

# City of San Antonio



## AGENDA

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

**Monday, May 15, 2023**

**1:00 PM**

**1901 South Alamo**

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At any time during the meeting, the Zoning 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 Zoning 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. Appointment of one (1) primary member and one (1) alternate member of the Board of Adjustment to the Planning Commission Technical Advisory Committee for a two-year term to expire between May 15, 2023 and April 26, 2025.
2. (WITHDRAWN) BOA-23-10300087: A request by BSDN Realty LLC for 1) a 4' variance from the maximum 15' NCD-6 curb cut to allow 2 driveways with 19' curb cuts, and 2) a variance from the NCD-6 curb cut standards to allow 2 curb cuts on a 50' lot, located at 115 Milton Street. (Council District 2) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
3. (Continued from 3/20/23) BOA-23-10300020: A request by Ashley Williams for 1) a variance from the Fencing Design Standards as Described in the Beacon Hill Neighborhood Conservation District, to allow fencing or gate structures across the driveway in the front yard and 2) a 1'-6" variance from the minimum 15' clear vision requirement to allow a fence to be 13'-6" from the front driveway, located at 1016 W Lullwood Avenue. Staff recommends Denial for the Neighborhood Conservation District Variance. Staff recommends Approval for the Clear Vision Variance. (Council District 1) (Mark Chavez, Planner (210) 207-7395, Mark.Chavez@sanantonio.gov, Development Services Department)
4. BOA-23-10300047: A request by Brown and McDonald, PLLC for 1) a 39' variance from the minimum 40' Urban Corridor Arterial Street front setback along San Pedro to allow a structure to be 1' from the front property line, 2) a 4' variance from the minimum 5' side setback requirement to allow a structure to be 1' from the side property lines, and 3) a 4' variance from the minimum 5' rear setback requirement to allow a structure to be 1' from the rear property line, located at 419 and 425 San Pedro Avenue. Staff recommends Approval. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
5. BOA-23-10300055: A request by John McFall for 1) a 1,750 square foot variance from the minimum 4,000 square foot to allow a lot size of 2,250 square feet, 2) a 9' variance from the minimum 10' front setback to allow a 1' front setback, 3) a 4' variance from the minimum 10' rear setback to allow a structure to be on the property line (with 6' credit from the alley), 4) a 4' 11" variance from the minimum 5' side setback to allow a 1" side setbacks on the east and west property lines, and 5) a half story variance from the maximum 2.5 story, to allow a building with 3 stories, located at 726 Aransas Avenue. Staff recommends Denial. (Council District 2) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
6. BOA-23-10300077: A request by Maria Aleman for a 4'-11" variance from the minimum 5' side setback to allow a structure with a 1'-4" overhang to be 1" from the side property line, located at 210 Cravens Avenue. Staff recommends Denial. (Council District 3) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
7. BOA-23-10300086: A request by Emily Sanchez for a 1-parking space variance from the

minimum 2 required parking spaces to allow a residential dwelling with an accessory dwelling 1 parking space, located at 5518 Ivanhoe Street. Staff recommends Denial. (Council District 7) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

8. BOA-23-10300088: A request by Manuel and Rosemary Garcia for 1) a 4'-11" variance from the minimum 5' side setback requirement to allow a detached carport to be 1" from the side property line, 2) a variance from the fence materials to allow a corrugated metal fence along the western and southern property lines, 3) a 4'-2" variance from the minimum 15' Clear Vision requirement to all a predominately open fence to be 10'-10" from the front driveway, and 4) a 3' special exception from the maximum 3' fence height to allow a 6' privacy fence in the front yard along the western property line, located at 1642 Santa Rita Street. Staff recommends Denial for the Side Setback, Fence Materials, and the Fence Height Special Exception. Staff recommends Approval for the Clear Vision Variance. (Council District 3) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
9. BOA-23-10300089: A request by Stephen Kennedy for 1) a 1'-8" special exception from the maximum 5' fence height to allow a 6'-8" predominantly open fence along the front property line, 2) a 3'-8" special exception from the maximum 3' fence height to allow a 6'-8" privacy fence along the front yard except the front property line, and 3) a 5'-10" variance from the minimum 15' clear vision to allow a 9'-2" clear vision driveway, located at 1123 Pasadena Street. Staff recommends Denial for the Fence Height Special Exception. Staff recommends Approval for the Clear Vision Variance. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
10. BOA-23-10300090: A request by Seth Goodstein for an appeal of the Administrator's decision to revoke a short-term rental permit, located at 1334 Merida Street. Staff recommends Denial. (Council District 5) (Emily Garcia, Planner, (210) 207-0271, Emily.Garcia@sanantonio.gov, Development Services Department)
11. BOA-23-10300092: A request by Elaine Sander for a 3'-9" variance from the minimum 5' side setback requirement to allow an accessory structure with overhang to be 1'-3" from the side property line, located at 4219 Shadow Elm Woods. Staff recommends Denial. (Council District 8) (Joseph Leos, Planner (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)
12. BOA-23-10300093: A request by Israel Diaz for 1) a 9'-2" variance from the minimum 10' front setback to allow a carport with a 10" front setback, 2) a 4'-11" variance from the minimum 5' side setback to allow a carport with a 1" side setback, and 3) a 5' variance from the minimum 15' clear vision to allow a driveway with a 10' clear vision, located at 222 Hawthorne Street. Staff recommends Denial for the Front and Side Setback Variances. Staff recommends Approval for the Clear Vision Variance. (Council District 5) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
13. BOA-23-10300095: A request by Mandy Lopez for 1) a 4'-11" variance from the minimum 5' side setback to allow a structure to be 1" from the side property line, 2) a 15' variance from the minimum 20' rear setback to allow a structure to be 5' from the rear property line, and 3) a 4'-10"

variance from the minimum 15' clear vision to allow a 10'-2" clear vision for a driveway, located at 2627 San Luis Street. Staff recommends Denial for the Side and Rear Setback Variances. Staff recommends Approval for the Clear Vision Variance. (Council District 5) (Joseph Leos, Planner (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)

14. BOA-23-10300096: A request by Edna Smith for 1) a 4'-11" variance from the minimum 5' side setback, to allow an attached carport to be 1" from the side property line, 2) a 70' variance from the maximum 18' NCD-8 driveway width requirement to allow a 88' driveway, 3) a 3'-4" variance from the minimum 20' garage setback requirement to allow a garage to be 16'-8" from the front curb, 4) a 17'-6" variance from the minimum 25' corner clear vision requirement to allow a fence to be 7'-6" front the corner curb, and 5) a 1'-5" special exception from the maximum 6' side yard fence height requirement to allow a 7'-5" predominately open fence in the side yard, located at 2316 West Craig Place. Staff recommends Denial. (Council District 7) (Joseph Leos, Planner (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)
15. BOA-23-10300097: A request by Robert Benke for 1) a 13'-8" variance from the maximum NCD-8 front-facing façade width of 50' to allow a front-facing façade width of 63'-8", and 2) a 3'-6" variance from the minimum 5' rear setback requirement to allow carports to be 1'-6" from the rear property line, located at 1823 West Craig Place. Staff recommends Denial. (Council District 7) (Joseph Leos, Planner (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)
16. BOA-23-10300099: A request by New Comfort Homes Inc. for 1) a 346 square feet variance from the minimum 4,000 square feet to allow development on an "RM-4" lot with 3,654 square feet, 2) a 4 parking spaces variance from the minimum 5 required parking spaces to allow 1 parking space, 3) a 9'-11" variance from the 10' minimum front setback to allow a front setback of 1", 4) a 9'-11" variance from the 10' minimum reverse corner lot side setback to allow a side setback of 1", and 5) a 9'-11" variance from the 10' minimum rear setback to allow a rear setback of 1", located at 130 Kansas Street. Staff recommends Denial for Lot Size and Parking Variances. Staff recommends Approval for Front, Rear and Reverse Corner Lot Setback Variances. (Council District 2) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

### **Approval of Minutes**

17. Approval of the minutes from the Board of Adjustment meeting on May 1, 2023.

### **Director's Report**

### **ADJOURNMENT**

At any time during the meeting, the Zoning 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.**

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on: 05/12/2023 09:45 AM