



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

**Board of Adjustment Meeting**  
**Wednesday, July 05, 2023 – 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, July 05, 2023, 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.*

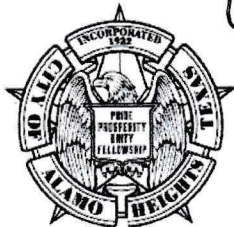
***The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.***

**Case No. 2389 – 222 Claiborne Way (Revised)**

Application of Hilary Scruggs-Beebe of Hilary Scruggs Design, applicant, representing Trace and Laura Nell Burton, owners, requesting the following variance(s) in order to add a 2<sup>nd</sup> story to the existing garage at the property located at **CB 4024, BLK 58, LOT 9**, also known as **222 Claiborne Way**, zoned SF-A:

1. A proposed Floor to Area (FAR) of .715 instead of the maximum .49 allowed with bonus per Section 3-18,
2. The proposed 24ft 10½ inch building height of the accessory structure with a sloping roof to top of ridge exceeds the maximum 22ft allowed with bonus per Section 3-19(4)(a),
3. The proposed 17ft 6-inch top of plate height exceeds the looming standard by 9ft 6-inches allowed instead of the maximum 11ft allowed based on the existing 4ft rear yard setback per Section 3-19(5)(a),
4. The proposed 17ft 6-inch top of plate height exceeds the looming standard by 9ft 6-inches allowed instead of the maximum 12ft 8-inches allowed based on the existing 6ft 4-inch side yard setback per Section 3-19(5)(a) of the City’s Zoning Code.

Board cases may be viewed online ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](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, Director, ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case. Floor plans will not be available online.



CALCULATIONS BASED ON LOT 9 ONLY

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

<b>General Permit Information [Please print legibly]</b>				<b>Permit # (assigned by Staff):</b>	
Project Address: <u>222 CLARBORNE WAY</u> <u>SAW ANTONIO, TX 78209</u>				Application Date:	
Project Type – Please check all that apply:					
<input type="checkbox"/> New construction _____ sq. ft. <input checked="" type="checkbox"/> Addition <u>591</u> sq. ft. <input checked="" type="checkbox"/> Remodel/Alterations <u>70</u> 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>CONCRETE SLAB</u> Exterior Walls <u>STUCCO</u> Foundation <u>NA</u> Flatwork <u>NA</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 checked="" type="checkbox"/> No	
Estimated cost of construction (includes material & labor): \$				Total square footage of project:	
Estimated cost of demolition (if applicable): \$					
Applicant: <u>HILARY SCROGGES DESIGN PI</u>					
Property Owner: <u>BURTON</u> PI					
Check One: <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Registered Contractor <input checked="" type="checkbox"/> Home/Property Owner*					
Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.) <u>SEE ATTACHED</u>					

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	7500	7500	Footprint of all structures	3478	3478
Main house: 1st floor*	2596	2596	Driveway/Parking Pad		
Main house: 2nd floor	1526	1526	Walkways		
Front porch*	24	24	Swimming Pool/Spa		
Side porch*	240	210	Other impervious cover:		
Rear porch*	<del>448</del>	-	Total Impervious Cover:	(NO CHANGE)	
Garage/Carport: 1st floor*	648	648	Stormwater Development Fee:		
Garage: 2nd floor	-	591	Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*			Front yard setback area		
Breezeway*			Footprint of any structure(s)		
Covered patio structure*			Driveway/Parking Pad	(NO CHANGE)	
Other accessory structures*			Walkways		
Total Square Footage:	5004	5595	Other impervious cover:		
Total Lot Coverage*:	46%	46%	Total Impervious Cover within Front Yard Setback:	40%	40%
Total FAR:	.666	.74			

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: \_\_\_\_\_

Signature of Permit Applicant

Date: 6/14/2023

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



# **HILARY SCRUGGS**

## **DESIGN LLC**

12 June 2023

**RE: SCOPE OF WORK**

New Addition/Remodel to the Burton Residence

222 Claiborne Way – Alamo Heights, Texas – 78209

To Whom it may Concern:

Trace and Laura Nell Burton engaged me in 2012 to design an addition to their original 1934 home at 222 Claiborne Way, more than doubling the footprint. As it exists now, the homestead has 4122 square feet of living space and a 648 sf freestanding garage. The site of the house consists of two lots, legally described as CB 4024 BLK 58 LOT 9 + LOT 10. At the point when we attained the permit for the 2013 addition, the Burtons owned only LOT 9. They have since then acquired LOT 10, on which the original house and driveway encroach. The Burtons are currently in the process of re-platting the two lots into a single property. The slope of the terrain over the two lots is approximately 13% running from the southeast to northwest. LOT 11, the immediate neighbor to the northwest, is vacant, owned by the City of San Antonio, and is in the floodplain.

In designing and building the 2012 addition, we were granted a number of variances, due to hardships derived from the unique characteristics of the site; that primarily being the slope/floodplain and the encroachment issue. The house as it stands now is nestled into the hillside and oriented to the empty flood basin. We took great care to push the mass of the new house to the rear of the lot as much as possible; largely preserving the home's original appearance from the street.

The project we are currently proposing amounts to a second story addition to the existing garage. If approved, the new project will add 591 square foot of living and storage space to the property. We believe that the new addition will be in keeping with the neighborhood, as the new design does not alter the front façade of the house, is lower than the house, and is only barely distinguishable from the street. The materials are limited to stucco, stone, and cedar shingle; all material and color selections match what is currently on the house with no differentiation desired between what is new and old.

In 2020, we gained variances and a permit to build a similar, but larger and more ambitious design. That design was ultimately not executed, but images of what was approved then are included in this presentation. The 2020 design gained the same height looming variance we are pursuing again, as well as two other variances that related to a two story addition that linked the garage to the main house. In this design, the garage remains a detached accessory structure.

The scope of demolition is limited to the existing roof of the garage and some minor framing. It should be noted that the structure of the garage was designed to support a second story, which has been approved in earlier iterations of the plans. The proposed design does not add any square footage to the footprint of the house, nor does it change the existing drainage on the site. No trees on the site – heritage or other – will be removed in order to execute this scope of work. We are seeking one variance where the design does not meet the rear height looming standard.

**HILARY SCRUGGS  
DESIGN LLC**

Detailed calculations are attached to this letter in the accompanying permit application, but those calculations are as follows:

- The total lot coverage remains unchanged at 3478 sf or 23%.
- The total square footage of the home will increase by 591 sf from 5004 sf to 5595 sf, increasing the floor area ratio to .74 (variance approval pending).
- The height of the accessory garage structure will increase from 11'9" over the average grade to 24' 10.5" over the average grade (variance approval pending).

Thank you so much in advance for your consideration of our request.

Sincerely,



Hilary Scruggs Beebe

# HILARY SCRUGGS DESIGN LLC

12 June 2023

**RE: REQUEST FOR VARIANCES**

New Addition/Remodel to the Burton Residence

222 Claiborne Way – Alamo Heights, Texas – 78209

To the Board of Adjustment:

Thank you for considering our request for the following variances:

1. A proposed Floor to Area (FAR) of .74 instead of the maximum .49 allowed with bonus per Section 3-18.
2. The proposed 24 ft 10.5 inch building height of the accessory structure with a sloping roof to top of ridge exceeds the maximum 22 ft allowed with bonus per Section 3-19 (4)(a).
3. The proposed 17 ft 6 inch top plate height exceeds the looming standard by 9 ft 6 inches allowed instead of the maximum 11 ft allowed based on the existing 4 ft rear yard setback per Section 3-19 (5)(a).
4. The proposed 17 ft 6 inch top plate exceeds the looming standard by 9 ft 6 inches allowed instead of the maximum 12 ft 8 inches allowed based on the existing 6 ft 4 inch side yard setback per Section 3-19 (5)(a).

To give you some background about this project, Trace and Laura Nell Burton engaged me in 2012 to design an addition to their original 1934 home at 222 Claiborne Way, more than doubling the footprint. As it exists now, the homestead has 4122 square feet of living space and a 648 sf freestanding garage. The site of the house consists of two lots, legally described as CB 4024 BLK 58 LOT 9 + LOT 10. At the point when we attained the permit for the 2013 addition, the Burtons owned only LOT 9. They have since then acquired LOT 10, on which the original house encroaches and which has historically been the site of the home's gravel driveway, as well. The Burtons are in the process of re-platting the two lots into a single property. The slope of the terrain over the two lots is approximately 13% running from the southeast to northwest. LOT 11, the immediate neighbor to the northwest, is vacant, owned by the City of San Antonio, and is in the floodplain.

In designing and building the 2012 addition, we were granted a number of variances, due to hardships derived from the unique characteristics of the site; that primarily being the slope/floodplain and the encroachment issue. The house as it stands now is nestled into the hillside and oriented to the empty flood basin. We took great care to push the mass of the new house to the rear of the lot as much as possible; largely preserving the home's original appearance from the street. Regarding the first variance we are requesting, on the floor area ratio of the design, it bears mentioning that, once the two lots are re-platted as one, the built FAR will be well within what is allowable at .37.

This Spring, the Burtons' engaged me to design a small addition to their home. The premise of this new addition is to add a second story on their existing one-story garage. The new addition does not add to the existing footprint as the proposed second story to the garage will sit on the footprint of the existing garage. The total new square footage of what we are proposing amounts to 591 square feet.

In 2020, we gained variances and a permit to build a similar, but larger and more ambitious design. That design was ultimately not executed, but images of what was approved then are included in this presentation. The

**HILARY SCRUGGS**  
DESIGN LLC

2020 design gained the same height looming variance we are requesting today, as well as two other variances that related to a two story addition that linked the garage to the main house. In this design, the garage remains an accessory structure, but we are requesting a variance for the overall height of the accessory structure.

We respectfully ask that you grant our request as the orientation of the house on this unique site precludes us from adding the square footage that the Burton family needs while following the setback and height looming standards prescribed in the city code. Many thanks again for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hilary Scruggs Beebe', with a stylized, flowing script.

Hilary Scruggs Beebe

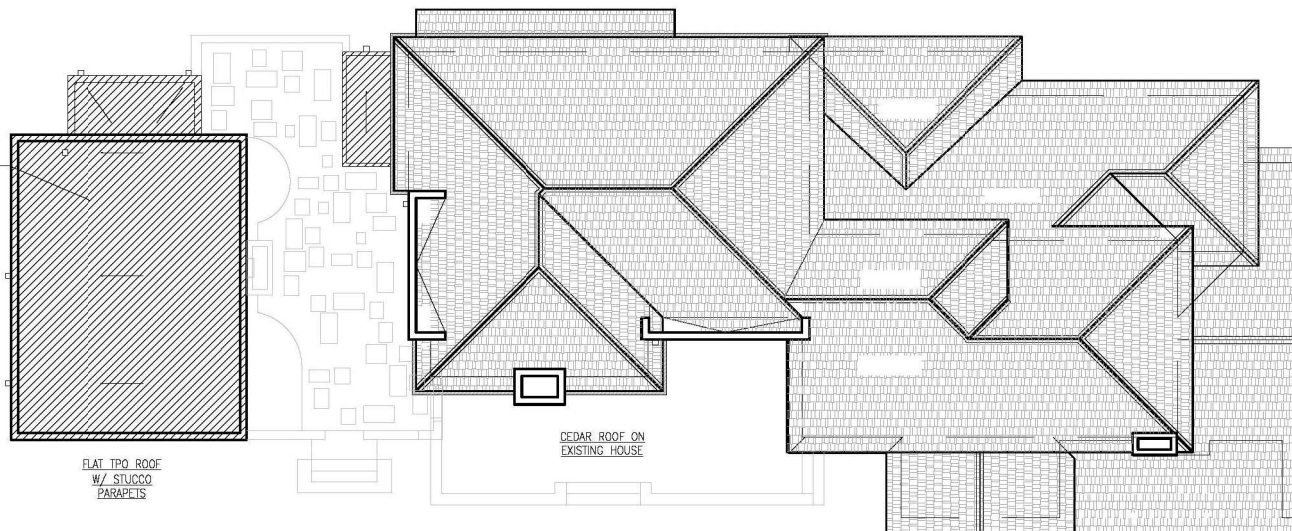




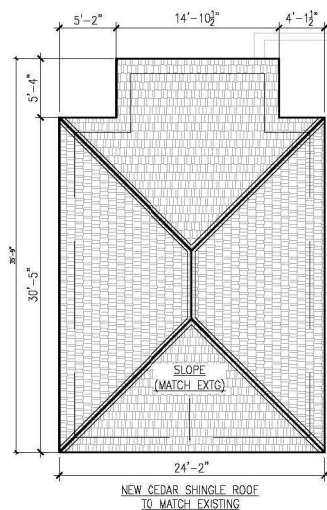
### EXISTING SITE PLAN



CROSS-HATCH INDICATES  
AREAS TO BE DEMOLISHED  
AND ENCAPSULATED IN  
REMODEL



1 EXISTING ROOF PLAN  
Scale: 1/8" = 1'-0"



2 PROPOSED ROOF PLAN  
Scale: 1/8" = 1'-0"

## Hilary Scruggs Design

A Limited Liability Company

PO Box 1548  
Marfa, Texas 79843

t (210) 222 - 8454

### General Notes

Renovation to  
Existing Residence at

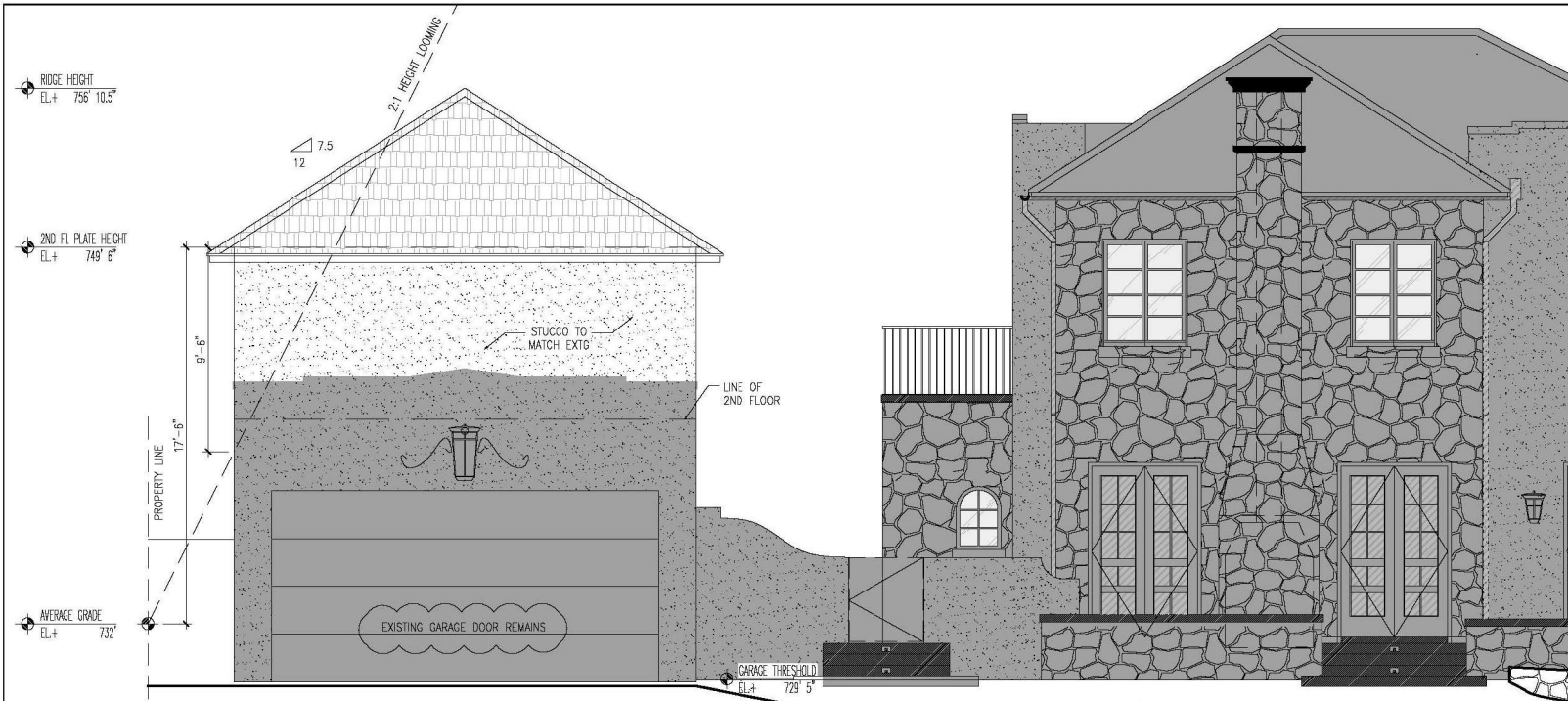
**222 CLAIBORNE WAY**  
SAN ANTONIO, TEXAS 78209

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Revised 19 June 2023

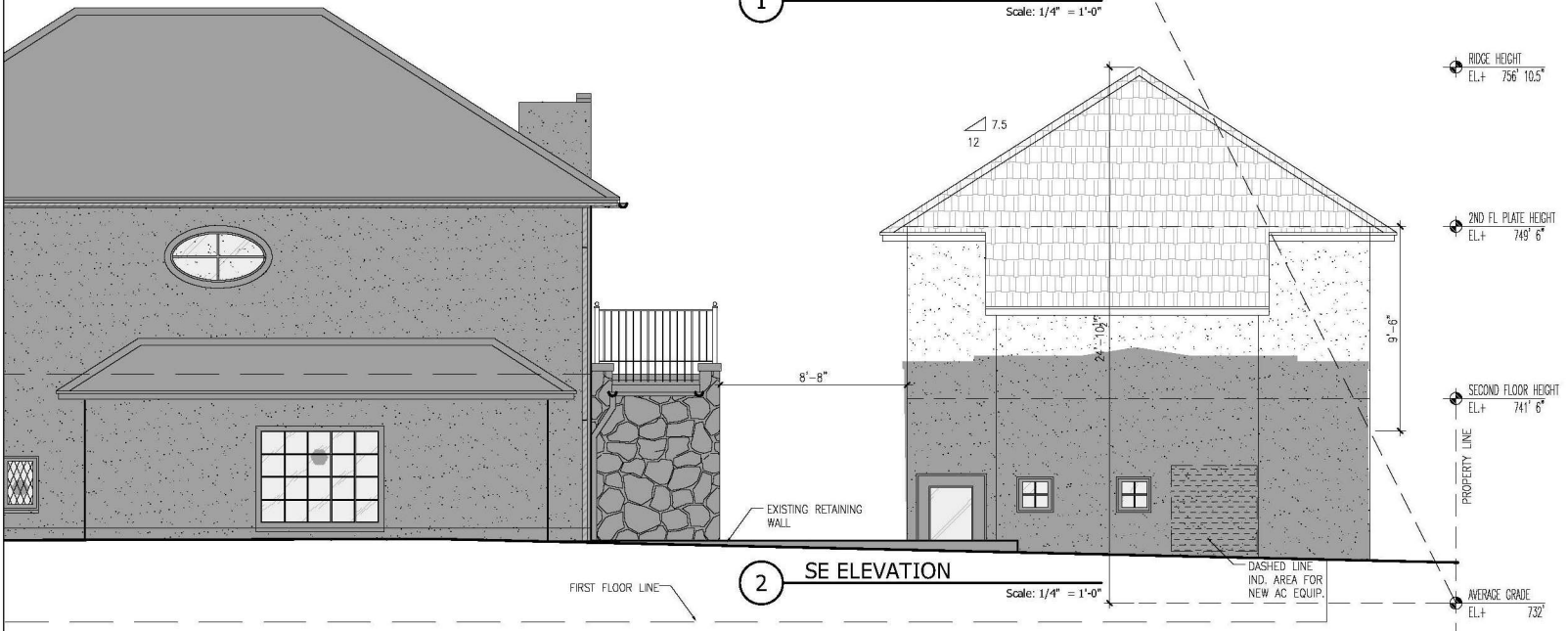
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**ROOF PLAN**  
**EXTG + PROPOSED**





1 NW ELEVATION  
Scale: 1/4" = 1'-0"



2 SE ELEVATION  
Scale: 1/4" = 1'-0"

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General Notes

\*PLEASE TAKE NOTE\*

GRAY HATCH INDICATES THE  
OUTLINE OF EXISTING STRUCTURES

Renovation to  
Existing Residence at

**222 CLAIBORNE WAY**

SAN ANTONIO, TEXAS 78209

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**A 05**

**PROPOSED ELEVATIONS**

