

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
April 03, 2024

The Board of Adjustment held a regular meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, April 03, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Jessica Drought
Lott McIlhenny
David Rose
Wayne Woodard

Members absent:

Jimmy Satel, Alternate
Sean Caporaletti, Alternate

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services
Dakotah Procell, Planner

The meeting was called to order by Chairman Orr at 5:36pm.

Mr. Woodard moved to approve the minutes of the November 01, 2023, December 06, 2023, and March 06, 2024 meetings as presented. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Woodard

AGAINST: None

Case No. 2403 - 301 Lamont Ave

Application of Peter DeWitt, applicant, representing Brooke Meabon, owner, requesting the following variance(s) in order to modify entry way at the property located at **CB 4024 BLK 193 LOT 11, AND 12**, also known as **301 Lamont Ave**, zoned SF-A:

1. A 19ft 3/4-inch-high front door entryway feature exceeds the maximum fifteen (15) feet allowed per Section 3-19(1)(d) of the City's Zoning Code.

Ms. Hernandez presented the case. Peter DeWitt, applicant, was present and addressed the board.

The board had no questions for the applicant.

Chairman Orr opened the public hearing at 5:42pm. No one requested to speak regarding the case so the public hearing was closed.

Ms. Drought moved to approve the request as presented. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Woodard

AGAINST: None

Case No. 2404 - 415 & 423 Evans Ave

Application of Malcolm Chesney of Chesney Morales Partners Inc., applicant representing Courtney Collins, owner, requesting the following variance(s) in order to construct an addition to an existing detached accessory structure located at **CB 4024 BLK 179 LOT 21** also known as **415 Evans Ave**, and **CB 4024 BLK 179 LOTS 16 AND E 25FT OF 17** also known as **423 Evans Ave**, zoned SF-A:

1. The proposed 22ft 6-inch overall building height of the detached accessory structure with a sloping roof exceeds the maximum 20ft allowed per Section 3-19(3)(a),
2. The proposed 20ft wall plate height on the north side exceeds the height looming standard by 12ft 6-inches instead of the maximum 11ft allowed based on the existing 3ft rear yard setback per Section 3-19(5)(a), and
3. The proposed 22ft 6-inch wall plate height on the west side exceeds the height looming standard by 16ft 6 inches instead of the maximum 11ft allowed based on the existing 3ft side yard setback per Section 3-19(5)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. Malcom Chesney, applicant, was present and addressed the board.

An open discussion followed with the applicant regarding the size of the existing lot and other options to eliminate the need for a variance due to the size of the existing property.

Chairman Orr opened the public hearing at 5:57pm. No one requested to speak so the public hearing was closed.

After further discussion, Mr. Woodard moved to table the case until the next regularly scheduled meeting of May 01, 2024. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Woodard

AGAINST: None

Case No. 2405 - 516 Circle St

Application of Sergio Galindo, owner, requesting the following variance(s) in order to construct a new duplex at the property located at **CB 4050 (HALE SUBDIVISION), BLOCK 63 LOT S IRR 66.76 FT OF 40**, also known as **516 Circle St**, zoned 2FC:

1. A proposed 20ft front yard setback to the main structure instead of the minimum 25ft required per Section 3-34,
2. A proposed 10ft rear yard setback to the main structure instead of the minimum 25ft required per Section 3-36, and

3. A proposed 7ft 6-inch side yard setback to the main structure on the west side instead of minimum 15ft required per Section 3-35(2) of the City's Zoning Code.

Ms. Hernandez presented the case. Sergio Galindo, owner, was present and addressed the board.

Chairman Orr opened the public hearing at 6:05pm. No one requested to speak so the public hearing was closed.

Mr. Rose moved to approve the request as presented. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Woodard

AGAINST: None

EXTENSION REQUEST

Case No. 2395 - 6411 Broadway St

Request by Evan Peterson of Radom Capital, applicant, for a 180-day extension. The board voted unanimously to approve the request.

There being no further business, Ms. Drought moved to adjourn the meeting. Mr. Rose seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:09pm.

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Bill Orr, Chairman
(Board Approval)

5-1-24
Date Signed & Filed



Dakotah Procell, Planner
Community Development Services