

City of San Antonio



AGENDA

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

Monday, November 21, 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. BOA-22-10300207: A request by Killen, Griffin & Farrimond, PLLC for an Appeal regarding Decision by Deputy Director in connection with Notice of Intent to Revoke Certificate of Occupancy, located at 3442 Belgium Lane. Staff recommends Denial. (Council District 2) (Mirko Maravi, Principal Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
2. (Continued from 10/17/22) BOA-22-10300132: A request by Gerado Urteaga for a 1' variance from the Beacon Hill Neighborhood Conservation District maximum 4' predominantly open fence design standards to allow a predominantly open fence to be 5' in the front yard that includes a gate, located at 1136 W French Place. Staff recommends Denial. (Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
3. (Continued from 10/17/22) BOA-22-10300154: A request by Antonio Martel for 1) a 1,160 square foot variance from the minimum 4,000 square foot lot size requirement to allow a lot size of 2,840 square feet, 2) a 1' 9" variance from the minimum 5' side setback requirement to allow a structure to be 3' 3" from the side property line, 3) a 2' 5" variance from the minimum 5' side setback requirement to allow a carport to be 2' 7" from the side property line, and 4) a 12' 10" variance (with 5' credit from the alley) from the minimum 20' rear setback requirement to allow a structure to be 2' 2" from the rear property line, located at 318 Utah Street. Staff recommends Approval. (Council District 2) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
4. BOA-22-10300175: A request by Sean Oslin for 1) a 4'-6" variance from the minimum 5' side setback requirement to allow a carport to be 6" from the side property line, and 2) a request for a 2' special exception from the 6' maximum fence height to allow an 8' solid screen fence in the side and rear yard, located at 126 Kansas Street. Staff recommends Denial for the Side Setback. Staff recommends Approval for the Fence Height Special Exception. (Council District 2) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
5. BOA-22-10300176: A request by Michael Perez for a 5' variance from the minimum 10' reverse corner lot side setback requirement to allow a structure to be 5' from the side property line, located at 923 South Mesquite Street. Staff recommends Approval. (Council District 2) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
6. BOA-22-10300181: A request by L&G Contracting for 1) a 1'-11" variance from the minimum 20' rear setback requirement, to allow an addition to be 13'-1" (with 5' setback reduction from alley) from the rear property line, and 2) a 2'-11" variance from the minimum 5' side setback requirement, to allow an addition with overhang to be 2'-1" from the side property line, located at 516 Potomac Street. Staff recommends Approval. (Council District 2) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)

7. BOA-22-10300186: A request by Anita Salazar for 1) a 4' variance from the minimum 5' rear and side setback requirement to allow an accessory structure to be 1' from the side and rear property lines, and 2) a 5' variance from the 15' minimum clear vision requirement to allow a fence to be 10' from the front driveway, located at 204 Parkview. Staff recommends Denial with an alternate recommendation for the Rear and Side Setback. Staff recommends Approval for the Clear Vision. (Council District 3) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
8. BOA-22-10300200: A request by Alfredo Alvarez for 1) a 7' special exception from the maximum 5' height to allow a predominantly open fence to be 5'-7' on the front yard, 2) a 13'-8" variance from the 25' minimum clear vision requirement to allow a fence to be 11'-4" from the corner curb, and 3) a 6'-6" variance from the 15' minimum clear vision requirement to allow a fence to be 8'-6" from the front driveway, located at 8303 Quihi Street. Staff recommends Approval. (Council District 4) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
9. BOA-22-10300202: A request by Marek Siczynski for 1) a 25' variance from the minimum 30' rear setback to allow structures to be 5' from the rear property line, 2) a 10' variance from the minimum 15' rear buffer to allow structures to be 5' from the rear property line, 3) a 5' variance from the minimum 15' side buffer to allow a structure to be 10' from the side property line, and 4) a 10' variance from the minimum 15' Type B buffer to allow parking to be 5' from the side property line, located at 5711 South IH 35 and 930 Fitch Street. Staff recommends Approval. (Council District 5) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
10. BOA-22-10300203: A request by Luis Faraklas, P.E. for a 5' variance from the 10' minimum front setback to allow an attached carport to be 5' from the back of the sidewalk, located at 16915 Vista Forest Drive. Staff recommends Denial. (Council District 10) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)
11. BOA-22-10300206: A request by Matthew Morales for 610 square feet from the 6,000 minimum lot size to allow a lot to be 5,390 square feet, located at 1751 Amanda Street. Staff recommends Approval. (Council District 3) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)
12. BOA-22-10300208: A request by Livorio Delbosque for a 7' variance from the 10' minimum front setback requirement to allow an attached carport with overhang to be 3' from the front property line, located at 4211 Katrina Lane. Staff recommends Denial. (Council District 3) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)
13. BOA-22-10300220: A request by Neighborhood and Housing Services Department for 1) a 250 square foot variance from the minimum 4,000 square foot lot size requirement to allow a lot size of 3,750 square feet and 2) an 8' variance from the minimum 20' rear setback requirement to allow a single-family residence to be 12' from the rear property line, located at 1609 San Carlos Street. Staff recommends Approval. (Council District 5) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

14. BOA-22-10300226: A request by Killen, Griffin & Farrimond, PLLC for an Appeal of City Decision regarding Texas Local Government Code Section 43.002 Rights for Subject Property, located at 2440 and 2455 Celebration Drive and 25560 US Highway 281 North. Staff recommends Denial. (Council District 9) (Mirko Maravi, Principal Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

Approval of Minutes

15. Approval of the minutes from the Zoning Board of Adjustment meeting on {November 7, 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: 11/18/2022 12:53 PM