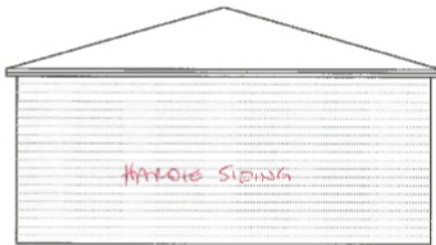
SHEET
NUMBER
A4



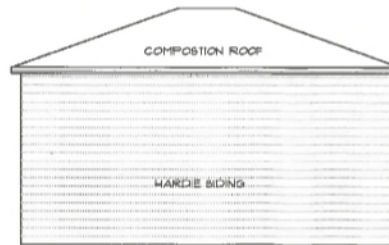
NORTH ELEVATION
SCALE 1/2" = 1'-0"



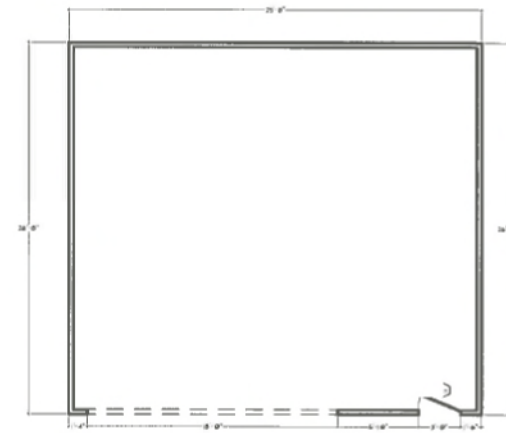
WEST ELEVATION
SCALE 1/2" = 1'-0"



SOUTH ELEVATION
SCALE 1/2" = 1'-0"



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



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

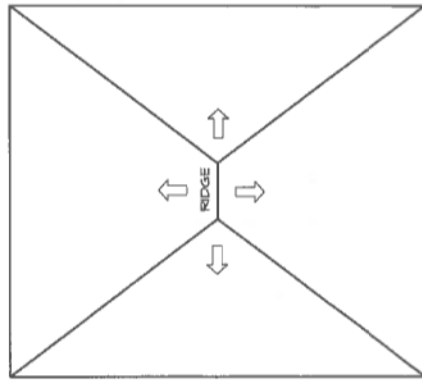


E.H. & COMPANY
REGISTERED ARCHITECTS
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SAN ANTONIO TEXAS 78209

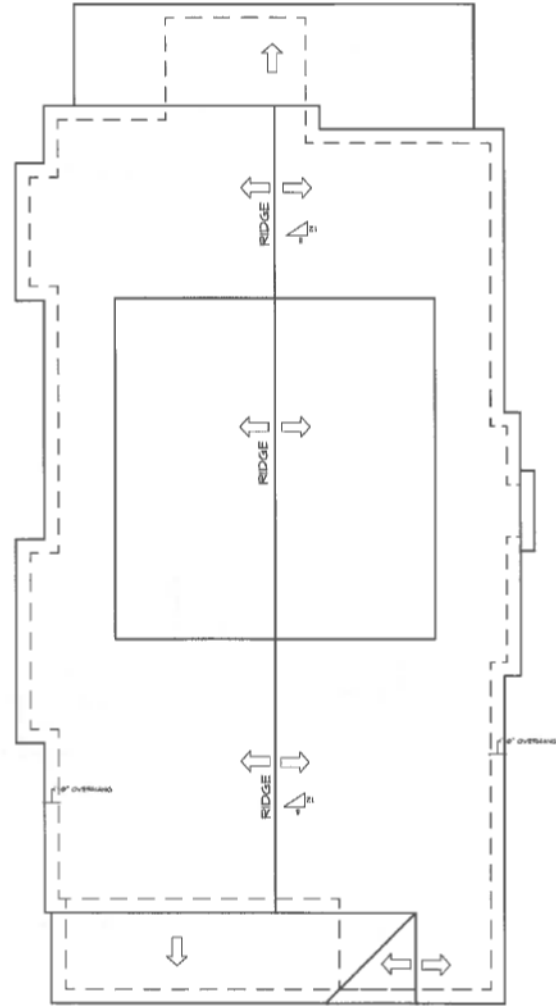
KENNEY RESIDENCE
218 NORMANDY
SAN ANTONIO TEXAS 78209

DATE
2.10.21

SHEET
NUMBER
A5



GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



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



E.H. & COMPANY
INTERIOR ARCHITECTURE
eh@eh-company.com • 210.421.4724
100 W. BRUNNEN WALK • AUSTIN, TEXAS 78701

KENNEY RESIDENCE
218 NORMANDY
SAN ANTONIO TEXAS 78209

DATE
2.10.21

SHEET NUMBER
A6