

Case Number:	BOA-21-10300086
Applicant:	John Casanova
Owner:	John Casanova
Council District:	9
Location:	1348 Blanco Woods Street
Legal Description:	Lot 6, Block 2, NCB 18382
Zoning:	“R-6 AHOD ERZD” Residential Single-Family Airport Hazard Overlay Edwards Recharge Zone District
Case Manager:	Kayla Leal, Principal Planner

Request

A request for a special exception from the 6’ maximum fence height standard, as described in Section 35-514, to allow a side yard fence to be 8’ tall.

Executive Summary

The subject property is located along Blanco Woods Street near Hidden Timberwood. The applicant is requesting a special exception to allow the side yard fence along the eastern property line to be 8’ tall. The unique layout of the residential dwelling on the subject property combined with the layout of the residential dwelling on the abutting property have created a reason for additional privacy between the two properties. Additionally, the property has a downward slope toward the rear of the lot, which presents unique features of the lot. Other 8’ fences were also observed in the surrounding area.

Code Enforcement History

An investigation was opened on June 11, 2021 for Building Without a Permit.

Permit History

No relevant permits have been pulled. A fence permit is pending BOA Decision.

Zoning History

The subject property was annexed into the City of San Antonio on December 29, 1986, established by Ordinance 64019, and was zoned Temporary “R-1” Single Family Residence District. Upon adoption of the Unified Development Code (Ordinance 93881, dated May 3, 2001), the zoning converted from Temporary “R-1” to the current “R-6” Residential Single-Family District.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“R-6 AHOD ERZD” Residential Single-Family Airport Hazard Overlay Edwards Recharge Zone District	Single-Family Residence

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“R-6 AHOD ERZD” Residential Single-Family Airport Hazard Overlay Edwards Recharge Zone District	Single-Family Residence

South	“R-6 AHOD ERZD” Residential Single-Family Airport Hazard Overlay Edwards Recharge Zone District	Single-Family Residence
East	“R-6 AHOD ERZD” Residential Single-Family Airport Hazard Overlay Edwards Recharge Zone District	Single-Family Residence
West	“R-6 AHOD ERZD” Residential Single-Family Airport Hazard Overlay Edwards Recharge Zone District	Single-Family Residence

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the San Antonio International Airport Vicinity Plan and is designated “Low Density Residential” in the future land use component of the plan. The subject property is located within the Blanco Woods HOA Neighborhood Association, and they were notified of the case.

Street Classification

Blanco Woods is classified as a Local Road.

Criteria for Review – Side and Rear Fence Height

According to Section 35-482(h) of the UDC, in order for a special exception to be granted, the Board of Adjustment must find that the request meets each of the five following conditions:

A. The special exception will be in harmony with the spirit and purpose of the chapter.

The UDC states the Board of Adjustment can grant a special exception for a fence height modification. The additional fence height was observed upon the site visit and, if granted, staff finds the request would be in harmony with the spirit and purpose of the ordinance.

B. The public welfare and convenience will be substantially served.

In this case, these criteria are represented by fence heights to protect residential property owners while still promoting a sense of community. An 8’ tall fence along the eastern side property line does not pose any adverse effects to the public welfare.

C. The neighboring property will not be substantially injured by such proposed use.

The fence will create enhanced security and privacy for the subject property and is unlikely to substantially injure any neighboring properties.

D. The special exception will not alter the essential character of the district and location in which the property for which the special exception is sought.

The additional height for the fencing along the eastern side of the property will not alter the essential character of the district.

E. The special exception will not weaken the general purpose of the district or the regulations herein established for the specific district.

The current zoning permits the current use of a single-family home. The requested special exception will not weaken the general purpose of the district.

Alternative to Applicant's Request

The alternative to the applicant's request is to conform to the fence height requirements per the UDC Section 35-514.

Staff Recommendation – Fence Special Exception

Staff recommends **Approval** in **BOA-21-10300086** based on the following findings of fact:

1. The 8' fence is proposed only along the eastern side property line behind the front façade of the home; and
2. There is a downward slope toward the rear of the property; and
3. The fence will allow for additional privacy and security; and
4. The fence does not appear to detract from the character of the neighborhood.