

#### 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) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Lety Hernandez, Director, (hernandez@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 BASION ON LUTGE 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

General Permit Information [Please print legibly] Permit # (assigned							
Project Address: 222 CUARDYNE WAY SAW AWTOMO, TX 19249  Application Date:							
Project Type – Please check all that apply:							
□New constructionsq. ft. □Additionsq. ft. □Remodel/Alterationssq. ft. □Demolition □Pool/Spa							
Fence Retaining Wall Mechanical Electrical Plumbing Sewer Gas Irrigation Landscape							
Tree Pruning/Removal Other							
Materials (if applicable): Roof Exterior Walls Structure Foundation Flatwork							
Is the property in the 100-Year Floodplain?							
Estimated cost of construction (includes material & labor): \$							
Estimated cost of demolition (if applicable): \$  Total square footage of project:							
Applicant: HLAN SURVESS D	E ILLPI						
Property Owner: BINTON	PI	• •					
Check One: Architect/Engineer	Registered	Contractor 🔎	Home/Property Owner*	1 0	,		
Scope of Work (This section must	be filled out. If	more space is r	needed, another sheet may be attached.)	MAUTED			
					***************************************		
Lot Coverage* / Floor Area	Existing	Proposed	Total Impervious Cover for Stormwater	Existing	Proposed		
Ratio (FAR)	(in sq. ft.)	(in sq. ft.)	Development Fee	(in sq. ft.)	(in sq. ft.)		
Lot area	7500	7500	Footprint of all structures	57+0	5710		
Main house: 1st floor*	2596	2594	Driveway/Parking Pad				
Main house: 2nd floor	1526	1526	Walkways				
Front porch*	24	24	Swimming Pool/Spa				
Side porch*	2+0	210	Other impervious cover:	. (no ctt	WEET		
Rear porch*	10110	1.10	Total Impervious Cove	r: Cres cer			
Garage/Carport: 1st floor*	७५%	648	Stormwater Development Fe	e: Existing	Proposed		
Garage: 2nd floor	j	591	Impervious Cover within Front Yard Setback Area	(in sq. ft.)	(in sq. ft.)		
Shed*			Front yard setback area				
Breezeway*			Footprint of any structure(s)				
Covered patio structure*			Driveway/Parking Pad	atower			
Other accessory structures*			Walkways				
Total Square Footage:	5,004	5595	Other impervious cover:				
Total Lot Coverage*:	46.6	460	Total Impervious Cover within Front Yard Setbac	k: 40%	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.							

Date:

Date:

6/14/2013

Signature of Property Owner (if applicable)

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

Signature of Permit Applicant

## 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 Burton's 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:

- 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).
- 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 Burton's 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 bares 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**

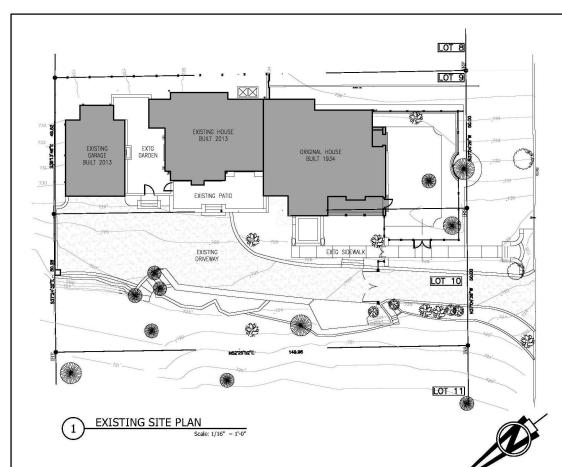
#### **DESIGN LLC**

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,

Hilary Scruggs Beebe



#### TREE PRESERVATION NOTES:

NOTES ON TREE PRESERVATION:

1. THE CONTRACTOR SHALL NOT REMOVE ANY TREES OTHER THAN THOSE INDICATED ON THE PLANS HEREIN UNLESS EXPRESSLY APPOINTED BY THE OWNER TO DO SO.

2. TREES WHICH WILL NOT BE PRESERVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO

THE AND MILL WILL NOT BE PRESENTED SHOULD BE REMOVED FROM HESTE IN A WANDER IN ANDID INJURY TO REMAINING TREES. TREES SHOULD BE FELLED AWAY FROM ANY REMAINING VEGETATION. HEAVY SQUIPMENT SHOULD NOT ENGROACH ON THE ROOT SYSTEMS OF HIGH VALUE PLANTS. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND DUT INSTEAD OF USING HEAVY EQUIPMENT.

SHOULD BE GROUND DUT INSTEAD OF USING HEAVE EQUIPMENT.

3. TREE PROTECTION AREAS SHOULD BE DELINEATED WITH FERCING TO PREVENT ENGROACHMENT OF HEAVE FOUNDED TO THE DRP UNE OF OPEN-GROWN TREES. FOR FOREST ITERES, THE PROTECTION ZONE SHOULD BE EXTENDED TO THE DRP UNE OF OPEN-GROWN TREES. FOR FOREST REES, THE PROTECTION ZONE SHOULD EXTEND 0.4 FEET FROM THE TRIUNK FOR EVERY FOOT OF HEIGHT. THESE ARE PREFERRED AREAS FOR THE TREE PROTECTION ZONES. THE MINIMUM DISTANCE FROM THE TRUNK OF THE TREE PROTECTION ZONES. THE MINIMUM DISTANCE FROM THE TRUNK OF THE TREE PROTECTION ZONE SHOULD NEVER BE LESS THAN 6" FOR EVERY INCH OF TRUNK DIAMETER. FOR OLD TREES, DECLINING TREES, AND THOSE SENSITIVE TO CONSTRUCTION, A LARGER TREE

PROTECTION ZONE IS REQUIRED.
4. SIGNS SHOULD BE PLACED VISIBLE FROM ALL DIRECTIONS, ALONG THE TREE PROTECTION FENCE

4. SIGNS SPOULD BE PURCED VISIBLE PROW ALL DIVIDINGS, ALONG THE TREE PROTECTION FERCE.

5. MULCH SHOULD BE APPLIED TO TREE PROTECTION AREAS TO HELP REDUCE MOISTURE STRESS.

6. WHERE EXCAVATIONS ARE PERFORMED IN THE ROOT ZONE OF PLANTS, ROOTS SHOULD BE CUT CLEANLY USING A VIBRATORY PLOW, ROOT CUTTER, TRENCHER, OR ROCK CUTTER BACKHOES CAN THE ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION,

7. GRADE CHANGES SHOULD BE AVOIDED AROUND TREES WHENEVER POSSIBLE. SITE DEVELOPMENT

SHALL UTILIZE THE EXISTING CONTOURS IN ORDER TO PRESERVE FEATURE TREES. IF A GRADE CHANGE IS UNAVOIDABLE, THE CONTRACTOR SHALL NOTIFY THE OWNER, ARCHITECT, AND/OR LANDSCAPE ARCHITECT PRIOR TO RAISING OR LOWERING THE GRADE.

B. THE PROJECT SITE SHALL BE INSPECTED BY AN ARBORIST (RETAINED BY THE OWNER) PERIODICALLY DURING THE COURSE OF CONSTRUCTION.

#### DRAWING INDEX:

PAGE	NO.	TITLE					
A 0	0	EXISTING SITE PLAN + CODE ANALYSIS					
A C	1	PROPOSED SITE PLAN					
A C	2	FIRST FLOOR PLAN					
A C	3	SECOND FLOOR PLAN					
A C	14	ROOF PLAN					
A C	5	PROPOSED EXTERIOR ELEVATIONS					
A C	6	PROPOSED EXTERIOR ELEVATIONS					
A C	7	DOOR + WINDOW SCHEDULE					
A C	18	PROPOSED INTERIOR ELEVATIONS					
A C	19	PROPOSED INTERIOR ELEVATIONS					
A 1	0	PROPOSED INTERIOR ELEVATIONS					
EC	1	RCP - FIRST FLOOR					
EC	2	RCP - SECOND FLOOR					
		NOTE: PAGES IN GREY ARE NOT INCLUDED IN THIS ISSUE					

#### PROJECT DATA:

ZONING INFORMATION:

BURTON RESIDENCE 222 CLAIBCRNE WAY SAN ANTONO, TEXAS 78209

BLOCK

4024 (ALAMO HEIGHTS) **ZONING** SINGLE FAMILY RESIDENTIAL

99.8'W X 150'D OR .3466 ACRES [15096 SF] LOT AREA INDIVIDUAL LOTS 50'W X 150' OR 7500 SF

MAX ALLOWABLE HEIGHT: 32' EXTG HEIGHT: MIN. FRONT SETBACK: ACTUAL FRONT SETBACK: 29' 3.5" (EXTG) MAX, FRONT SETBACK:

MIN. REAR SETBACK HOUSE 1ST FL: 20' PROPOSED REAR SETRACK HOUSE 1ST EL - 4'

MIN. REAR SETBACK HOUSE 2ND FL: 30' PROPOSED REAR SETBACK HOUSE 2ND FL: 4'

MIN. REAR SETBACK GARAGE: 4' PROPOSED REAR SETBACK GARAGE: 4'

MIN. SIDE SETBACK: 6' (NO DRIVE) OR 10' (DRIVE) PROPOSED SIDE SETBACKS: 6' (SE) & 6' (NW)

	EXISTING	PROPOSE	
MAIN HOUSE: 1ST FL	2596	2596	
MAIN HOUSE: 2ND FL	1526	1526	
GARAGE: 1ST FL	648	648	
GARAGE: 2ND FL	0	591	
TOTAL HOUSE	4122	4122 1239	
TOTAL GARAGE	648		
GRAND TOTAL	4770	5361	

MAX, LOT COVERAGE: 40% PROPOSED LOT COVERAGE: 21% (NO CHANGE)

MAX. FAR: PROPOSED FAR: MAX IMPERVIOUS SURFACE IN FRONT YARD SETBACK: PROPOSED IMPERVIOUS SURFACE IN FRONT YARD SETBACK: 4% (NO CHANGE)

#### Hilary Scruggs Design

A Limited Liability Company

PO Box 1548 Marfa, Texas 79843

t (210) 222 - 8454

General Notes

\*PLEASE TAKE NOTE\*

GRAY HATCH INDICATES THE FOOTPRINT OF EXISTING STRUCTURES

#### LOCATION MAP



Renovation to Existing Residence at

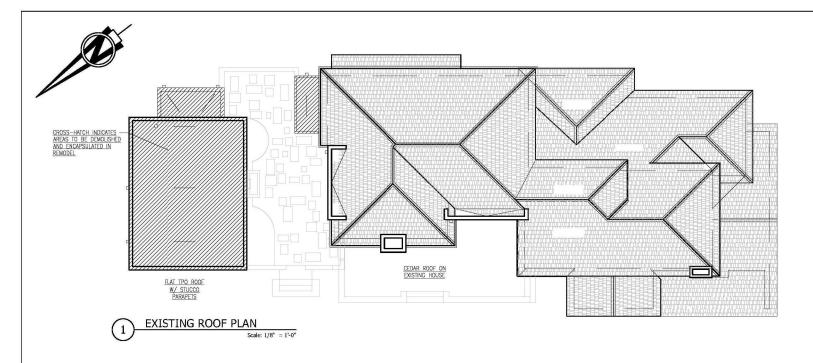
222 CLAIBORNE WAY

SAN ANTONIO, TEXAS 78209

12 June 2023 Issued for Plan Review Revised 19 June 2023

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**EXISTING SITE PLAN** 



# SCP 14'-10' 4'-13' SCP MAICH EXIGN MAY CEDAR SHINGE ROOF 10 MAICH EXIGN

PROPOSED ROOF PLAN

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

#### Hilary Scruggs Design

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General Notes

Renovation to Existing Residence at

#### 222 CLAIBORNE WAY

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ROOF PLAN EXTG + PROPOSED

