



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

Board of Adjustment Meeting
Wednesday, May 07, 2025 – 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, May 07, 2025, 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. 2439 – 908 Cambridge Oval

Application of Malcolm G. Chesney, applicant, representing Mr. and Mrs. Edward Spalten, owner, requesting the following self-identified variance(s) in order to construct a new elevator on the property located at **CB 4024 BLK 49 LOT 8, W 25 FT OF 9 & E IRR 10 FT OF 7**, also known as **908 Cambridge Oval**, zoned SF-A:

1. A proposed 5ft 4 $\frac{1}{2}$ in side yard setback to the existing main structure instead of the minimum 6ft required per Section 3-15(2),
2. The proposed elevator shaft height of 34ft exceeds the maximum 28ft allowed per Section 3-19(1), and
3. The proposed exceeds the height looming standard per Section 3-19(2) 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 Sarah Olivares, Planner, (solivares@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.

chesneymoralespartners,inc.

architecture/interior design

4901 Broadway, Suite 250 | San Antonio, TX 78209 | 210.828.9481

April 15, 2025

Honorable Board of Adjustment
Alamo Heights, Texas

RE: Spalten Elevator Variance Request description

- 908 Cambridge Oval was constructed in 1982 and was in conformance with the Alamo Heights regulation at that time.

Mary and Eddie Spalten have lived in this lovely home and raised 3 children there for over 40 years. They love their home and really do not want to leave it and move.

Due to advancing years and several orthopedic physical issues they will not be able to remain in their home much longer without an elevator. Mary also has activities that involve heavy items.

The Traditional floor plan (attached) of Living/Dining and Kitchen Family Room would destroy First Floor and Second Floor Rooms. Therefore, the need for the elevator shaft being on the outside of the foot print.

Variance Request Specifics:

Side yard of East Side 10.12 feet; West side 5.1 feet. The new rule being 6'.

The new elevator shaft request would be an East side yard of 5'-4 1/2" and a variance of 7 1/2" into current rule.

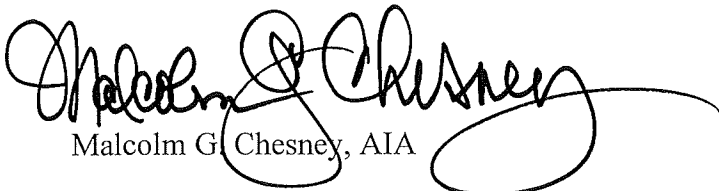
Height: The original Home Ridge height was in accordance with rules. It is 36'-9" to Ridge. The proposed shaft would not go above the current roof lines, but would exceed the current allowed height. Please see exhibit attached.

Looming: The proposed elevator shaft would be 6'-8" wide and project 33" past the chimney and 55" past the house brick and would not conform. Please note that the house itself does not conform.

Look forward to presenting this request to the Board and answer questions.

Sincerely,

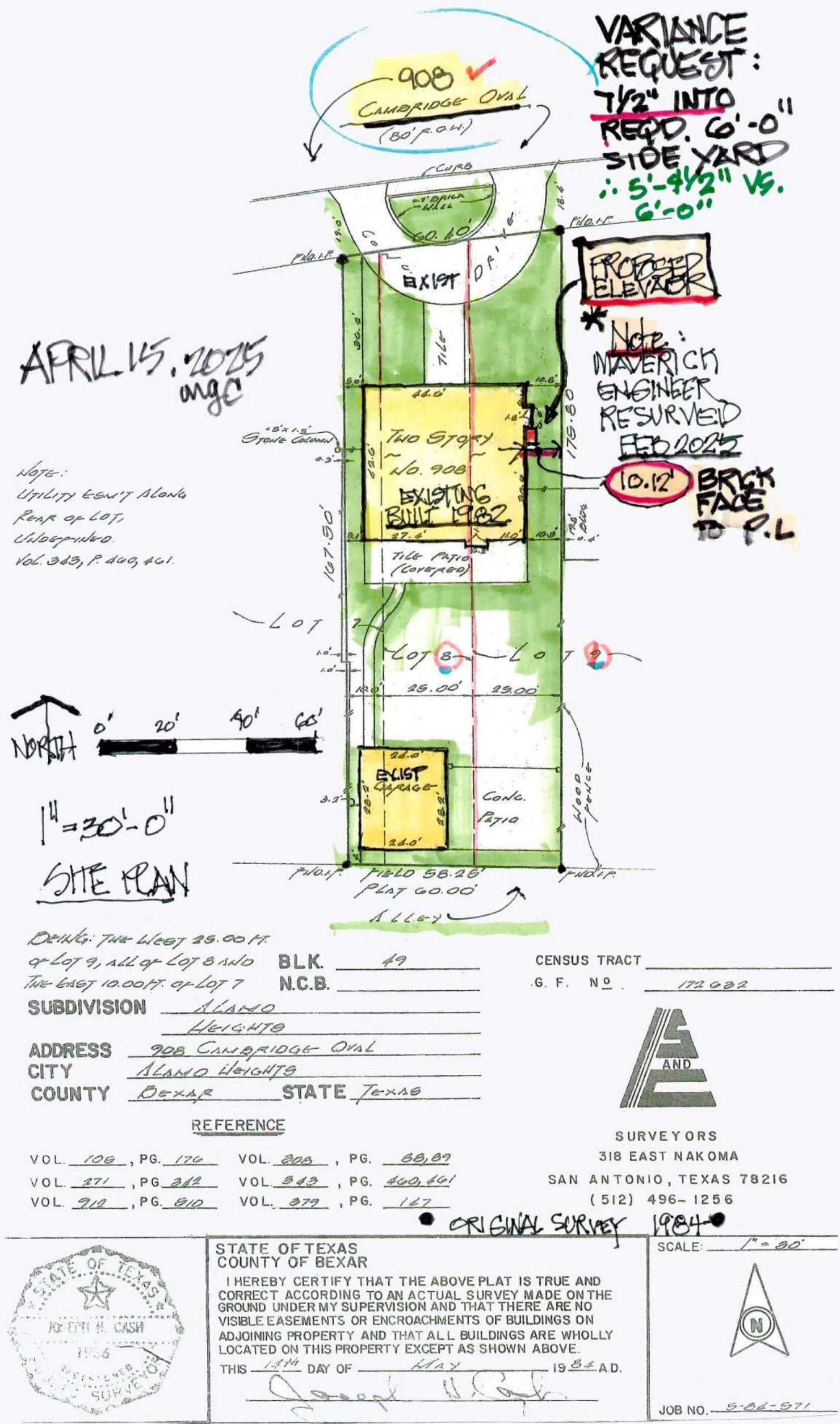
Chesney Morales Partners, Inc.



Malcolm G. Chesney, AIA

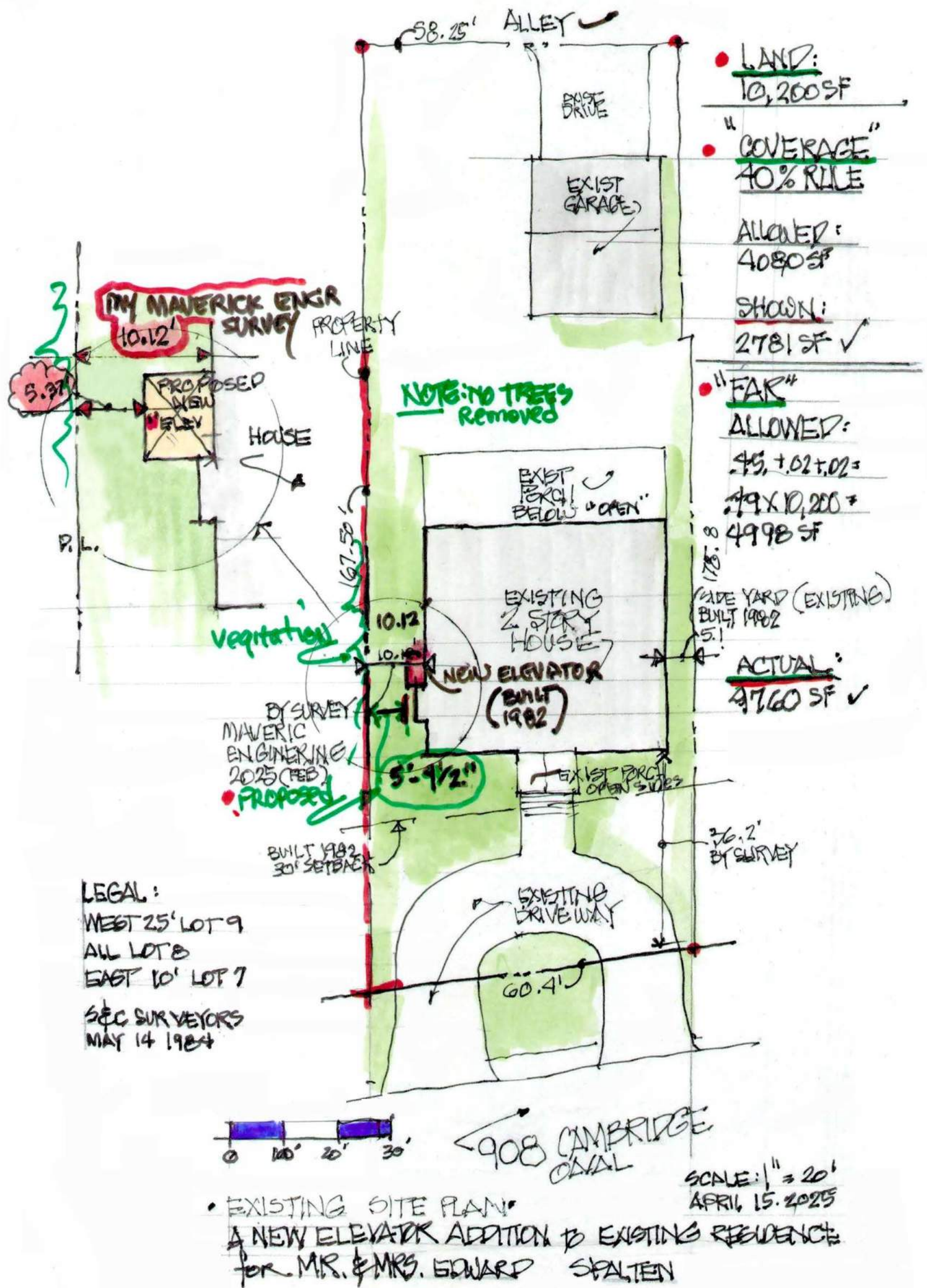
Cc: Mary & Eddie Spalten





A NEW ELEVATOR ADDITION
TO AN EXISTING RESIDENCE FOR
MR. & MRS. EDWARD SPALTEN
908 CAMBRIDGE OVAL, ALAMO HEIGHTS, TEXAS

4/16/25



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TO AN EXISTING RESIDENCE FOR
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4/16/25



NO 5' 10' 15' 20'



NO 5 10 15 20

A NEW ELEVATOR ADDITION
TO AN EXISTING RESIDENCE FOR
MR. & MRS. EDWARD SPALTEN
908 CAMBRIDGE OVAL, ALAMO HEIGHTS, TEXAS



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architecture | interior design

NOT FOR CONSTRUCTION YET

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