

City of San Antonio



AGENDA

Board of Adjustment Meeting Development and Business Services Center 1901 South Alamo

Monday, September 19, 2022

1:00 PM

1901 South Alamo

At any time during the meeting, the Board of Adjustment Meeting may meet in executive session regarding any of the matters posted for attorney-client consultation in compliance with the Texas Open Meetings Act.

It is the intent of the City that the presiding officer will be in attendance at this location.

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Board of Adjustment Meeting meetings and state law. Public comment may also be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager or drop off written comments at 1901 S Alamo by 10am on the day of the Meeting. Please include your full name, home or work address, item # and / or address of the request. Written comments will be part of the official written record only.
2. Leave a voice message of a maximum three minutes by dialing 210-206-(ZBOA) 9262 by 10am the day of the meeting. Your message will be played during the meeting. Please include your full name, home or work address, item # and / or address of the request and / or address of the request.

*Note: Comments may be submitted in Spanish. Written comments and voice mails must be received the day prior to the meeting, at 10am to give time for translation.

Briefing and Possible Action on the following items

1. (WITHDRAWN) BOA-22-10300117: A request by Gloria Sancho for a Special Exception to allow one (1) additional Type 2 Short Term Rental permit on the block face, located at 50 Kansas Street. Staff recommends Denial. (Council District 2) (Joshua Orton, Senior Planner, (210)-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
2. (POSTPONED) BOA-22-10300070: A request by Cassandra Dearth for a 2' 5" variance from the minimum 5' side setback requirement to allow a structure with 1' 6" overhang and gutters to be 2' 5" from the side property line, located at 103 Vaughan Place. Staff recommends Approval. (Council District 7) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
3. BOA-22-10300018: A request by Mary McGehee for a request for a 4' 11" variance from the minimum 5' side setback requirement to allow an attached carport to be 1" from the side property line, located at 223 West Mayfield Boulevard. Staff recommends Denial with an Alternate Recommendation. (Council District 3) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
4. BOA-22-10300063: A request by Tim Perez for 1) a 3' 8" variance from the minimum 5' side setback requirement to allow a carport with a 1' overhang and gutters to be 1' 4" from the side property line, and 2) a 1' 4" special exception from the maximum 6' fence height to allow a solid screened fence to be 7' 4" tall along the side property line, located at 311 Bickley Street. Staff recommends Denial for Side Setback variance. Staff recommends Approval for Special Exception variance. (Council District 3) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
5. BOA-22-10300091: A request by Fidel Contreras for 1) a 4' 2" variance from the minimum 5' side setback requirement to allow a carport to be 10" from the side property line and 2) a 4' 4" variance from the minimum 5' side setback to allow a structure to be 8" from the side property line, located at 134 Carthage Street. Staff recommends Denial with Alternate Recommendation (Council District 5) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
6. BOA-22-10300101: A request by David Reyes for a 2' 6" variance from the minimum 5' side setback requirement to allow a detached carport with overhang and gutters to be 2' 6" from the side property line, located at 378 Harcourt Avenue. Staff recommends Approval. (Council District 3) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
7. BOA-22-10300113: A request by Orange Property LLC for a request for a variance to exceed the 2.5 story maximum to allow 3 stories on a structure, located at 638 West Elmira Street. Staff recommends Approval. (Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
8. BOA-22-10300114 : A request by Jason Whitehead for a Special Exception to allow one (1)

additional Type 2 Short Term Rental permit on the block face, located at 1119 N Olive Street. Staff Recommends Denial. (Council District 1) (Joshua Orton, Senior Planner, (210)-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

9. BOA-22-10300115: A request by Jorge Cervantes for a 9' 4" variance from the 10' minimum front setback to allow a carport with overhang and gutters on the front to be 8" from the front property line, located at 6006 Reef Ridge. Staff recommends Approval. (Council District 4) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
10. BOA-22-10300120: A request by Jennifer Melde for a 1) a 14' 11" variance from the 20' minimum rear setback requirement to allow an addition to be 5' 1" from the rear property line, 2) a 1' 5" variance from the 5' minimum side setback requirement to allow an addition to be 3' 7" from the side property line, and 3) a 2' variance from the 5' minimum side setback to allow an attached carport with gutters to be 3' from the side property line, located at 315 Leigh Street . Staff recommends Approval. (Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
11. BOA-22-10300122: A request by Marcus Bledsoe for a 920 sq. ft. variance from the minimum 4,000 sq. ft. lot size requirement to allow a lot size of 3,080 sq. ft., located at 2014 Montezuma. Staff recommends Approval. (Council District 5) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
12. BOA-22-10300123: A request by Reuben Rivas for 1) a 6" variance from the minimum 10' front setback requirement to allow a structure to be 9' 6" from the front property line, 2) a 5' variance from the minimum 10' side setback requirement to allow a structure to be 5' from the side property line, 3) a 5' variance from the minimum 10' rear setback requirement to allow a structure to be 5' from the rear property line, and 4) a half-story variance from the two and a half story maximum to allow a structure to be three stories tall, located at 301 Piedmont Avenue. Staff recommends Approval for Front, Side, and Rear setback variances. Staff recommends Denial for Half-Story variance. (Council District 2) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
13. BOA-22-10300125: A request by Mark Barton for a 3' variance from the minimum 5' side setback requirement to allow a carport with overhang and gutters to be 2' from the side property line, located at 1807 Purnell Avenue. Staff recommends Approval. (Council District 4) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
14. BOA-22-10300133: A request by Aviad Peretz for 1) a 9" variance from the minimum 5' side setback to allow a structure with overhang and gutters to be 4' 3" from the side property line and 2) a 1' 10" variance from the minimum 5' rear setback requirement to allow a structure with overhang and gutters to be 3' 2" from the rear property line, located at 301 South Monumental. Staff recommends Approval. (Council District 2) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
15. BOA-22-10300144: A request by Audrey Trinidad for a request for a 3' special exception from

the 5' maximum fence height requirement to allow an 8' fence along the front property line, located at 1039 West Hildebrand Avenue. Staff recommends Approval. (Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

16. Discussion and consideration of adding Board of Adjustment meeting dates to address case backlog.

Approval of Minutes

17. Approval of the minutes from the Zoning Board of Adjustment meeting on {August 15, 2022}

ADJOURNMENT

At any time during the meeting, the Board of Adjustment Meeting may meet in executive session for consultation with the City Attorney's Office concerning attorney client matters under Chapter 551 of the Texas Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-7720 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

Posted
on: 09/16/2022 10:57 AM