



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

Architectural Review Board Meeting
October 20, 2020 – 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 20, 2020** 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. **Citizens/Board members and staff will enter City Hall by the rear entrance adjacent to the parking lot to be screened prior to entrance. Attendees must wear a facial covering (mask), 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. 813 F – 222 Claiborne

Request of Hilary Scruggs-Beebe of Hilary Scruggs Designs LLC, representing J. Byron Burton III and Laura Nell Burton, owner(s) for the compatibility review of the proposed accessory structure located at 222 Claiborne in order to construct an addition under Demolition Review Ordinance No. 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 Brenda Jimenez (bjimenez@alamoheightstx.gov), Lety Hernandez (lhernandez@alamoheightstx.gov), or Nina Shealey (nshealey@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case.

HILARY SCRUGGS

DESIGN LLC

10 August 2020

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 4ft rear yard setback to the first floor of the main structure instead of the minimum 20ft required per Section 3-16(1),
2. A proposed 4ft rear yard setback to the second floor of the main structure instead of the minimum 30ft required per Section 3-16(1),
3. The proposed northeastern addition exceeds the height looming standard with an overall top of plate height of 17ft 6 in instead of the maximum 8ft allowed based on the existing 4ft rear yard setback per Section 3-19(2)(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. LOT 10 has historically been the site of the home's gravel driveway, as well. 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 2013 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.

This Spring, the Burtons' engaged me to design a secondary, smaller addition to their home. The premise of this new addition is to add a second story on their existing one-story garage and to connect the garage to the main house with a two story breezeway. The modest, 149 sf footprint of the new addition will rest on existing retaining walls and span between the kitchen/mud room and the garage. The proposed second story to the garage will sit on the footprint of the existing garage. (It bears mentioning that a second story room in the garage was part of the design that was permitted seven years ago, but eliminated at the time due to budget concerns – and

HILARY SCRUGGS

the structure of the garage was designed and built to support it.) The total new square footage of what we are proposing amounts to 1054 square feet – and the 62 sf existing mud room will be demolished and incorporated into the new breezeway.

We respectfully ask that you grant our requests 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.

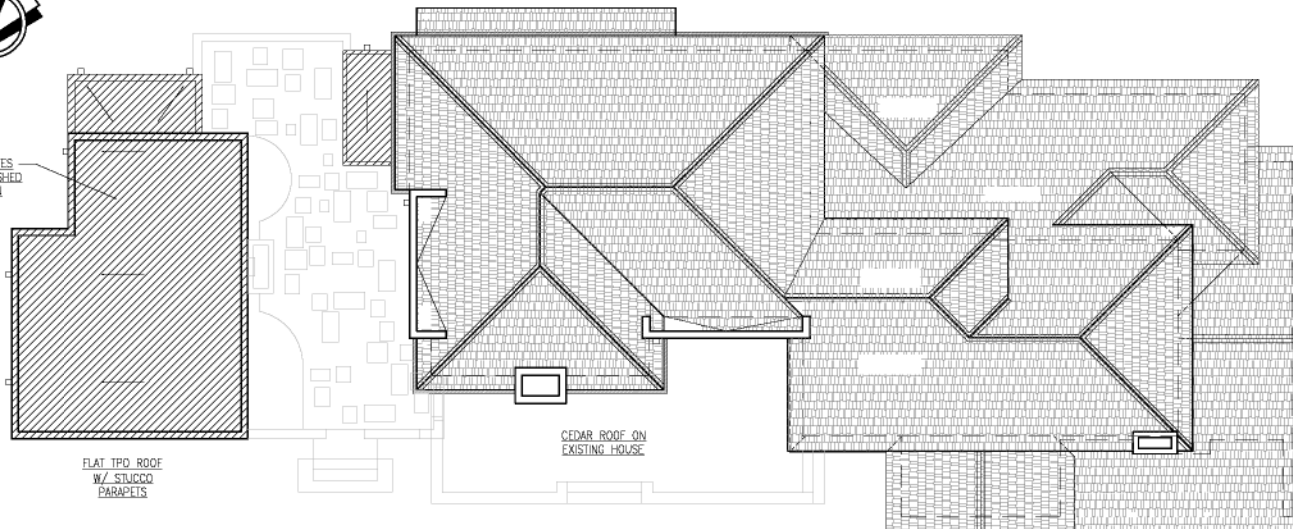
Sincerely,

A handwritten signature in black ink that reads "Hilary Scruggs Beebe". The signature is written in a cursive, flowing style.

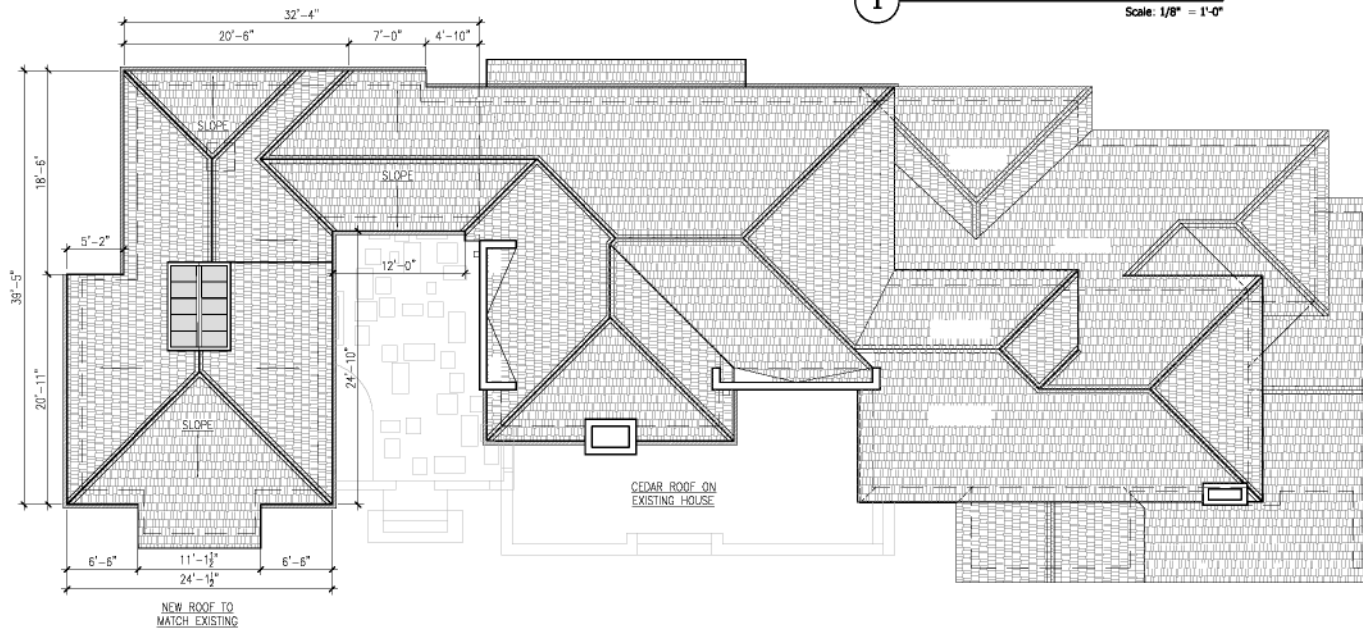
Hilary Scruggs Beebe



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 12447
San Antonio, Texas 78212

t (210) 222 - 8454

General Notes

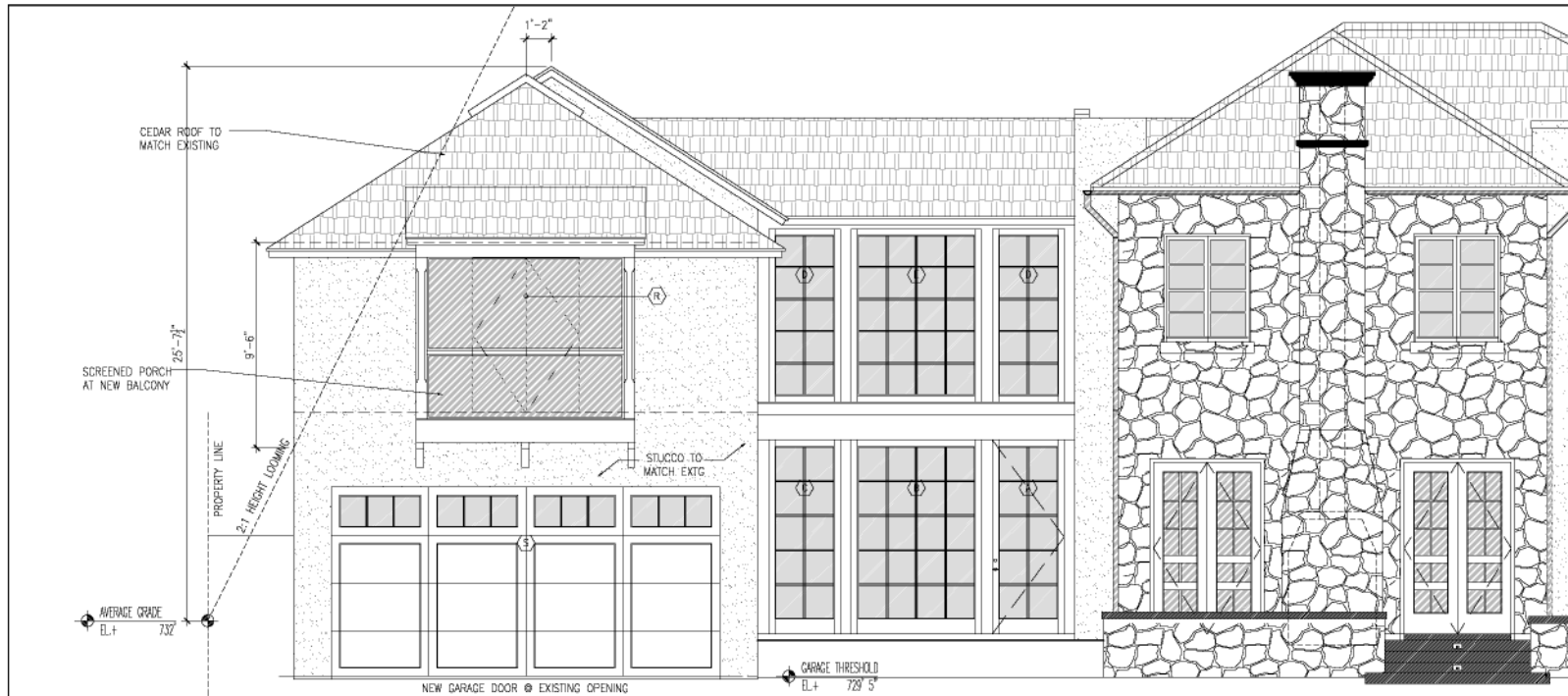
Renovation to
Existing Residence at

222 CLAIBORNE WAY
SAN ANTONIO, TEXAS

17 July 2020
Issued for Permit and Pricing
REVISED SET

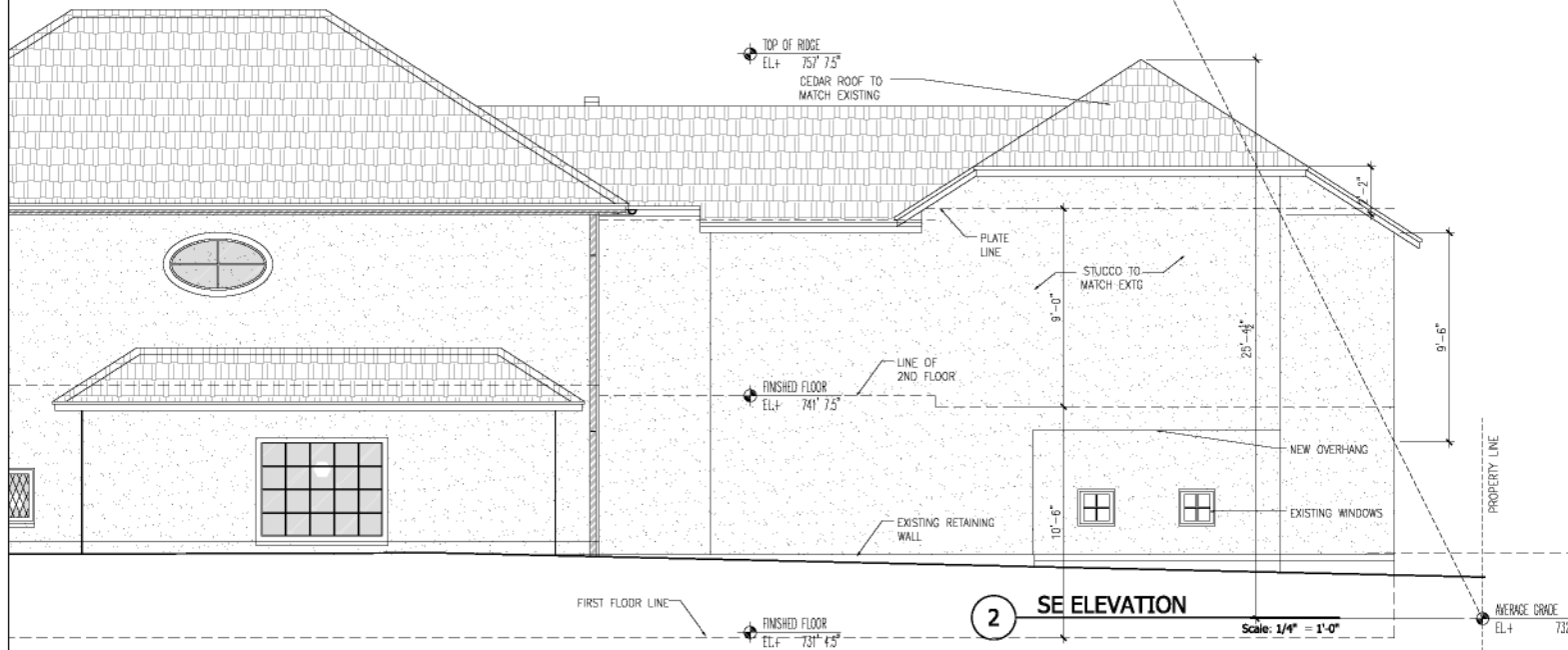
A 04

ROOF PLAN



1 NW ELEVATION

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



2 SE ELEVATION

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

Hilary Scruggs Design

A Limited Liability Company

PO Box 12447
San Antonio, Texas 78212

t (210) 222 - 8454

General Notes

Renovation to
Existing Residence at

222 CLAIBORNE WAY
SAN ANTONIO, TEXAS

17 July 2020
Issued for Permit and Pricing
REVISED SET

A 05

PROPOSED ELEVATIONS

Hilary Scruggs Design

A Limited Liability Company

PO Box 12447
San Antonio, Texas 78212

t (210) 222 - 8454

General Notes

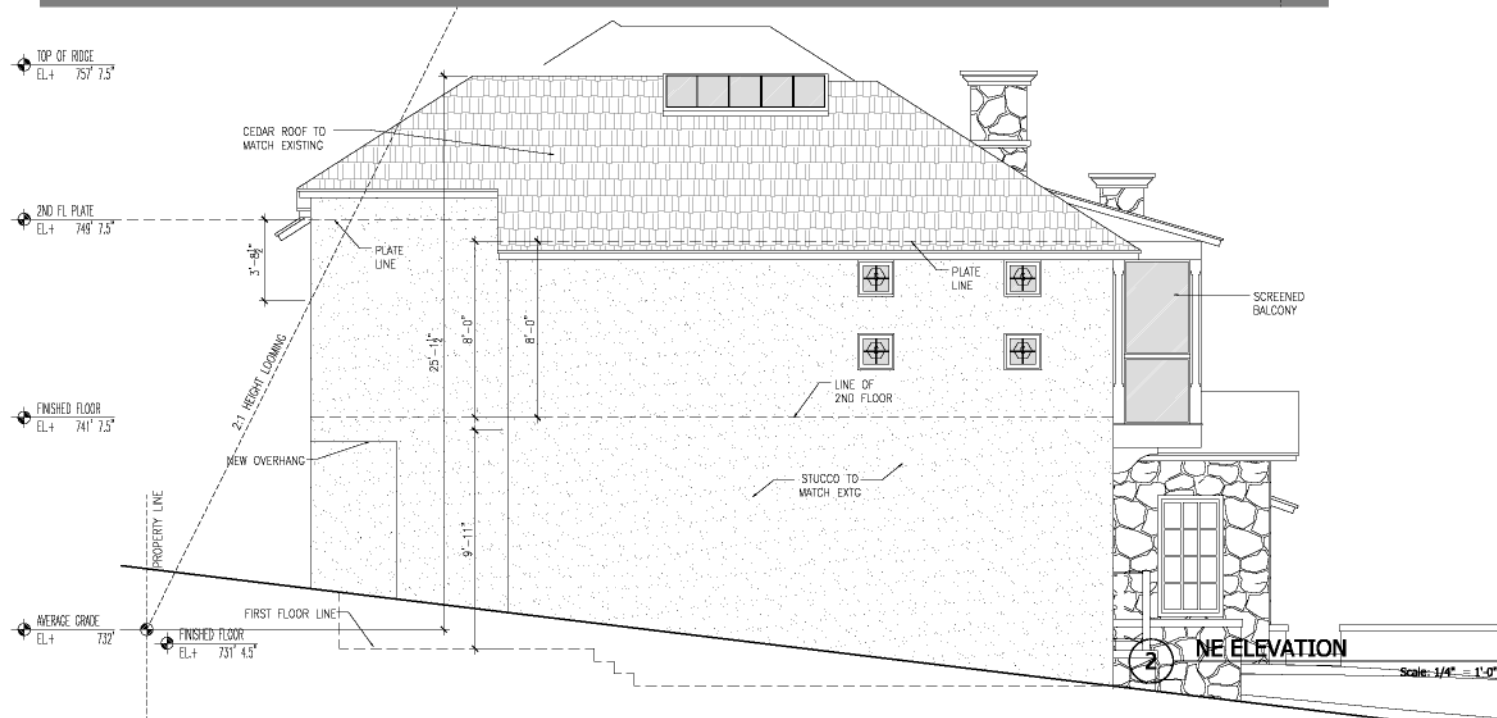
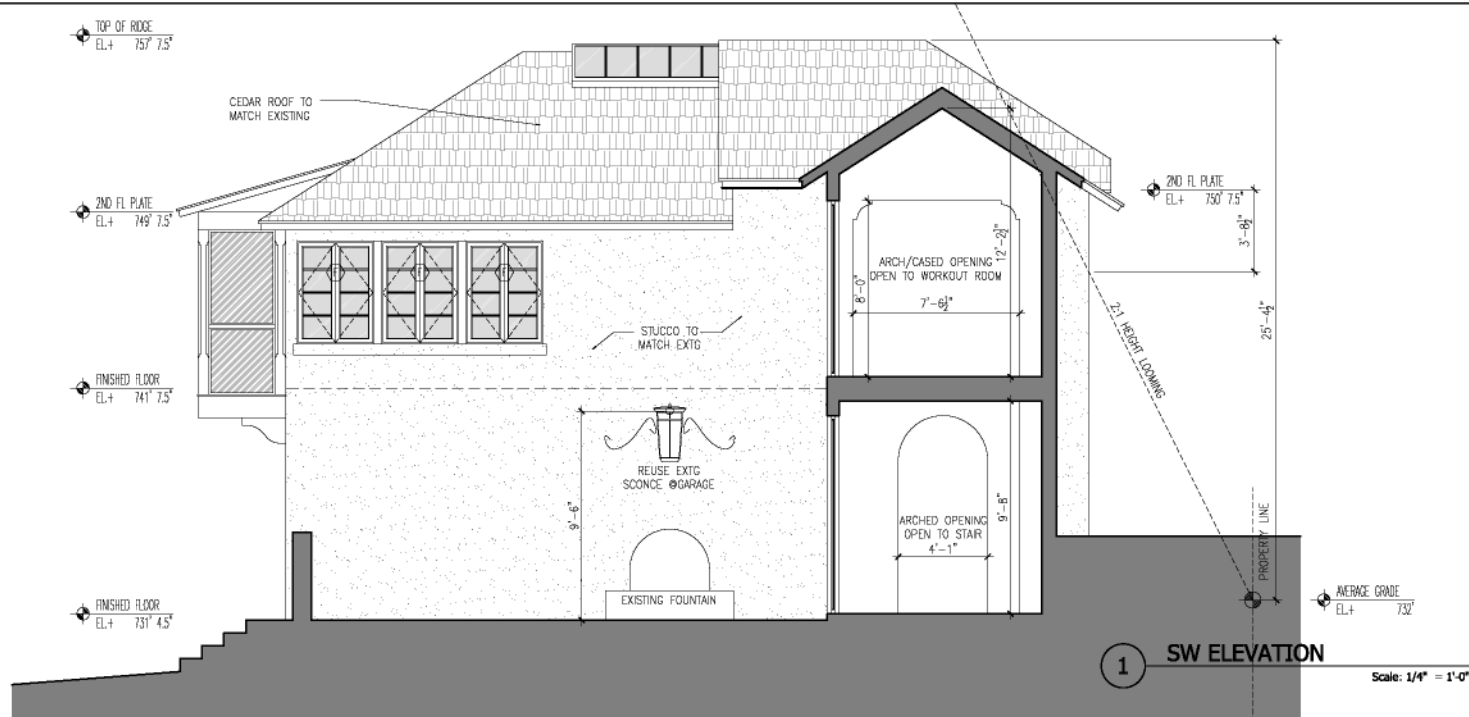
Renovation to
Existing Residence at

222 CLAIBORNE WAY
SAN ANTONIO, TEXAS

17 July 2020
Issued for Permit and Pricing
REVISED SET

A 06

PROPOSED ELEVATIONS





*222 Claiborne Way
View from Street*



*Looking to Existing Garage
From Driveway*



Another View of Garage/Garden



Garden from Driveway





Rear Setback (Garage)



Rear Setback (Behind Garage)



*Side Setback
Looking from Front to Back*

