



## BOARD OF ADJUSTMENT AGENDA

November 07, 2024

Take notice that a special meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Thursday, November 07, 2024 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at [www.alamoheightstx.gov](http://www.alamoheightstx.gov).

***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.***

### A. CALL MEETING TO ORDER

### B. APPROVAL OF MINUTES – October 01, 2024

### C. CASES

#### **Case No. 2413 – 634 Alamo Heights Blvd.**

Application of William Miller of Ranch House Restorations, representing Clair Clark, owner, requesting the following variance(s) in order to modify the front porch on the property located at CB 4024 BLK 152 LOT N 104.13 OF 7 & W 31.25 OF N IRR 108.13 OF 8, also known as 634 Alamo Heights Blvd, zoned SF-A:

1. A proposed 2-foot, 9-inch side yard setback on the west side of the main structure instead of the minimum 6-foot required per Section 3-15(2),
2. The proposed 10-foot, 2-inch top of wall plate exceeds the looming standard by 4-foot, 4-inch instead of the maximum 5-foot, 8-inch allowed based on the existing 2-foot, 9-inch side yard setback per Section 3-19(2)(a) and
3. A proposed 3-foot, 2-inch side yard setback to the eave/overhang instead of the minimum 5-foot required per Section 3-82(3)(a) of the City’s Zoning Code.

#### **Case No. 2414 – 215 Morse St.**

Application of Myles Caudill, applicant, representing La Pita Ventures LLC, owner, requesting the following variance(s) in order to construct a new single-family residence on the property located at **CB 4024 BLK 60 LOT 2**, also known as **215 Morse St**, zoned SF-A:

1. A proposed 0-foot front yard setback to the main structure instead of the minimum 30-foot required per Section 3-14 and
2. A proposed 5-foot side yard setback on the northern side of the main structure instead of the minimum 6-foot required per Section 3-15(2) of the City’s Zoning Code.

**Case No. 2415 – 340 Abiso Ave. (Withdrawn by Staff)**

Application of Fabian Coronado of Keith Zars Pools, representing Robert and Emily McRae, owners, requesting the following self-identified variance(s) in order to construct a new pool and deck structure on the property located at CB 4024 BLK 118 LOT 1, also known as 340 Abiso Ave, zoned SF-B:

1. A proposed 2-foot 2-inch side yard setback on the west side of the main structure instead of the minimum 6-foot required per Section 3-15(2),
2. A proposed 4-foot 2-inch side yard setback on the east side of the main structure instead of the minimum 6-foot required per Section 3-15(2),
3. A proposed 2-foot 7-inch side yard setback on the east side of pool equipment instead of the minimum 3-foot required per Section 3-82(5), and
4. The proposed patio structure exceeds the height looming standards per Section 3-19(2)(a) of the City's Zoning Code.

**Case No. 2416 – 722 Imlay St.**

Application of Matthew Hlavinka of studioMPH, representing Gretchen Cruthirds, owner, requesting the following self-identified variance(s) in order to construct a new detached accessory structure on the property located at CB 4024 BLK 162 LOTS 12 & 13, also known as 722 Imlay St, zoned SF-A:

1. A proposed 13-foot top of wall plate instead of the maximum 11-foot allowed per Section 3-19(5)(a) of the City's zoning code.

**D. ADJOURNMENT**

*The Board of Adjustment reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney) or any other exception authorized by Chapter 551 of the Texas Government Code.*

**DISABILITY ACCESS STATEMENT**

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

**CERTIFICATE**

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, October 31, 2024 at 1:30pm.



A handwritten signature in blue ink, appearing to read "Elsa T. Robles", is written over a horizontal line.

Elsa T. Robles  
City Secretary