

Case Number:	BOA-22-10300220
Applicant:	Neighborhood and Housing Services Department
Owner:	Juan Manuel Alba Olmos and Lucia V. Olmos
Council District:	5
Location:	1609 San Carlos Street
Legal Description:	Lot (Red) 17 and Lot (Red) 18, Block 8, NCB 2898
Zoning:	“R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
Case Manager:	Rebecca Rodriguez, Senior Planner

Request

A request for 1) a 250 square foot variance from the minimum 4,000 square foot lot size requirement, as described in Sec. 35-310.01, to allow a lot size of 3,750 square feet and 2) an 8’ variance from the minimum 20’ rear setback requirement, as described in Sec. 35-310.01, to allow a single-family residence to be 12’ from the rear property line.

Executive Summary

The subject property is located in the near west side of San Antonio and currently has a 900 square foot single-family residence that was built in 1950. The request is being submitted by the City of San Antonio’s Neighborhood and Housing Services Department to demolish the existing residence and build a new 1200 square foot home. Due to the increase in square footage, the 20’ minimum rear setback requirement cannot be met. The proposed single-family residence will maintain 12’ to the rear property line. All other setback requirements will be met. Additionally, the applicant is requesting a 250 square foot variance, to allow a lot size of 3,750 square feet in lieu of the required 4,000 square foot set forth in the “R-4” base zoning district.

Code Enforcement History

There are no code violations for this property.

Permit History

There are no permits on file for the subject property.

Zoning History

The subject property is located within the original 36 square miles of the City of San Antonio and originally zoned “C” Apartment District. The property was rezoned by Ordinance 75720, dated April 30, 1992 to “R-7” Small Lot Home District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-7” Small Lot Home District converted to the current “R-4” Residential Single-Family District.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Residence

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Residence
South	“R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Residence
East	“R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Vacant Lot
West	“R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Residence

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the Guadalupe / Westside Community Plan and is designated “Low Density Residential” in the future land use component of the plan. The subject property is located within the El Charro Neighborhood Association and were notified of the case.

Street Classification

San Carlos is classified as a local road.

Criteria for Review – Minimum Lot Size and Rear Setback Variances

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

- 1. The variance is not contrary to the public interest.*

The public interest is defined as the general health, safety, and welfare of the public. The variance request is to allow a single-family residence to maintain a 12’ to the rear property line. Additionally, the property does not maintain the minimum 4,000 lot size requirement. The variance request does not appear to be contrary to the public interest, as granting the variances would allow the development of a new single-family residence.

- 2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.*

A literal enforcement of the ordinance would result in the inability to demo and rebuild a larger single-family residence on the lot. Staff finds an unnecessary hardship as the property was platted in its current configuration. Due to the size of the lot and square footage of the proposed residence, the structure is unable to meet the rear setback requirement.

3. *By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.*

The spirit of the ordinance is defined as the intent of the code, rather than the exact letter of the law. The front and size setback requirements will be met; therefore the request appears to observe the spirit of the ordinance.

4. *The variance will not authorize the operation of a use other than those uses specifically authorized in the zoning district in which the variance is located.*

No uses other than those allowed within the district will be allowed with this variance.

5. *Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.*

Staff does not find evidence that the requested variance would alter the essential character of the district. The property is part of the original 36 square miles of the City of San Antonio where smaller lots are commonly found. Surrounding properties do not maintain the square footage requirement either, therefore injury to adjacent properties is unlikely.

6. *The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.*

Staff finds the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property. Due to the current configuration of the lot, it cannot maintain the minimum lot size requirement. In addition, a setback reduction to the rear would help accommodate a reasonable sized residence on the lot. The request does not appear merely financial.

Alternative to Applicant's Request

The alternative to the applicant's request is to conform to the minimum lot size and setback requirements per 35-310.01 of the Unified Developed Code.

Staff Recommendation – Minimum Lot Size Requirement

Staff recommends **Approval** in **BOA-22-10300220** based on the following findings of fact:

1. The lot size is currently 3,750 square feet; and
2. The lot size variance will allow the development of the lot; and
3. The variance does not appear to negatively affect adjacent properties.

Staff Recommendation – Rear Setback Variance

Staff recommends **Approval** in **BOA-22-10300220** based on the following findings of fact:

1. The variance will allow the development of a new single-family residence; and
2. The small size and configuration of the lot present hardships to new construction with the UDC setback requirements in place; and
3. The variance requests do not appear to alter the essential character of the district.