



# **Board of Adjustment** **Notification Plan for** **Case No A-24-10300061**



- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District: 1



1 inch equals 100 feet

"NOT TO SCALE.  
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department  
 City of San Antonio



## A Request for:

- 1) A fencing material variance to allow corrugated metal on the side and rear yard.
- 2) A 4'-11" variance from the minimum 5' setback to allow a structure with a 1" side setback.
- 3) A 2' special exception from the maximum 6' height to allow an 8' privacy fence on the side and rear yards.
- 4) A variance from the Beacon Hill Area Neighborhood Conservation District carport vertical support or structure elements to match principal structure materials.
- 5) A 4'-11" variance from the minimum Beacon Hill Area Neighborhood Conservation District 5 carport recess standard to allow a 1" carport recess from the front façade.

## Site Plan



# BEACON HILL AREA

## NEIGHBORHOOD CONSERVATION DISTRICT



### NOTES:

The residential structures in this district have detached garages, detached or attached carports most commonly located in the side or rear yard, porte cocheres, or no vehicle storage structure.

The placement of garages and carports required by the NCD standards does not relieve the setback requirements set forth in the UDC.

There are a range of sizes for accessory structures, such as garages, carports, garage apartments, and sheds, throughout the area, which should correlate to the size of the principal structure.

### DEFINITIONS:

**Accessory Structure:** A building, structure, or use on the same lot with, and of a nature customarily incidental and subordinate to, the principal building or use. Examples include tool sheds or garden sheds.

**Garage:** A building or a part thereof accessory to a main building and providing for the storage of automobiles and which no occupation or business for profit is carried on, enclosed on all four sides and pierced only by windows and customary doors.

**Carport:** A space for the housing or storage of motor vehicles and enclosed on not more than two sides.

**Rear Yard:** An area extending the full width of the lot between the rear lot line and the nearest principal structure.

**Temporary structures:** Those structures that do not possess or are not attached to a permanent foundation.

## ACCESSORY STRUCTURES, GARAGES, AND CARPORTS

### DESIGN STANDARDS

#### ACCESSORY STRUCTURES AND ACCESSORY DETACHED DWELLING UNITS:

Accessory structures that are less than 300 square feet that do not require a building permit are exempt from these standards.

Accessory structures cannot be attached to the principal structure and shall be constructed in the rear yard. Accessory structures shall be constructed or rehabilitated so as not to exceed a) 40% of the principal structure's building footprint; b) up to equal height to the principal structure if one story or 80% of the principal building structure's total height if two story; and c) shall match the exterior materials of the principal structure in scale, proportion, placement, and profile. Accessory detached dwelling units shall include a window on the front facade which complies with the dimension ratio requirements and match the roof pitch and materials of the principal structure.

#### GARAGES:

A garage cannot be attached to the principal residential structure. A garage may be constructed only in the rear yard and shall match the exterior materials of the principal structure in design, scale, proportion, placement, and profile. Garages shall match the roof pitch and materials of the principal structure and be up to the equal height to the principal structure if one story or 80% of the principal building structure's total height if two story.

#### CARPORTS/PORTE COCHERES:

A carport may be constructed as an attached and integral element of the principal structure, if it: a) is recessed a minimum of 5' behind the principal structure front facade, and b) vertical support or structural elements shall match the exterior materials of the principal structure in design, scale, proportion, placement, and profile, and c) has a roof that meets the principal structure below the principal structure's eaves. Flat roofs may be used when placed underneath a portion of the second story living spaces or deck.

#### TEMPORARY CARPORTS:

Temporary carport structures, such as those constructed of canvas or vinyl tent materials with pole supports, cloth, fiberglass, or metal are prohibited.



**BOA-24-10300061**

**Subject Property**

**723 West Elsmere Place**





# Subject Property

Images of the property between 2019-2022





**Subject Property**

Views of attached carport on subject property





Subject Property

Views of 8' Corrugated Metal Fence





# Surrounding Area

View **across** from subject property (North Fulton Avenue intersection)



**East** view from West Elsmere Place towards North Flores Street





## Surrounding Area

**West** view from West Elsmere Place towards Aganier Avenue

