



BOARD OF ADJUSTMENT

AGENDA - *Results*

May 07, 2014

The City of Alamo Heights Board of Adjustment will hold its regularly scheduled monthly meeting at the City's temporary offices located at 1248 Austin Hwy #220, San Antonio, Texas, on Wednesday, May 07, 2014, at 5:30 p.m., to conduct the following business:

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – April 02, 2014

C. CASES:

Case No. 2209 – 231 Bronson

Application of Thorn & Graves Architects, representing Katinka Ruhfus & John C Howell, owners, requesting the following variances to construct a single family residence at the property located at 231 Bronson Ave, zoned SF-A:

- 1) The attached garage is 5ft beyond the mid-point of the main structure per Section 3-21(1) and
- 2) The attached garage is 32ft from the front yard property line instead of the minimum 50ft required per Section 3-21(1) of the City's Zoning Code. *Approved as presented.*

Case No. 2210 – 130 Grant Ave

Application of Open Studio, representing Mitchell Starnes, owner, requesting the following variances to construct a single family residence at the property located at 130 Grant Ave, zoned SF-A:

- 1) The 2nd story rear yard setback is 20ft instead of the minimum 30ft required per Section 3-16(1),
- 2) The impervious cover within the front yard setback is 63% instead of the maximum 30% allowed per Section 3-18,
- 3) The approach is 14ft instead of the maximum 12ft allowed per Section 3-21,
- 4) The detached garage is located in front of the main structure per Section 3-21,
- 5) The detached garage is 12.66ft from the front property line instead of the minimum 50ft required per Section 3-21(1),
- 6) No building, structure or use shall hereafter be located, erected or altered in the SF-A District so as to have a smaller front yard than 30ft per Section 3-14, and
- 7) The detached garage does not meet height looming standards per Section 3-19(3) of the City's Zoning Code. *Rescheduled to June 04, 2014 meeting at applicant's request*

Case No. 2211 – 210 Lamont Ave

Application of Ricardo Munoz, representing Isabel Kerr, owner, requesting the following variance to replace a rear fence at the property located at 210 Lamont Ave, zoned SF-A:

- 1) The fence is 9ft high instead of the 6ft high allowed per Section 3-83(5) of the City's Zoning Code. *Denied*

D. GENERAL DISCUSSION ITEM(S)

None

D. ADJOURNMENT

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 1248 Austin Hwy #220. 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 temporary offices at *1248 Austin Hwy #220* of the City of Alamo Heights, Texas, on April 24, 2014 at 3:30 p.m.

Jennifer Reyna
City Secretary