CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
Tuesday, October 15, 2019 – 5:30 P.M.
6116 Broadway St – City Council Chambers

Case No. 776 F – 315 Alta

Application of Maivu Plumbing & Construction, applicant, representing Mary Gaski, owner(s),, for the significance review of the existing main structure in order to demolish 100% of the existing street-facing façade located at 315 Alta and compatibility review of the proposed design in order to encapsulate the front of the main structure with front additions 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 may be viewed online* (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. Please note that plans will not be available online for all case types and floor plans will not be available online.

MAI Vu
PLUMBING &
CONSTRUCTION

Cover Letter

Date: 9/9/19
Address: 315 Alta Ave.,
Alamo Heights TX 78209

To Whom It May Concern:

I would like to request a variance to have one car parking instead of two, and have the garage door facing the street of Alta Ave. Currently, a one car attached garage exists, and the garage door faces the street of Alta Ave. I am requesting permission to convert the existing garage into square footage of the house, and build a new one car attached garage within two feet of the front of the house. The reason I am requesting these variances, is because of the hardship of the small size of the lot. The lot is .12 of an acre. All the lots on the same side of the street of this property are smaller than those directly across the street by a fairly significant amount. However, even all of the adjacent properties on the same side, have larger lot sizes than 315 Alta. I would like to utilize this space as effectively as possible, and not crowd the lot with a two car garage or carport, nor do I want to remove functionality by taking away what existed prior. The property's value would increase tremendously by adding square footage (currently 1092 sqft) and also be much more functional for a family to live.

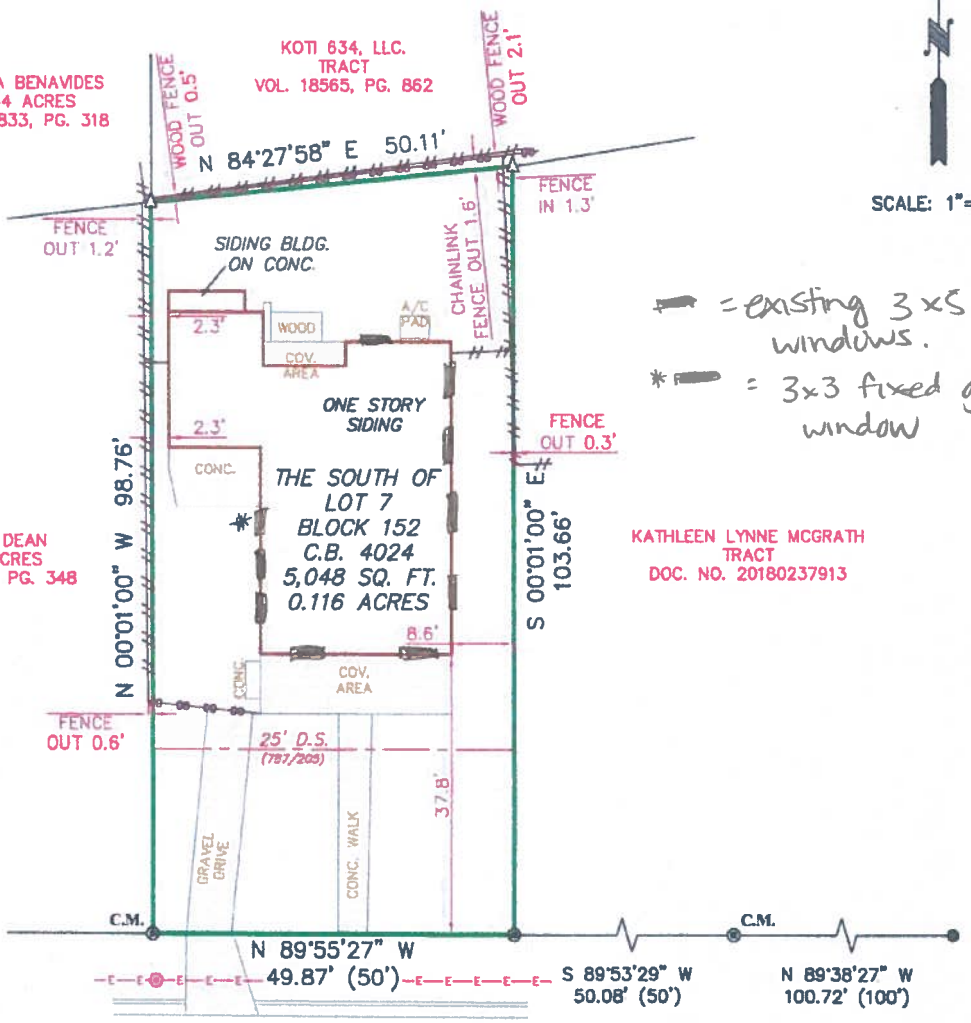
I am also requesting to demolish the covered front porch and roof, in order to build an addition forward. The property's front aesthetics would improve, as we would be building a gable roof at the front addition, and what exists currently is a flat roof at the front porch. We will not violate any building setbacks, so the front yard would still have appreciable presence.

I thank you for your time and consideration in reviewing my request for these variances. Please let me know if you have any further questions.

Thank you,

Theresa McFaul
210-792-7401

Survey + existing windows



SCALE: 1"=20'

▬ = existing 3x5 windows.

*▬ = 3x3 fixed glass window

ALTA AVENUE
(50' R.O.W.)

NOTE:
ASSUMED BEARING BASIS (S89°59'00"W, 99.96') BEING THE SOUTH LINE BETWEEN IRON RODS FOUND FOR LOTS 7 AND 8.

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 437, PAGE 5, AND VOLUME 787, PAGE 205, AS AMENDED IN VOLUME 912, PAGE 510, DEED RECORDS, BEXAR COUNTY, TEXAS.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

_____

_____

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480262, Panel No. 0405 G, which is Dated 9/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any action to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at https://msc.fema.gov/portal.

Property Address:
315 ALTA AVENUE

Property Description:
THE SOUTH PART OF LOT 7, BLOCK 152, COUNTY BLOCK 4024, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS; ACCORDING TO THE PLAT RECORDED IN VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Owner:
ALEXI IAN ROBICHAUX AND MARY REBEKAH GASKI

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1648 BOERNE, TEXAS 78006
PHONE (210) 372-8300 FAX (210) 372-9999

LEGEND
- △ = CALCULATED POINT
- ● = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- D.S. = DWELLING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊕ = FND 1/2" IRON PIPE
- WM = WATER METER
- ● = POWER POLE
- -E- = OVERHEAD ELECTRIC
- -/- = WOOD FENCE
- -o- = CHAIN LINK FENCE

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: AP/JB

G.F. NO. 19178 | JOB NO. 91169 | TITLE COMPANY: MARATHON TITLE | DATE: 07/10/2019

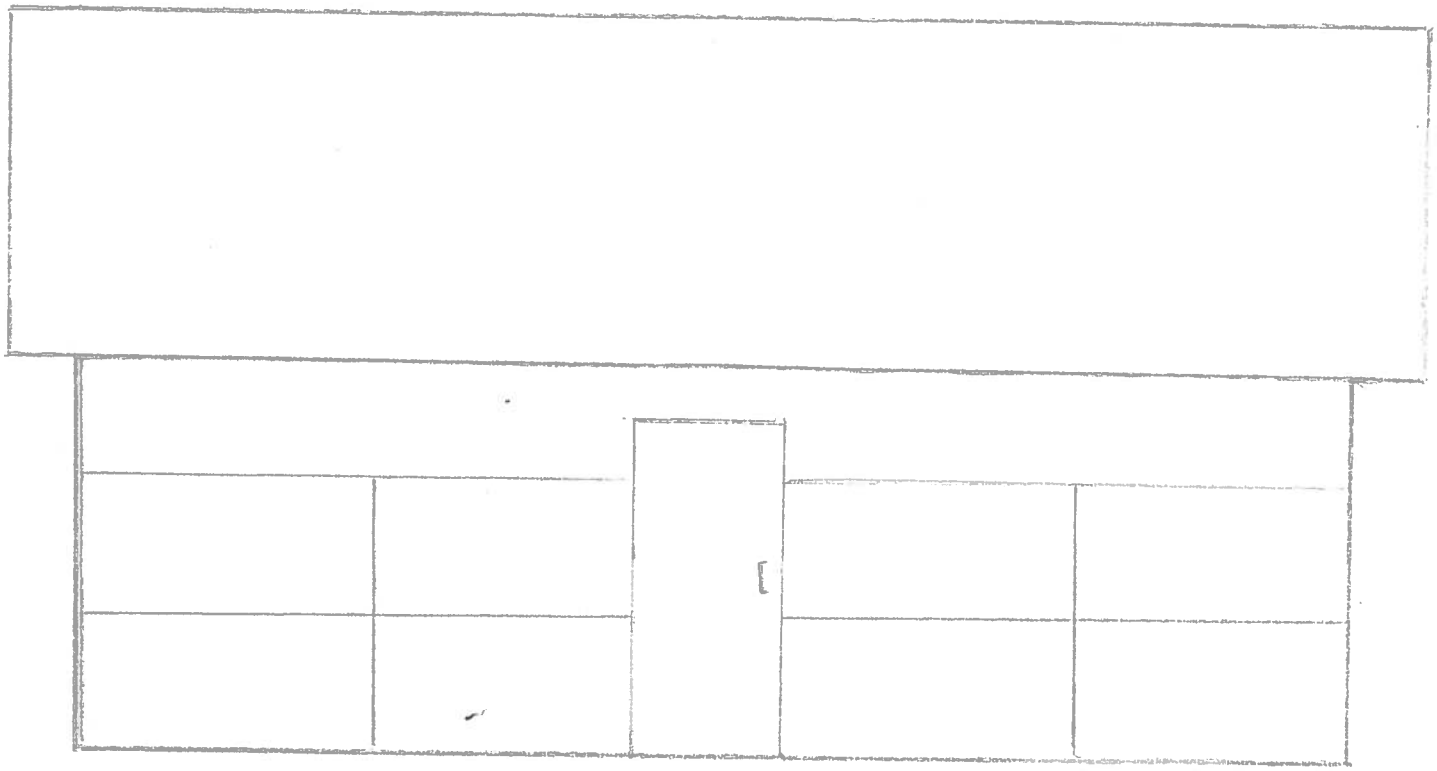
EXISTING

Front covered Porch to be demoed

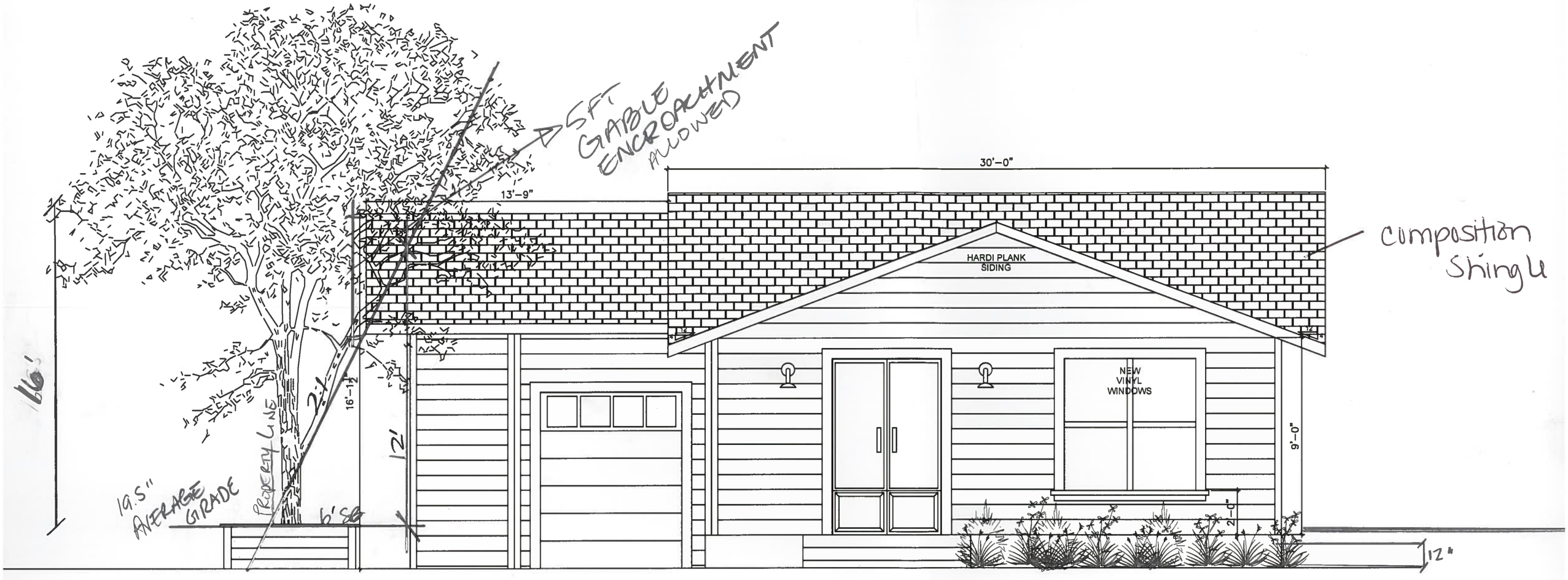
(Flat Roof)

DEMO = 100%

STREET FACING FACADE



scale : 1/4" = 1'



~~NORTH~~ SOUTH ELEVATION PLAN

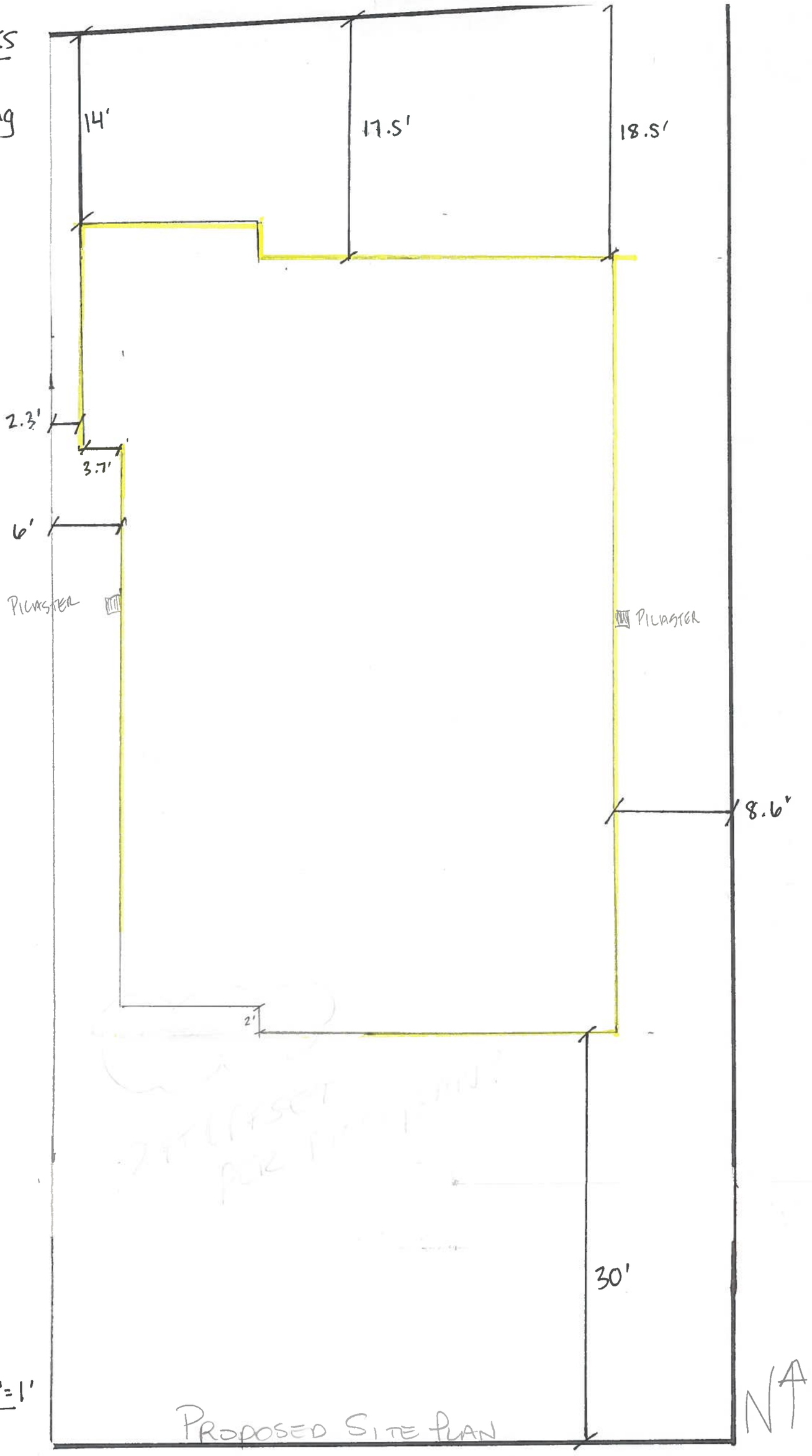
Scale: 1/4" = 1'-0"

5 10

HIC SCALE

Setbacks

All rear setbacks are existing

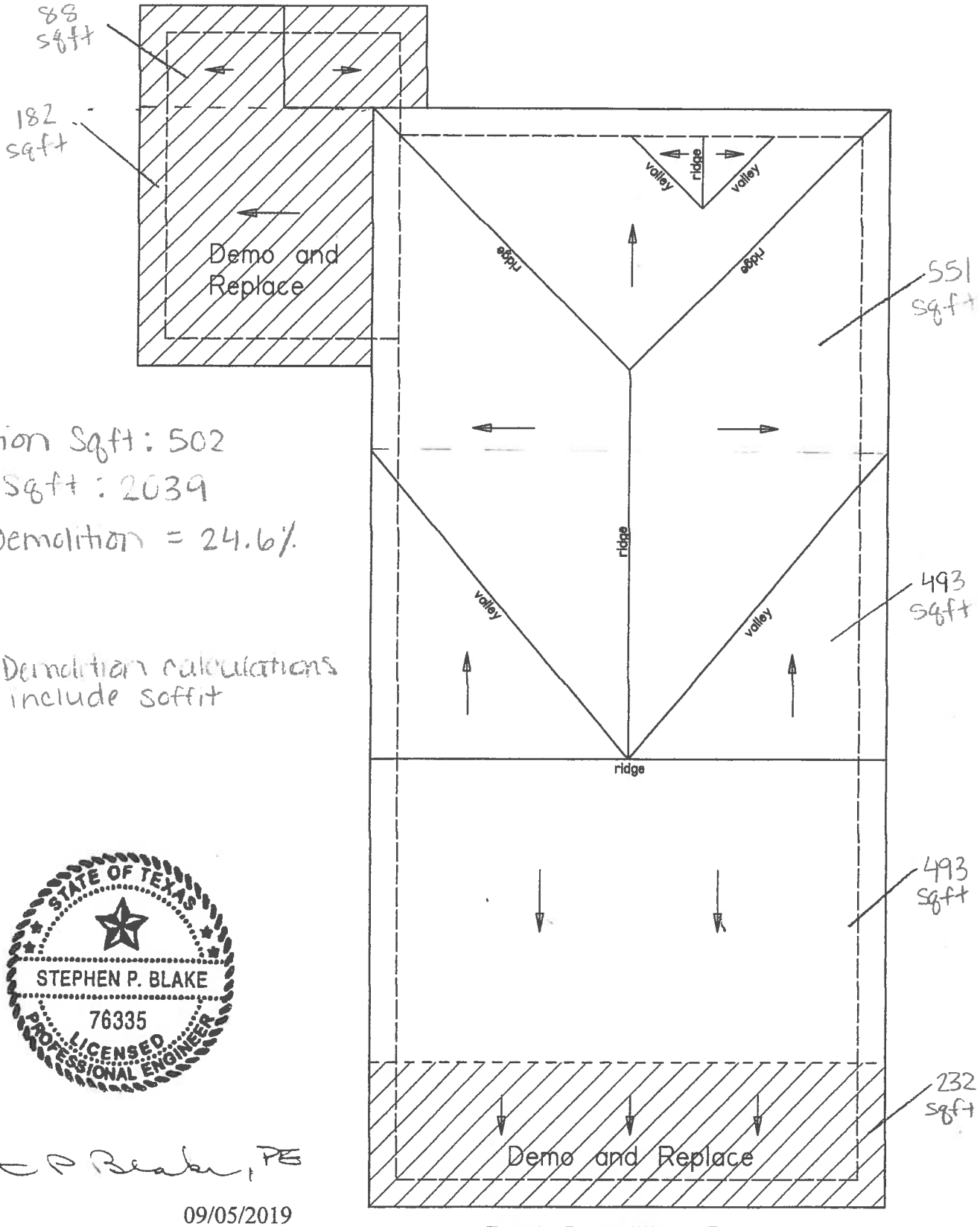


Scale = 1/8" = 1'

PROPOSED SITE PLAN

NA

All dimensions and quantities to be verified.
Work to be performed in accordance to
2018 International Residential Code.



Demolition Sqft: 502
Total Sqft: 2039
Total Demolition = 24.6%

Note: Demolition calculations include soffit

STATE OF TEXAS
STEPHEN P. BLAKE
76335
LICENSED PROFESSIONAL ENGINEER

Stephen P. Blake, PE

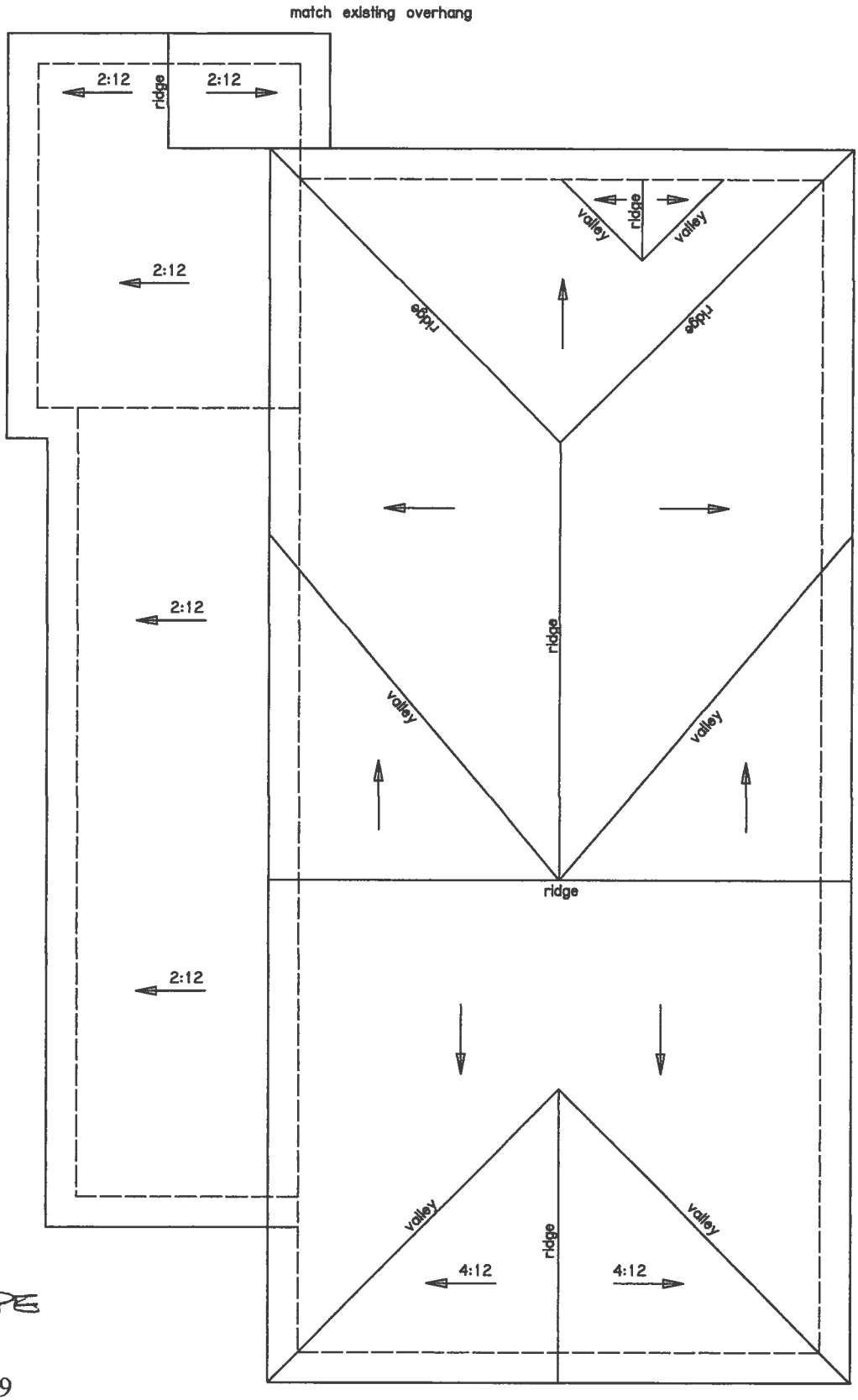
09/05/2019

Roof Demolition Plan

This document was electronically signed and sealed Sept. 5, 2019

Sheet 1 of 1	315 Alta Ave. San Antonio. Texas	Firm Registration No. F-5276 Scale 1/8" = 1'	Blake Engineering, LLC 22014 Pelican Edge San Antonio, Texas 78258 (210) 497-1079

All dimensions and quantities to be verified.
Work to be performed in accordance to
2018 International Residential Code.



Roof Plan

STATE OF TEXAS
STEPHEN P. BLAKE
76335
LICENSED
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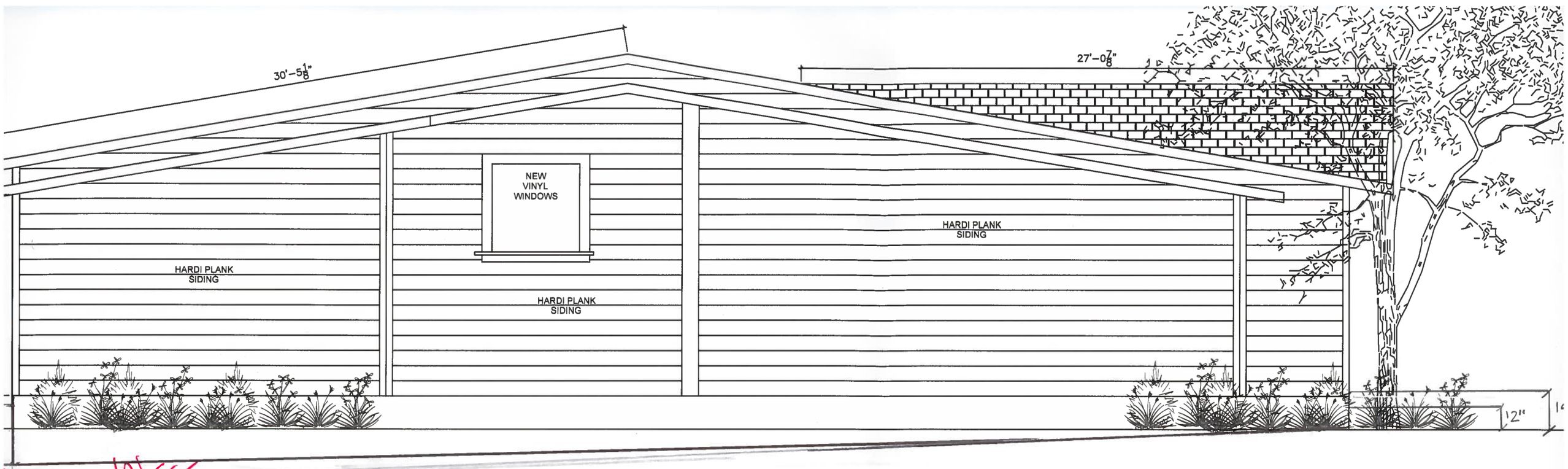


West

EAST ELEVATION PLAN

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

5 10

SCALE

12" Front
27" Back
= 19.5" avg grade

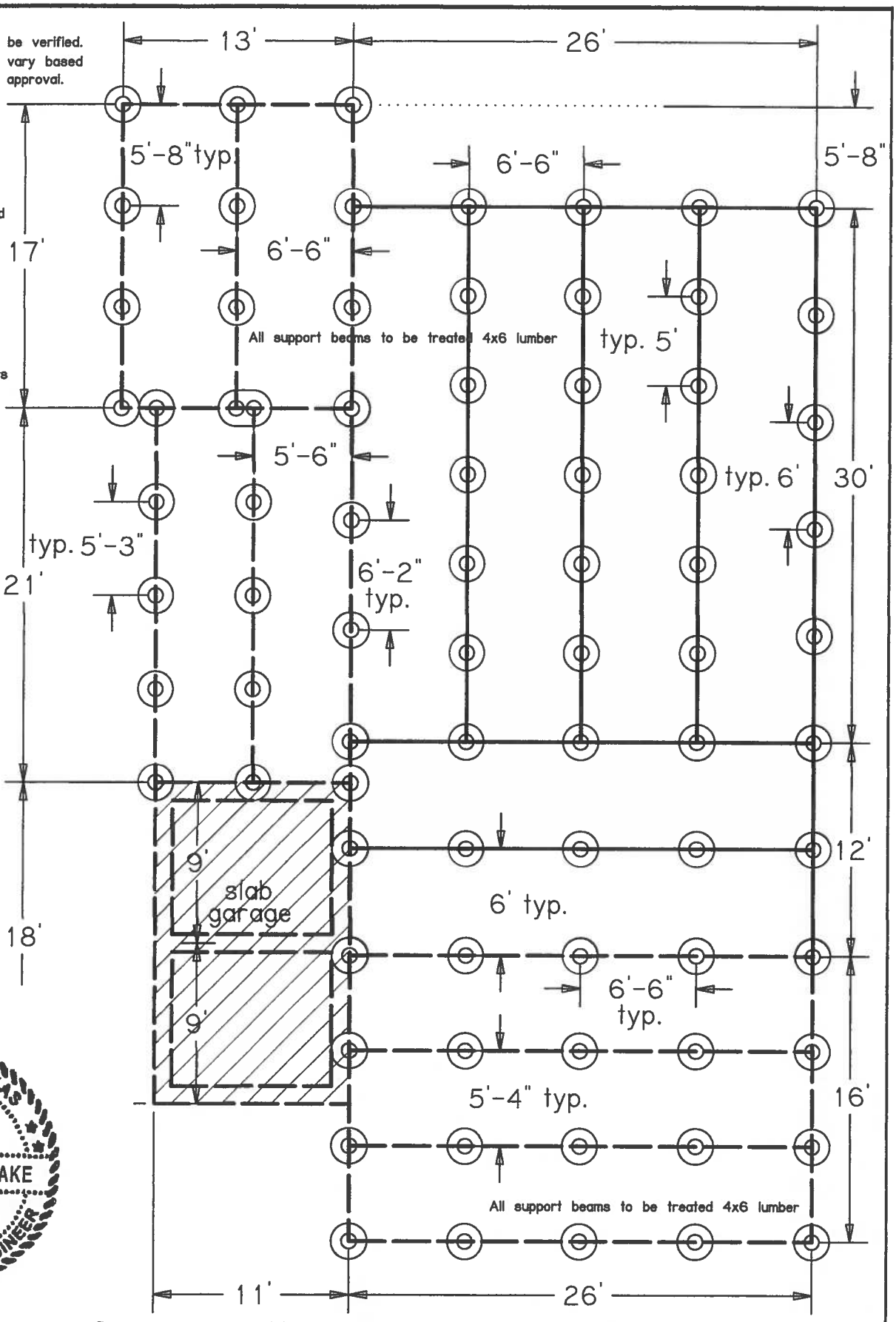
All dimensions and quantities to be verified. Pier quantity and locations may vary based on engineered field change and approval. Ground surfaces adjacent to foundation at all disturbed areas shall slope away from foundation as best as possible.

New Pier and Beam to be installed

Exist. Pier and Beam rehabilitated

Approx. 46 New Concrete Piers to be installed.

Approx. 32 Existing Concrete Piers to rehab or replaced.



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Stephen P. Blake, PE

New Foundation and Repair Plan

This document was electronically signed and sealed

Sept. 5, 2019

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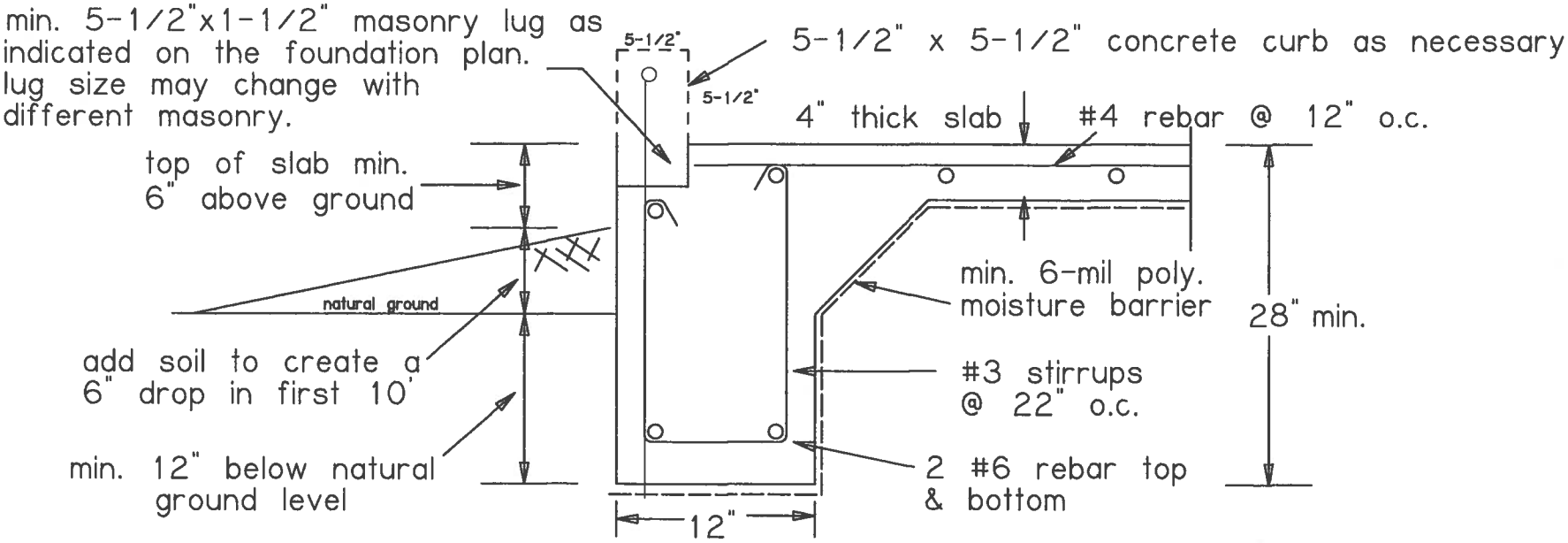
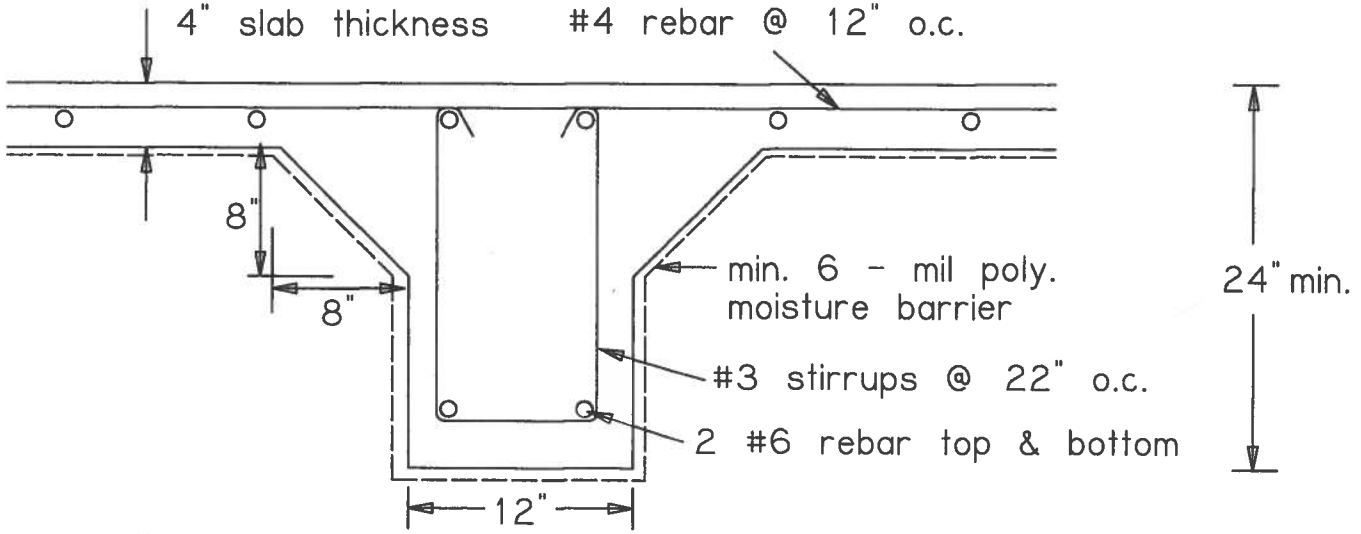


TYPICAL EXTERIOR GRADE BEAM



TYPICAL INTERIOR GRADE BEAM

09/05/2019

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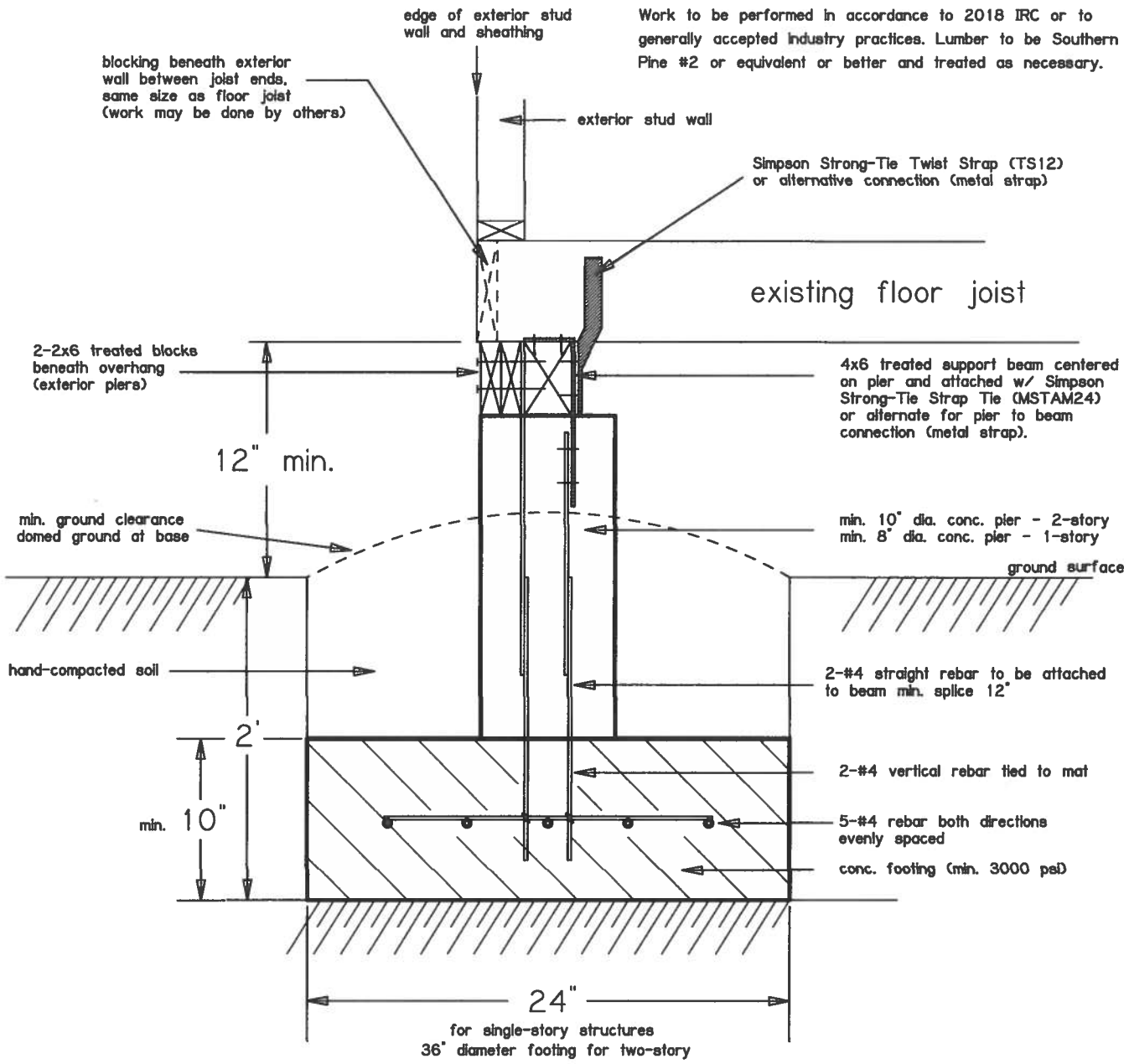
SLAB DETAILS

315 Alta Ave.

Blake Engineering, LLC
Firm Registration No. F-5276
210 497-1079



09/05/2019

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Typical Concrete Pier Details Scale: 1" = 1'

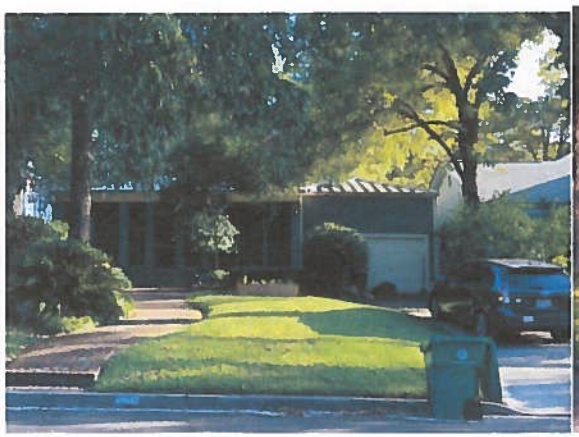
315 Alta Ave.

Blake Engineering, LLC
Firm Registration No. F-5276
210 497-1079

Steve P Blake, PE

This document was electronically signed and sealed.

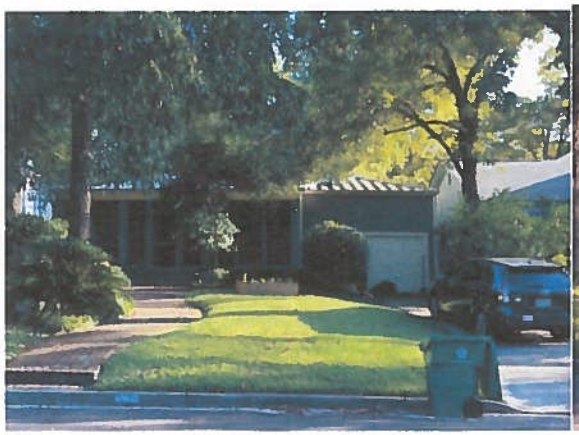
315 Alta
Across the street



Subject property



315 Alta
Across the street



Subject property