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

**Board of Adjustment Meeting**
**Wednesday, December 07, 2022 – 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, December 07, 2022, 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. 2377 – 333 Blue Bonnet Blvd**

Application of David Meaden, owner, requesting the following variance(s) in order to add to the rear of the existing main structure at the property located at **CB 5571A, BLK 10, LOTS 39-42**, also known as **333 Blue Bonnet Blvd**, zoned SF-A:

1. A proposed rear yard setback of 12ft 10-1/2 inches instead of the minimum 20ft required per Section 3-16(1) 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 Eron Spencer, Planner (espencer@alamoheightstx.gov) or Lety Hernandez, Director, (lhernandez@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.**

January 29, 2021

**Project:**

Meaden Residence Backyard Addition
333 Blue Bonnet Boulevard
Alamo Heights, Texas 78209

**Scope of Work**

Proposed ideas:

1. 1,029 sq.ft. addition to main structure.

**Variances**

Applying for variances due to proposed addition overlaps minimum rear yard setback.

1) A proposed rear yard setback of 12'-10 ½" ft. to the main structure instead of the minimum 20 ft. required per Section 3-16 of the City's Zoning Code.

Sincerely,

Paul A. Franklin

7900 Callaghan Rd., Suite 126 San Antonio, Texas 78229 | tel. 210-589-8167

**Property Address** 333 Blue Bonnet **Architecture/Structure Type** _____

**Original Architect** _____ **Year Built** _____

| | EXISTING Calculations (in sq. ft.) | | PROPOSED Calculations (in sq. ft.) | |
|---|---|---|---|---|
| **Lot Coverage*** | **Applicant** | **Staff** | **Applicant** | **Staff** |
| Lot area | 14,500 | | 14,500 | |
| Main house footprint | 3,500 | | 4,529 | |
| Front porch | | | | |
| Side porch 1 | | | | |
| Side porch 2 | | | | |
| Rear porch | | | | |
| Garage footprint | 465 | | 465 | |
| Carport footprint | | | | |
| Shed footprint | | | | |
| Breezeways | | | | |
| Covered patio structure | | | | |
| Other accessory structures | | | | |
| **Total** (total lot coverage/lot area): | 3,965 / 14,500 | / | 4,994 / 14,500 | / |
| **Total Lot Coverage:** | 27.3 % | ____ % | 34.4 % | ____ % |
| **Floor Area Ratio (FAR)**** | **Applicant** | **Staff** | **Applicant** | **Staff** |
| Lot area | 14,500 | | 14,500 | |
| Main house: 1st floor | 3,035 | | 4,064 | |
| Main house: 2nd floor | 465 | | 465 | |
| Garage: 1st floor | | | | |
| Garage: 2nd floor | | | | |
| Other structures (unless exempted - see below) | | | | |
| **Total** (total FAR/lot area): | 3,500 / 14,500 | / | 4,529 / 14,500 | / |
| **Total FAR:** | 0.241 | 0.___ | 0.312 | ____ % |
| **Height of Main Structure:** | | | 15'-7" | |

***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 govering 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 in 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** 333 Blue Bonnet

| | EXISTING Calculations (in sq. ft.) | | PROPOSED Calculations (in sq. ft.) | |
|---|---|---|---|---|
| **Total Impervious Cover Sq. Ft. for Stormwater Development Fee*** | **Applicant** | **Staff** | **Applicant** | **Staff** |
| Footprint of all structures | 3,500 | | 4,529 | |
| Driveway/Parking Pad | 336 | | 336 | |
| Walkways | 345 | | 345 | |
| Swimming Pool/Spa | | | | |
| Other impervious cover: _____ | | | | |
| Total impervious surface cover (in this project): | 3,680 | | 4,709 | |
| Total impervious surface cover *removed/existing* (in this project): | | | - 3,680 | - |
| **Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*** | | | 1,029 | |
| **Stormwater Development Fee*** | | | $ | $ |

| **Impervious Surface Cover within front yard setback**** | **Applicant** | **Staff** | **Applicant** | **Staff** | |
|---|---|---|---|---|---|
| Front yard setback area | 3,220 | | 3,220 | | A |
| Footprint of any structure(s) | 0 | | 0 | | |
| Driveway/Parking Pad | 0 | | 0 | | |
| Walkways | 140 | | 0 | | |
| Other impervious cover: _____ | | | | | |
| Impervious surface cover within front yard setback in this project | | | | | B |
| Impervious surface cover *removed/existing* within front yard setback in this project | | | - | - | |
| **Impervious surface cover net proposed sq. ft. within front yard setback** | | | | | |
| **Impervious surface cover proposed within front yard setback** | | | **B / A** | **B / A** | |
| | | | _____ % | _____ % | |

***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:

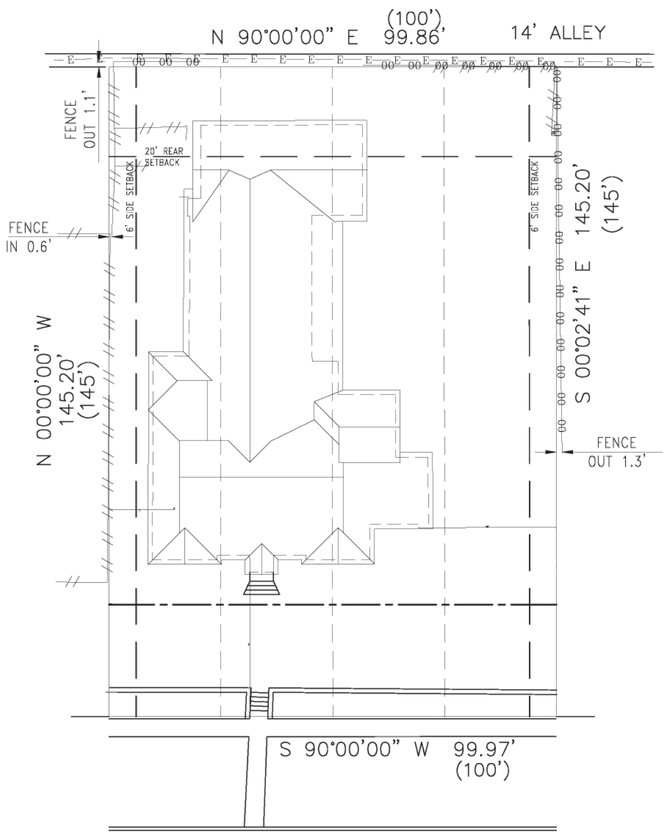
(1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and

(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.

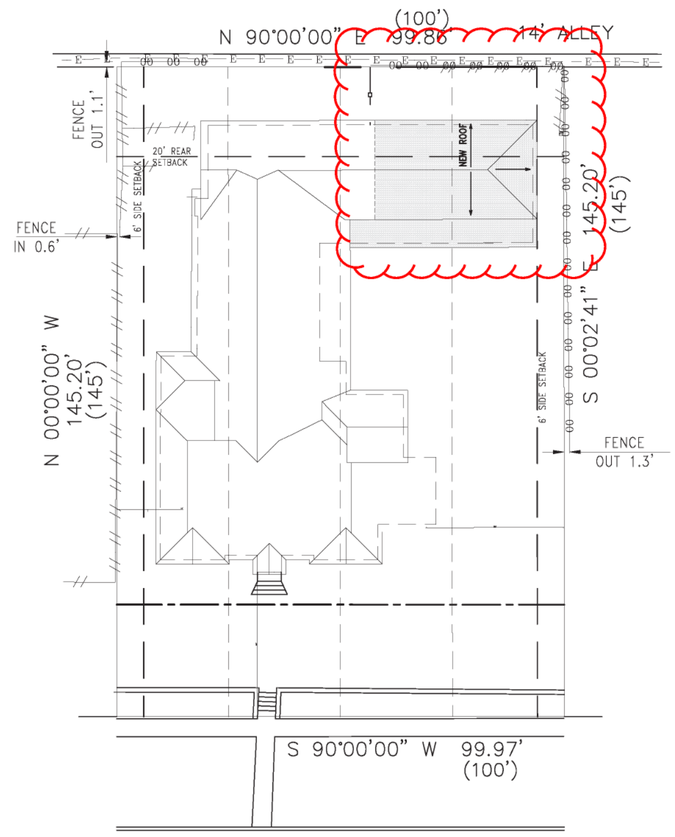
***City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").***




2 EXISTING ROOF PLAN

SCALE: 1/16" = 1'-0"

PLAN & TRUE NORTH




1 PROPOSED ROOF PLAN

SCALE: 1/16" = 1'-0"

PLAN & TRUE NORTH

Franklin Architect, Llc
7900 Callaghan Rd., Suite 126
San Antonio, Texas 78229
210-589-8167

These drawings are to be an instrument of service and shall remain the property of Franklin Architect. These are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation to Franklin Architect. Contractor is responsible for conforming and correlating dimensions at the job site; the Architect will not be responsible for construction means, methods, techniques, sequence or procedures, or for safety precautions and programs in connection with this project.

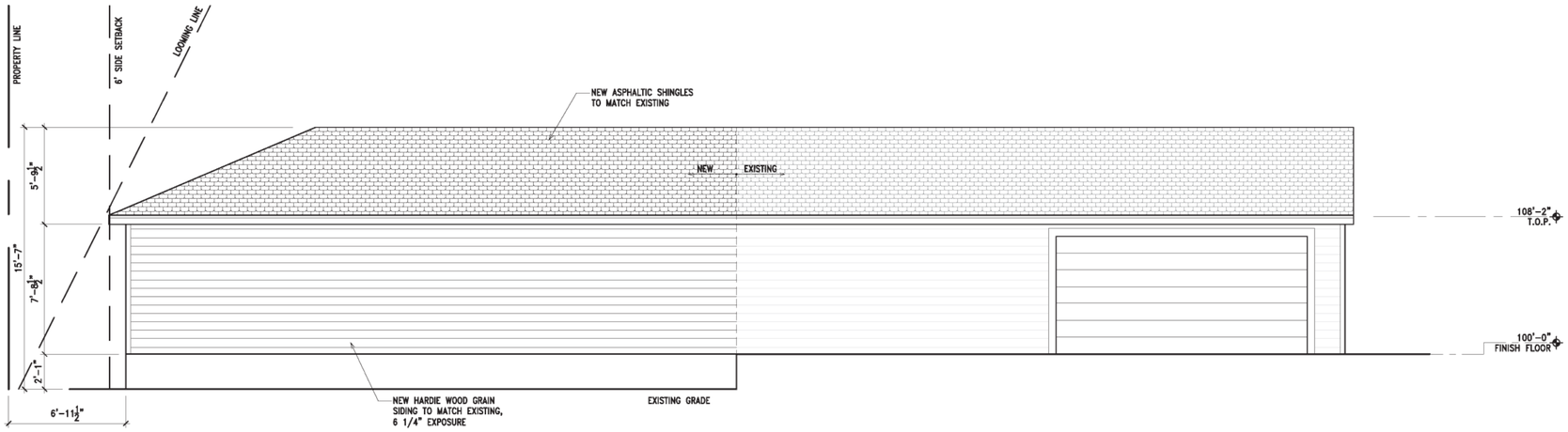
Not for regulatory approval, permitting, or construction

Meaden Residence - Addition
333 Blue Bonnet
Alamo Heights, Texas 78209

EXISTING ROOF PLAN
PROPOSED ROOF PLAN

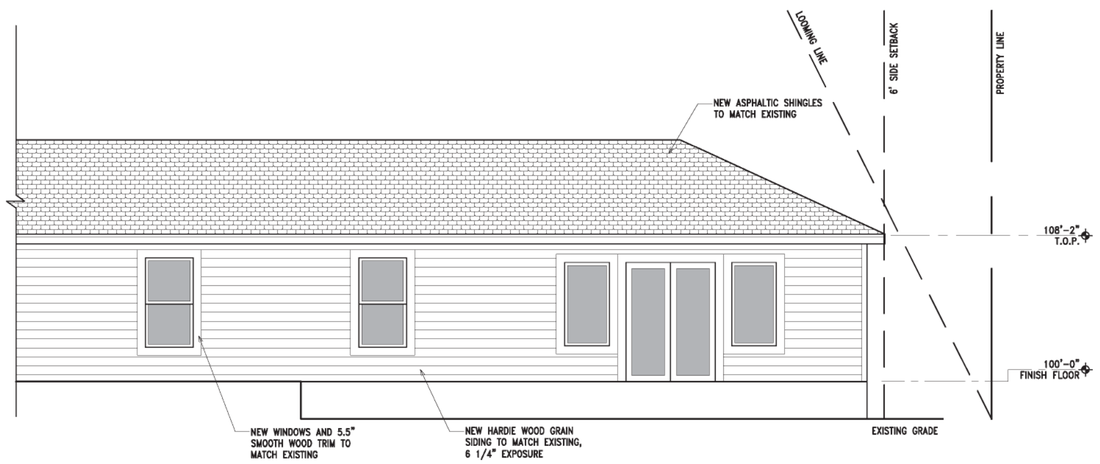
29 JAN 2021

A1.2



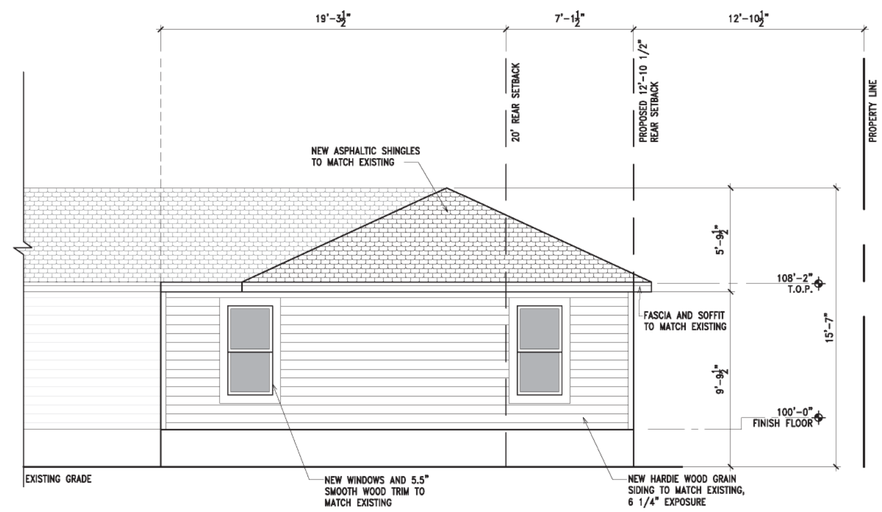

3 NORTH ELEVATION

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




2 SOUTH ELEVATION

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




1 EAST ELEVATION

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

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EXTERIOR ELEVATIONS

29 JAN 2021

A3.1