



CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

6116 BROADWAY

SAN ANTONIO, TX 78209

210-826-0516

Board of Adjustment Meeting

Wednesday, November 06, 2019 – 5:30 P.M.

6116 Broadway St – City Council Chambers

Case No. 2306 – 351 Rosemary

Application of David Altgelt, owner(s), requesting the following variance(s) in order to enclose the existing carport and construct an additional carport at the property located at 351 Rosemary, zoned SF-A:

1. A proposed side yard setback of 1.47ft to the main structure instead of the minimum 6ft required per Section 3-15 and
2. The proposed carport addition exceeds the looming standard with an overall top of plate height of 9ft instead of the maximum 2.94ft allowed based on the proposed side yard setback of 1.47ft 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 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.

***Plans will not be available online for all case types and floor plans will not be available online.**

Established in 1900



September 27, 2019

City of Alamo Heights
Planning and Development
6116 Broadway
San Antonio, TX 78209

RE: Renovation Project – 351 Rosemary Avenue 78209

To Whom it May Concern:

This letter is to confirm the scope of the work that I intend to initiate at my home. The project will consist of the following improvements:

- Enclose existing carport structure to create a garage apartment
- Build additional carport to accommodate parking

Please note that the carport will be the ONLY new structure whereas the garage apartment will simply be a modification to an existing structure and will NOT increase that structure's footprint nor alter its aesthetic quality.

It is also worth noting that 100% of the renovation and 100% of the new construction will take place behind a privacy fence in my backyard and will be scarcely visible from outside the property and virtually impossible to see from the sidewalk or street. It will also be very short-term forecasted to take less than a month to complete.

Lastly, the neighbors located at 355 Rosemary Avenue, Eric & Anne Guerrero, on whose property line the proposed project will be in close proximity, have both expressed their support in favor of the project and given their blessing on my plans, all of which I have run by them.

If there are any issues in granting the required permits and variances, please call me directly to discuss. I am happy to answer any questions and work with the City in any way necessary in order to gain approval for this project.

Thank you,

A handwritten signature in blue ink, appearing to read 'David Altgelt', written over a light blue horizontal line.

David Altgelt
Property Owner
(210) 265-7488



EXISTING VIEW FROM FRONT

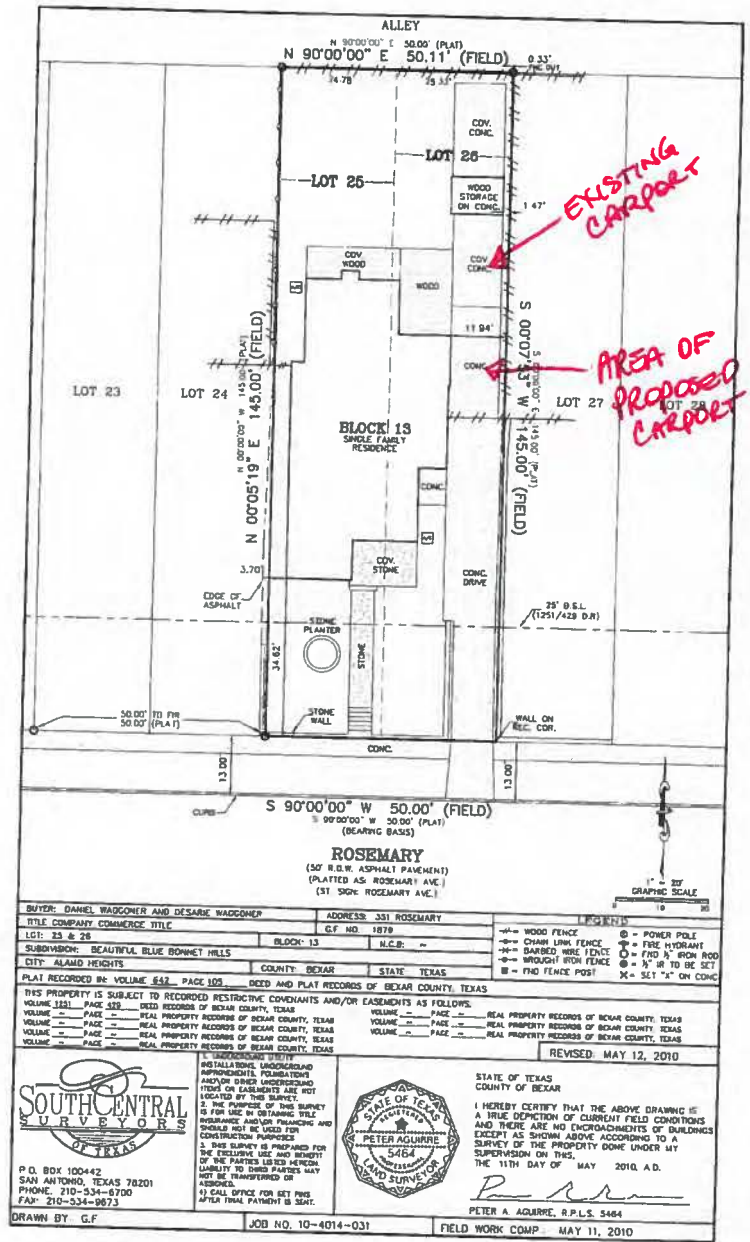


1) EXISTING SOUTH - AREA TO BE ENCLOSED



EXISTING PICTURES

2) EXISTING SOUTH - AREA TO BE ENCLOSED



ROSEMARY
(50' R.O.W. ASPHALT PAVEMENT)
(PLATTED AS ROSEMARY AVE.)
(ST. SIGN ROSEMARY AVE.)

BUYER: DANIEL WADGOMER AND DESARIE WADGOMER		ADDRESS: 331 ROSEMARY	
TITLE COMPANY: COMMERCIAL TITLE	G.F. NO: 1879	BLOCK: 13	
LOT: 25 & 26	SUBDIVISION: BEAUTIFUL BLUE BOWNET HILLS		CITY: ALAMO HEIGHTS
COUNTY: BEKAR		STATE: TEXAS	

PLAT RECORDED BY: VOLUME 642 PAGE 105 DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOLUME 181 PAGE 519 DEED RECORDS OF BEKAR COUNTY, TEXAS	VOLUME 181 PAGE 519 DEED RECORDS OF BEKAR COUNTY, TEXAS
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REVISED: MAY 12, 2010

P.O. BOX 100442
SAN ANTONIO, TEXAS 78201
PHONE: 210-534-8700
FAX: 210-534-9873

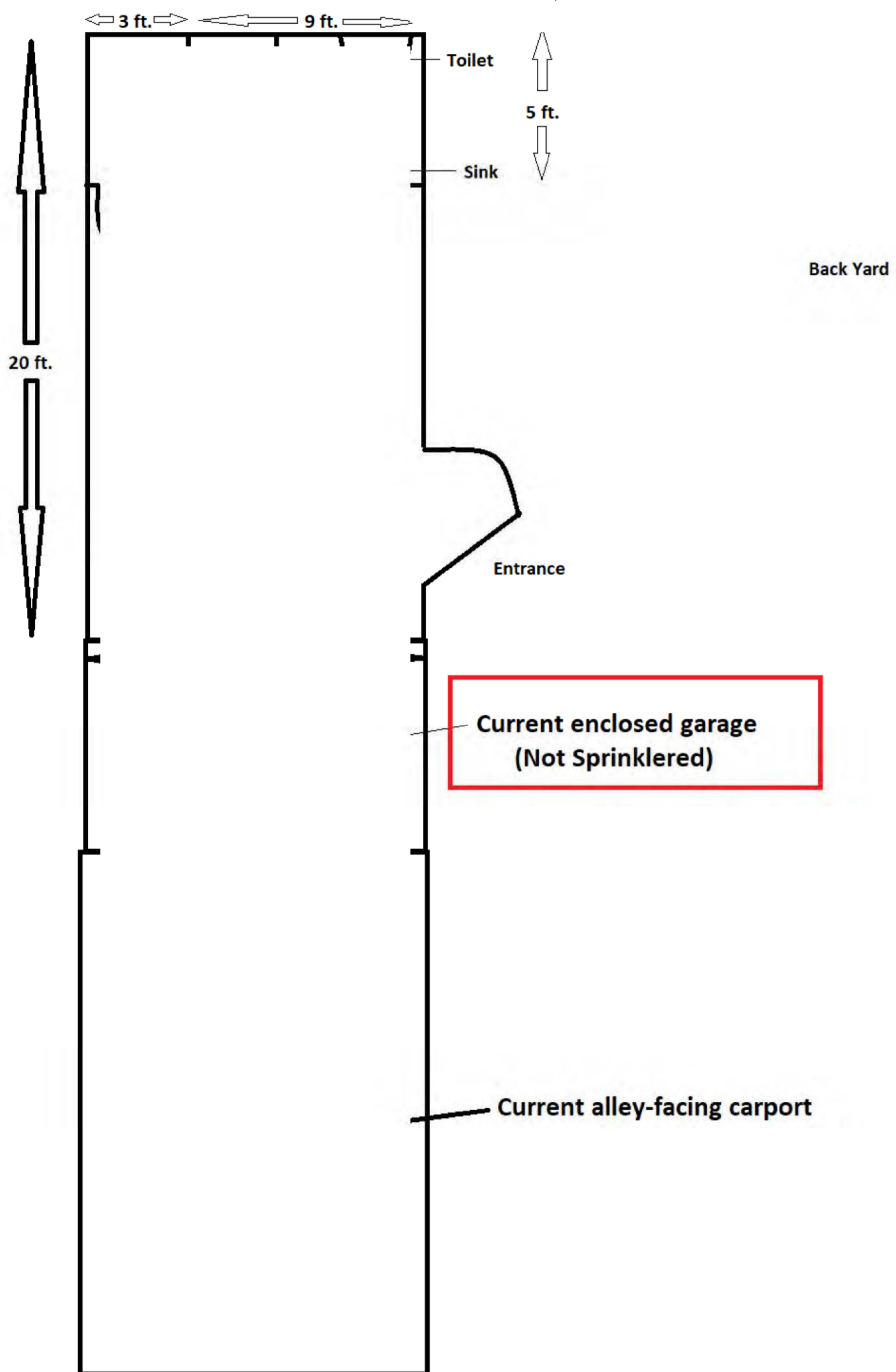
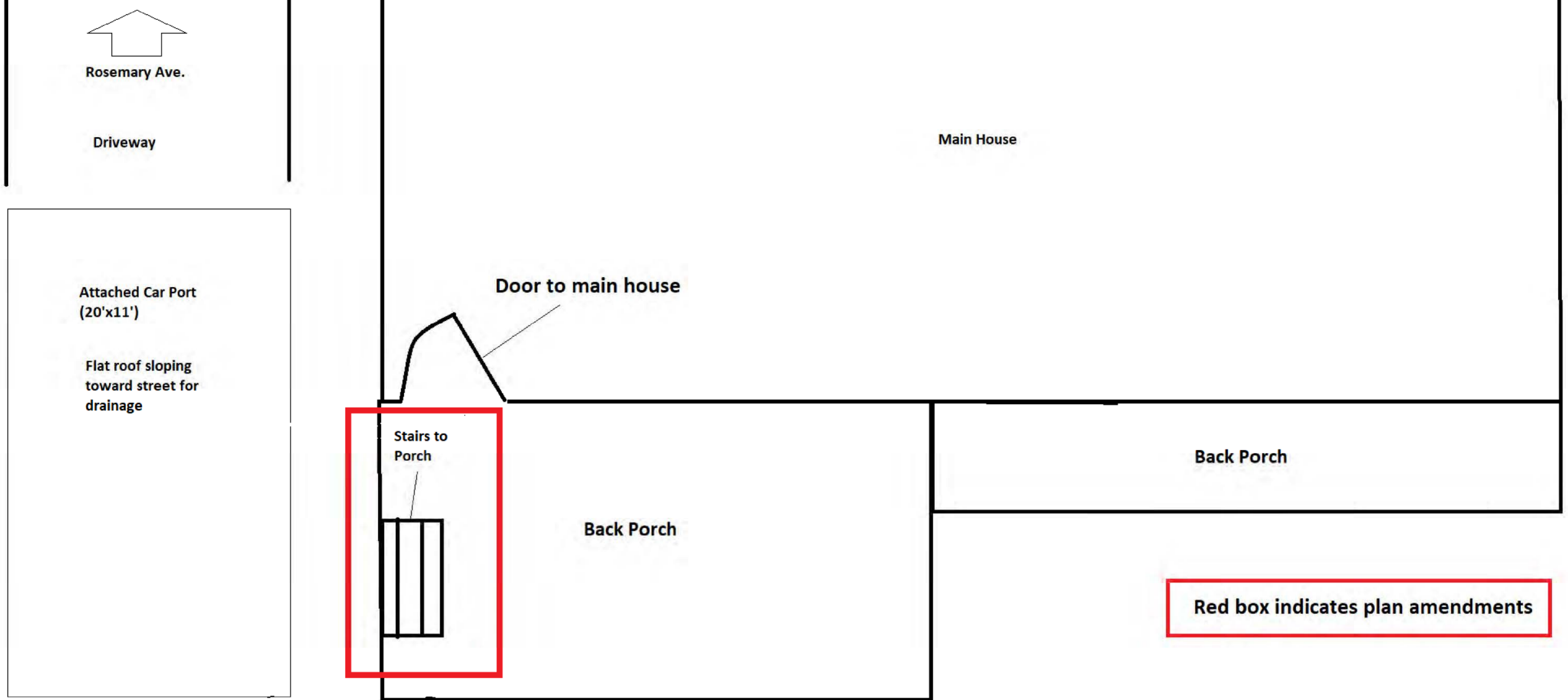
STATE OF TEXAS
COUNTY OF BEKAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS SURVEY OF THE PROPERTY DONE UNDER MY SUPERVISION ON THIS, THE 11TH DAY OF MAY 2010 A.D.

Peter A. Aquarke
PETER A. AQUARKE, R.P.L.S. 5464

DRAWN BY: G.F. JOB NO. 10-4014-031 FIELD WORK COMP. MAY 11, 2010

EXISTING SITE PLAN



Notes:

Driveway gate to be removed, granting full access to backyard for the first time. Access currently NOT available

Stairs will lead from carport/frontside of house to back porch and back yard.

Modified structure to be sprinklered to increase safety from current non-sprinklered structure.

Alley

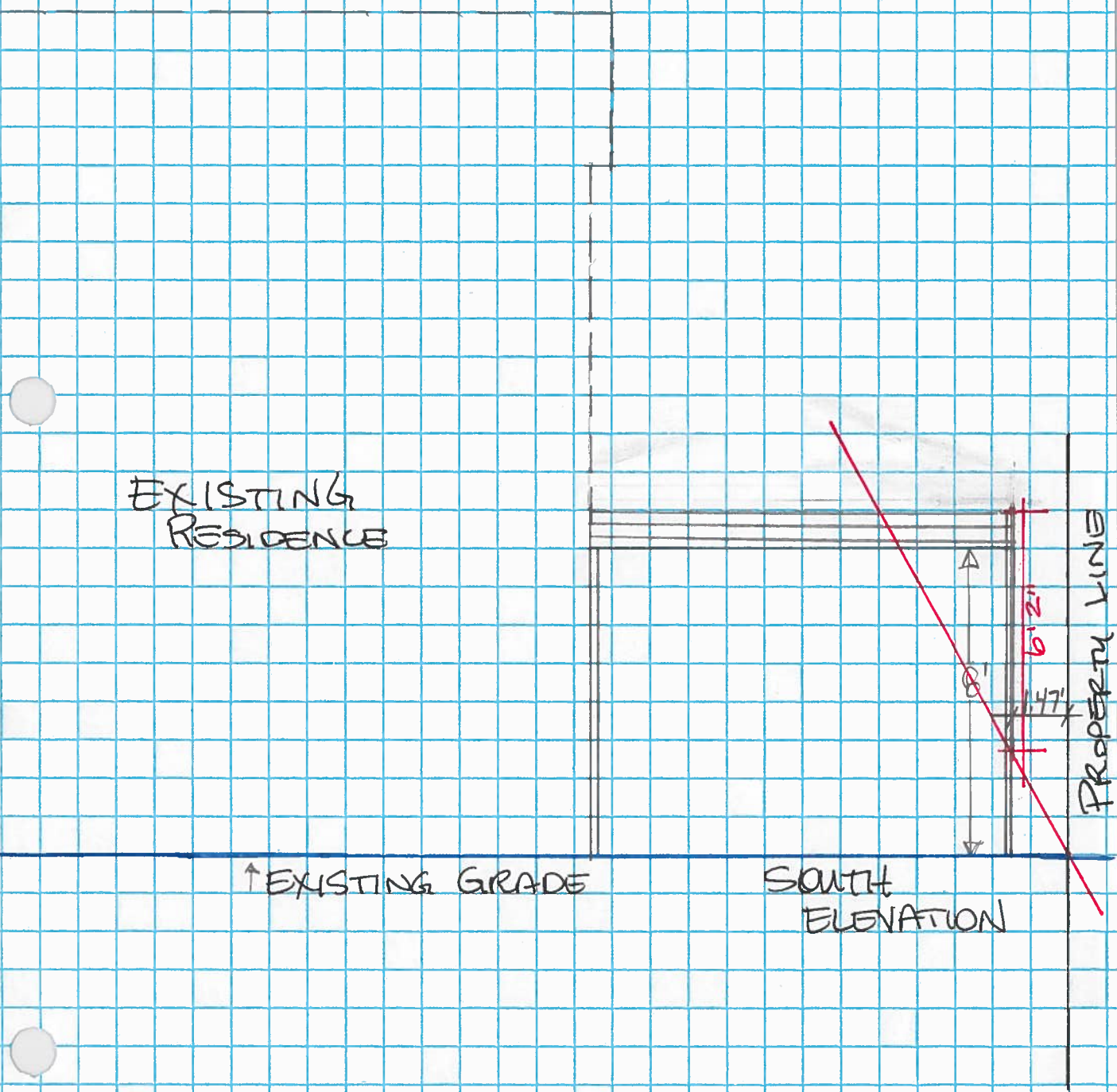
EXISTING
RESIDENCE

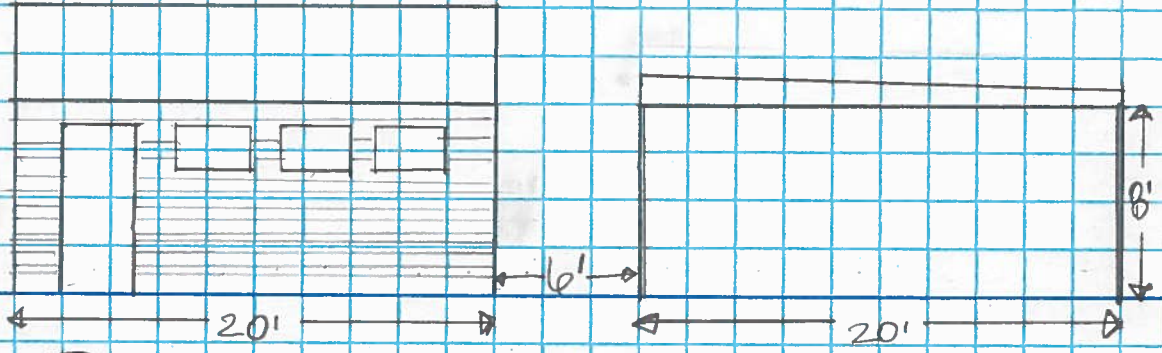
↑ EXISTING GRADE

SOUTH
ELEVATION

PROPERTY LINE

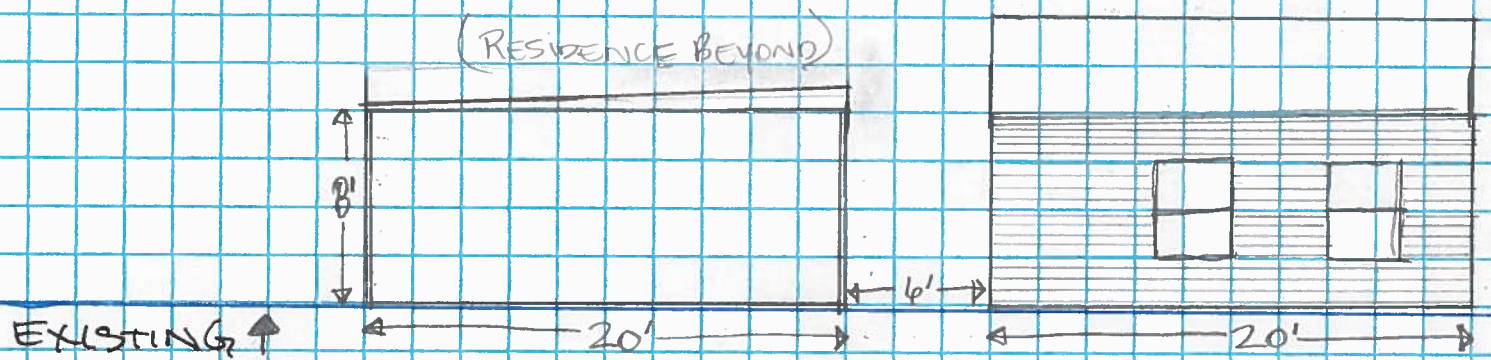
FRONT VIEW





PROPOSED WEST ELEVATION

↑ EXISTING GRADE



EXISTING GRADE ↑

PROPOSED EAST ELEVATION

*EXISTING
GABLE ROOF
TO REMAIN

COVERED
WOOD

BEDROOM

20'

WOOD
DECK

15'

5'

BATHROOM

CLOSET

6'

11'

PROPERTY LINE

PROPOSED
GARAGE

20'

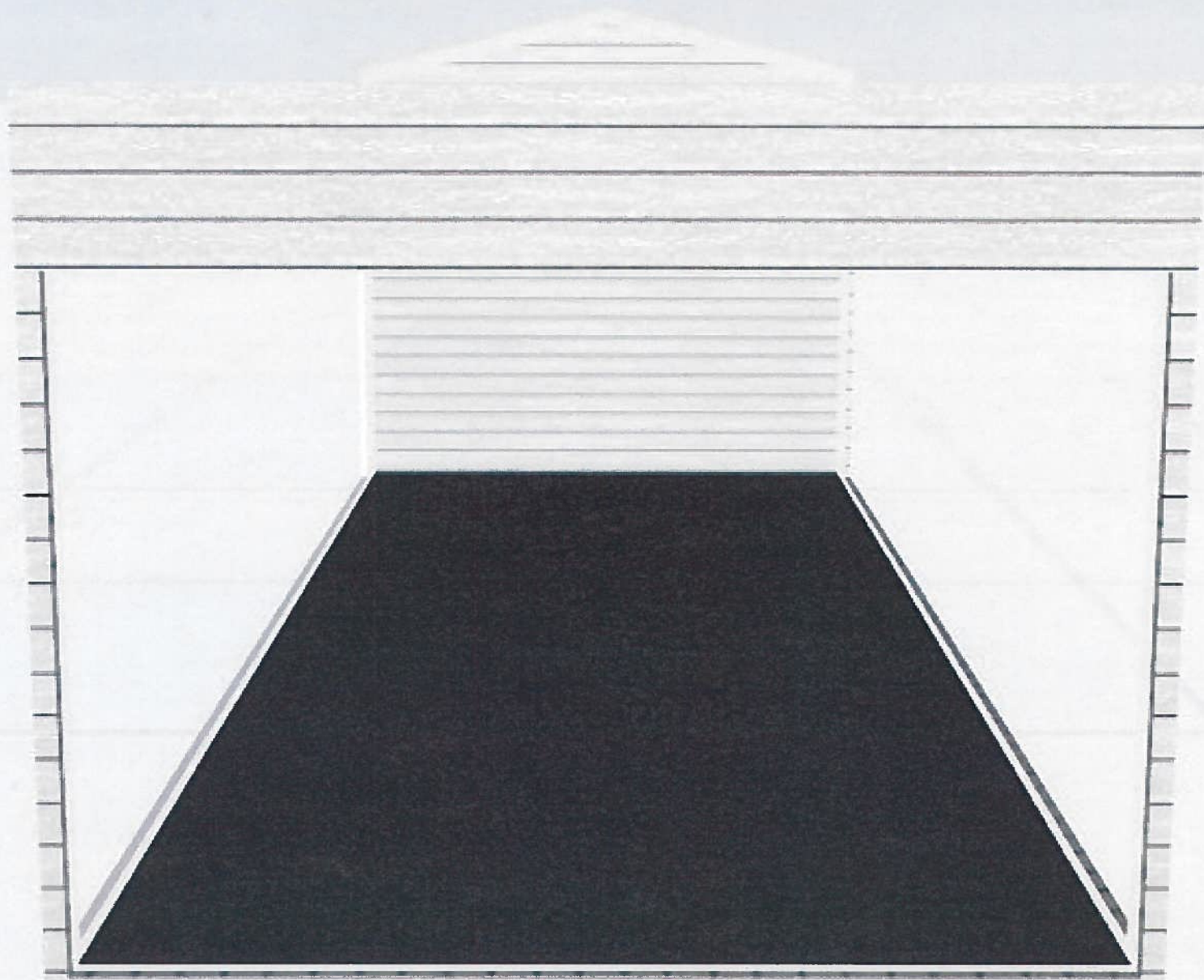
EXISTING
SINGLE
FAMILY
RESIDENCE

(FLAT ROOF)



CONCRETE
DRIVEWAY
(EXISTING)

PROPOSED SITE PLAN



SMITH ELEVATION (NOT TO SCALE)

