

# HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2024

**HDRC CASE NO:** 2024-124  
**ADDRESS:** 434 ADAMS ST  
**LEGAL DESCRIPTION:** NCB 2879 BLK 4 LOT 18 S 15 FT OF 16  
**ZONING:** RM-4, H, HL  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Jake Dady /DADY JACOB MATTHEW  
**OWNER:** Jake Dady /DADY JACOB MATTHEW  
**TYPE OF WORK:** New construction of a two-story accessory structure  
**APPLICATION RECEIVED:** May 31, 2023  
**60-DAY REVIEW:** July 30, 2023  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a two-story accessory structure.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 2. Building Massing and Roof Form

#### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Facade configuration*—The primary facade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new facade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

- i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
  - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## FINDINGS:

- a. The property at 434 Adams includes a single-story Folk Victorian residence built c 1910. The brick-clad house has a gable-on-hip roof clad in standing-seam metal and decorative shake in the gables. Wood windows on bay of the primary elevation feature decorative lites in the top sash over a single-lite sash; wood windows on non-primary elevations and on the porch are two-over-two. The wraparound front porch features Corinthian columns and a knee-height balustrade. The property first appears on Sanborn Fire Insurance maps in 1912 with two detached accessory structures: a 1.5-story structure near the east corner of the lot and a single-story structure

adjacent to the north. There are currently no accessory structures on the property. The property contributes to the King William Historic District and is an individual landmark.

- b. **CASE HISTORY:** On July 19, 2023, the HDRC conceptually approved plans for a two-story accessory structure with stipulations that included seeking a setback variance from the Board of Adjustment. The applicant some stipulations and obtained a variance from the Board of Adjustment on July 25, 2023. The applicant must provide specifications for garage doors and windows prior to issuance of a COA.
- c. **NEW CONSTRUCTION OF AN ACCESSORY STRUCTURE:** The applicant requests to construct a two-story accessory structure with a footprint of approx. 594 square feet at the east corner of the property. The first floor will serve as a two-car garage that opens onto Barbe St, with a living area on the second floor accessed by exterior stairs. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing one-story primary structure on the lot features a footprint of 2,091.5 square feet, including two open attached porches. The proposed two-story accessory structures feature a total footprint of approx. 594 square feet, or approximately 28% of the primary structure's footprint. The neighborhood features predominately single-story accessory structures, but there are some examples of two-story accessories. Staff finds the proposed height and general massing conform to historic design guidelines.
- d. **ORIENTATION & SETBACKS:** The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B and consistent with a variance issued by the Board of Adjustment allowing a 15' variance from the minimum 20' garage setback requirement to allow a garage to be 5' from the side property line.
- e. **ARCHITECTURAL DETAILS:** The Guidelines for New Construction 5.A.iii and iv note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant proposes to clad the accessory structure in siding and a standing-seam metal roof to match the primary structure. Proposed windows are predominately one-over-one, with a two-over-two window on the accessory structure's street-facing elevation, and the proposed garage doors are in a split-bay configuration. Staff finds the request generally conforms to guidelines. The garage doors proposed should be wood or wood look.
- f. **DOORS (MATERIAL):** Two exterior six-panel doors are proposed for the accessory structure, one on each floor, but materials were not submitted for staff review. Historic Design Guidelines for New Construction 5.A.iii and iv note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. Staff finds that exterior doors should be fully wood and relate in design to the period of construction of the primary structure, namely a Folk Victorian style.
- g. **WINDOWS (MATERIAL):** The applicant did not provide materials for the proposed windows. Per Standard Specifications for Windows in Additions and New Construction, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines. The window should feature a two-over-two configuration to match the window on the south elevation as well as the majority of windows on the primary structure.
- h. **EXTERIOR RAILING:** The applicant proposes a wrought-iron railing for the exterior staircase. Historic Design Guidelines for New Construction 5.A.iii and iv note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. Staff finds that wood railing, balusters, and stairs would be more appropriate.

## **RECOMMENDATION:**

Staff recommends approval of the request to construct a two-story accessory structure, based on findings a through h, with the following stipulations:

- i. That the applicant proposes a garage door that is wood or wood-look, as noted in finding e.
- ii. That the applicant proposes exterior doors that are fully wood and relate in design to the period of construction of the primary structure, namely a Folk Victorian style, as noted in finding f.
- iii. That the applicant proposes a window product that conforms to standard specifications for windows in new construction, namely a high-quality wood or aluminum-clad wood window product with true muntins, as noted in finding g.
- iv. That the exterior staircase and railing be constructed of wood rather than metal, as noted in finding h.



# City of San Antonio One Stop



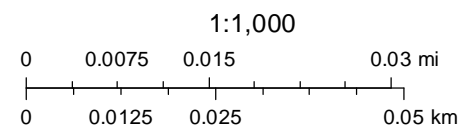
July 13, 2023

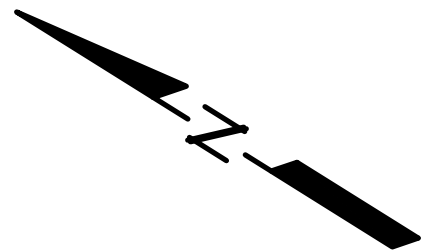
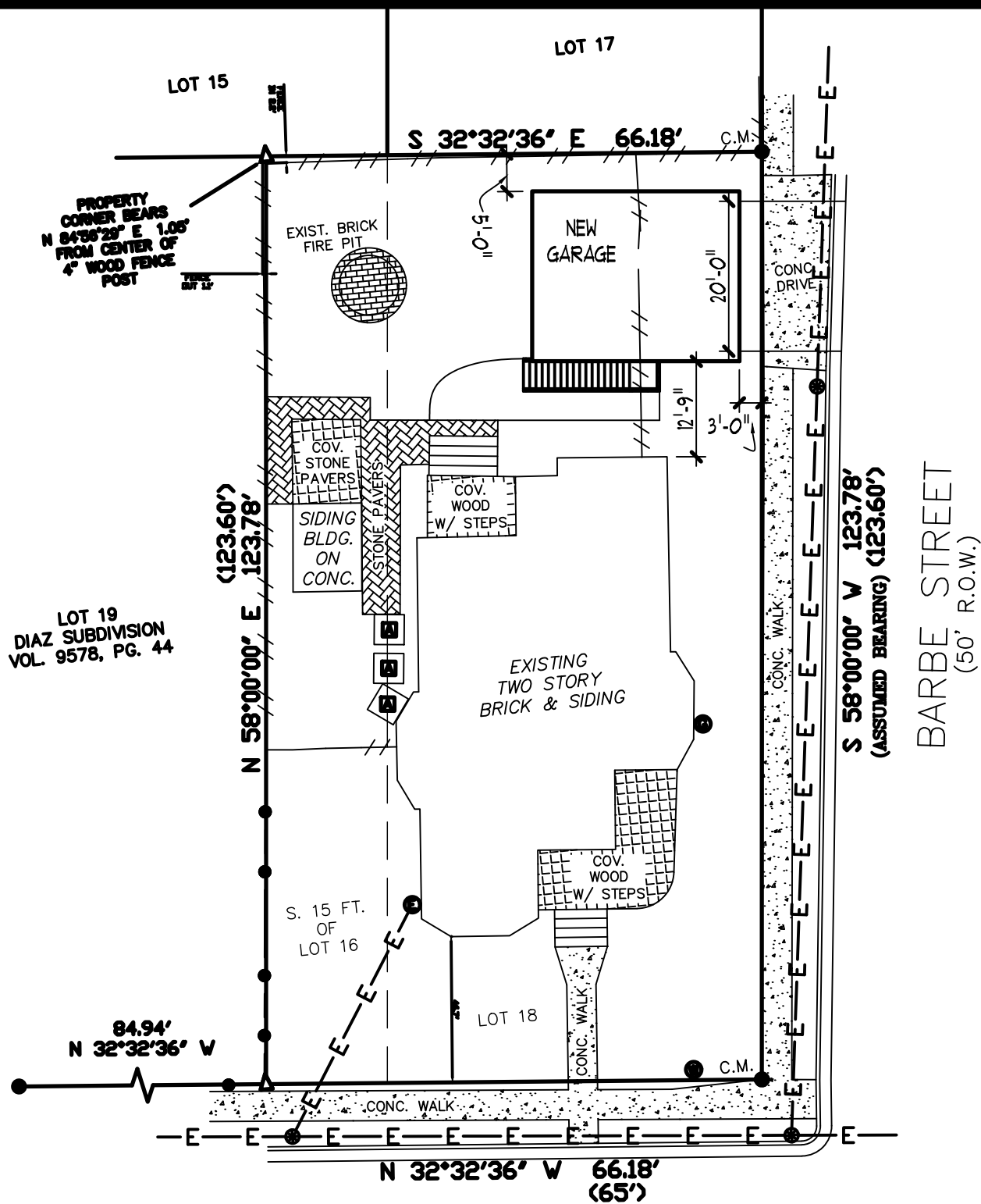
CoSA Addresses



CoSA Parcels

BCAD Parcels





## PLOT PLAN

SCALE: 1" = 20'-0"

## REMODEL ADDITION

SUBDIVISION: -  
LOT: 16 & 18  
BLOCK: 4  
NCB: 2879  
PLAN: DADY RESIDENCE  
DATE: 02-27-24

**Jim Cox**  
DESIGNS

EXPERIENCE | QUALITY | VISION

13333 BLANCO ROAD, SUITE 301, SAN ANTONIO, TEXAS 78216  
PH: (210) 493-0774 FAX: 493-0775  
EMAIL: JIM@JIMCOXDESIGNS.COM WWW.JIMCOXDESIGNS.COM



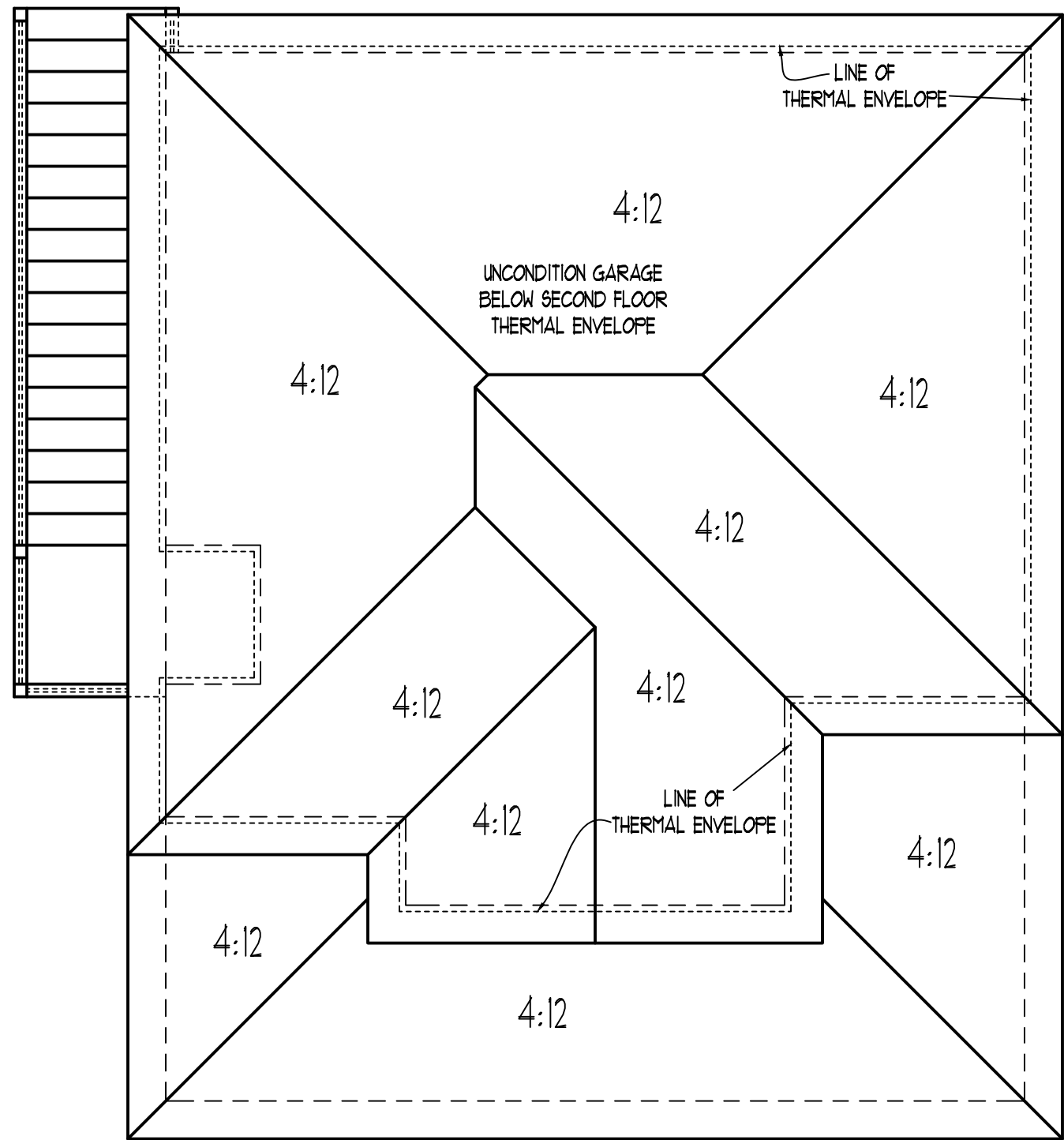
P.B.D. No. TX 335



PAGE No.:  
1 OF 2

TABLE R402.4.1 AIR BARRIER and INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS DROP DOWN STAIR OR JOIST WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORYERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS, AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RM JOISTS	RM JOISTS SHALL INCLUDE THE AIR BARRIER. THE JUNCTIONS OF THE RM BOARD TO THE SILL PLATE AND RM JOIST BOARD AND THE SUBFLOOR SHALL BE AIR SEALED.	RM JOISTS SHALL BE INSULATED SO THAT THE INSULATION MAINTAINS PERMANENT CONTACT WITH EXTERIOR RM BOARD.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
BASEMENT CRAWL SPACE AND SLAB FOUNDATIONS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER/ AIR BARRIER IN ACCORDANCE W/ SECTION R402.10. PENETRATIONS THROUGH CONCRETE FOUNDATION WALLS SLABS SHALL BE AIR SEALED. CLASS I VAPOR RETARDERS SHALL NOT BE USED AS AN AIR BARRIER ON BELOW-GRADE WALLS AND SHALL BE INSTALLED IN ACCORDANCE W/ SECTION R402.10 OF THE INTERNATIONAL RESIDENTIAL CODE.	CRAWL SPACE INSULATION WHERE PROVIDED, INSTEAD OF FLOOR INSULATION, SHALL BE INSTALLED IN ACCORDANCE W/ SECTION R402.10. CONDITIONED BASEMENT FOUNDATION WALL INSULATION SHALL BE INSTALLED IN ACCORDANCE W/ SECTION R402.10. SLAB-ON-GRADE FLOOR INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R402.10.
SHAFTS, PENETRATIONS	DUCT AND FLE SHAFTS TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED. UTILITY PENETRATIONS OF THE AIR BARRIER SHALL BE CALKED, GARKEDED OR OTHERWISE SEALED AND SHALL ALLOW FOR EXPANSION CONTRACTION OF MATERIALS AND MECHANICAL VIBRATION.	INSULATION SHALL BE FITTED TIGHTLY AROUND UTILITIES PASSING THROUGH SHAFTS AND PENETRATIONS IN THE BUILDING THERMAL ENVELOPE TO MAINTAIN REQUIRED R-VALUE.
NARROW CAVITIES	NARROW CAVITIES OF 1 INCH OR LESS THAT ARE NOT ABLE TO BE INSULATED SHALL BE AIR SEALED.	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED WITH INSTALLATION READY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATIONS	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	INSULATION PORTIONS OF THE GARAGE SEPARATION ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R303 AND R402.17.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED IN ACCORDANCE WITH SECTION R402.45.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED, AND SHALL BE BURIED OR SURROUND WITH INSULATION.
PUMPING/ WIRING OR OTHER OBSTRUCTIONS	ALL HOLES CREATED BY WIRING, PUMPING OR OTHER OBSTRUCTIONS IN THE AIR BARRIER ASSEMBLY SHALL BE AIR SEALED.	INSULATION SHALL BE INSTALLED TO FIT THE AVAILABLE SPACE AND SURROUND WIRING, PUMPING OR OTHER OBSTRUCTIONS, UNLESS THE REQUIRED R-VALUE CAN BE MET BY INSTALLING INSULATION AND AIR BARRIER SYSTEMS COMPLETELY TO THE EXTERIOR SIDE OF THE OBSTRUCTIONS.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CALKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	

A. IN ADDITION, INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-400.  
B. AIR BARRIER AND INSULATION FULL ENCLOSURE IS NOT REQUIRED IN UNCONDITIONED/ VENTILATED ATTIC SPACES AND AT RM JOIST.



### ROOF PLAN

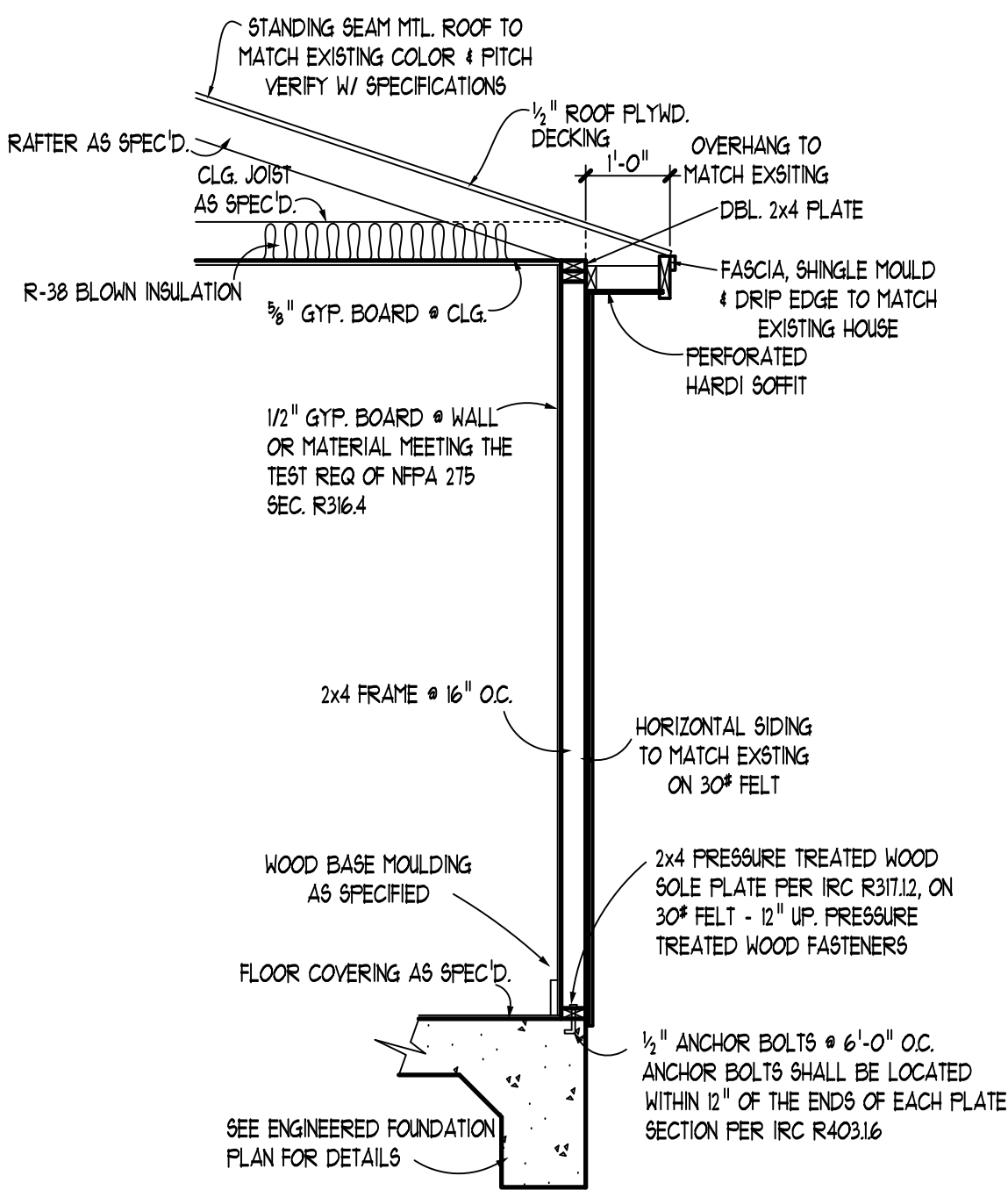
SCALE: 1" = 1'-0"

AIR LEAKAGE REQUIREMENTS SHALL BE MET BY MATERIAL ASSEMBLIES

AIR BARRIER AND INSULATION INSTALLATION SHALL COMPLY WITH IECC TABLE R402.4.1

BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE W/ WITH THE REQUIREMENTS OF SECTIONS IECC R402.4.1 THROUGH R402.4.4

BUILDING THERMAL ENVELOPE SHALL BE INSTALLED AND COMPLY WITH IECC TABLE R302.1



### TYP. SIDING WALL SECTION

SCALE: 1/2" = 1'-0"

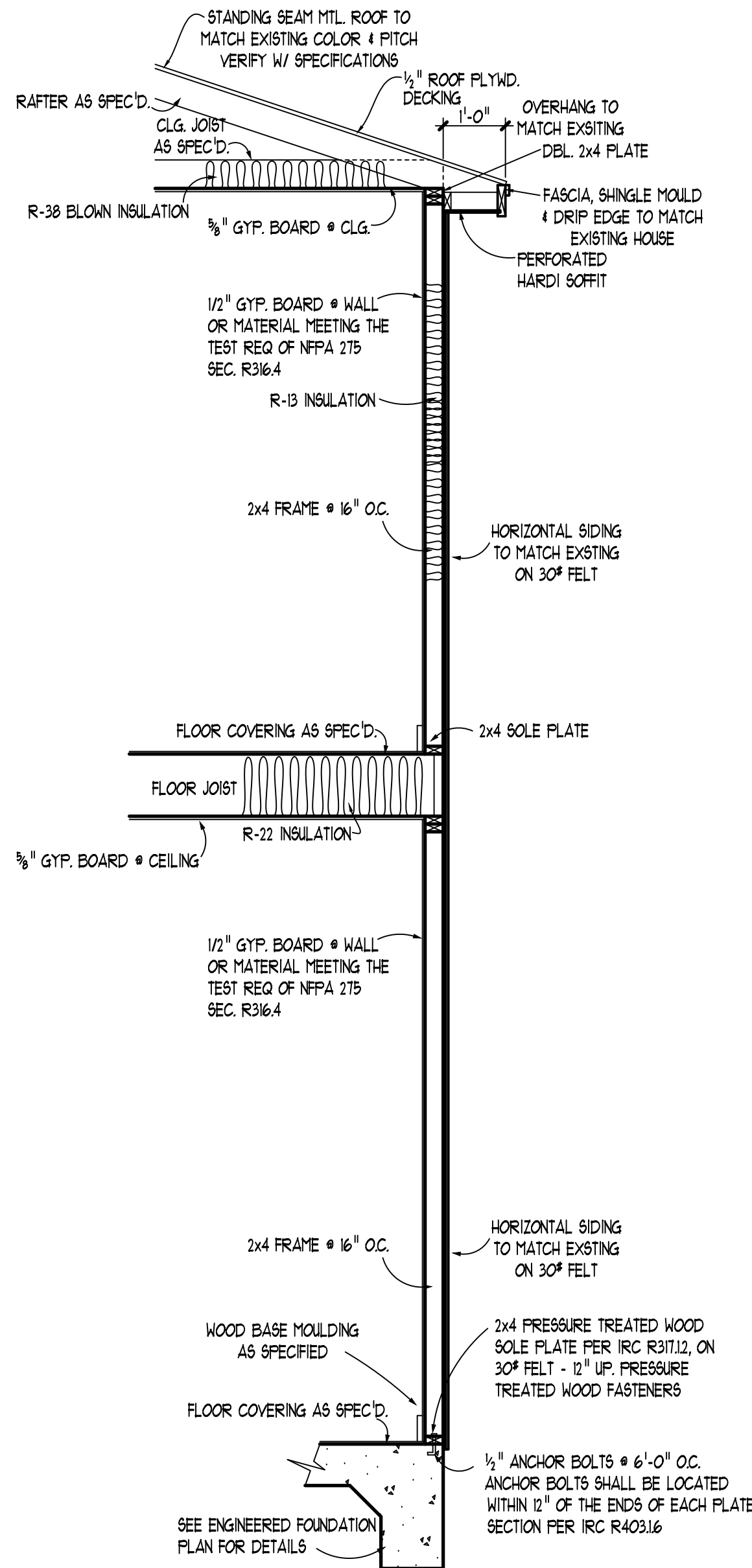
### ATTIC VENT NOTES

AREA TO BE VENTED:  
664 # / 300 = 22 REQ'D. FREE AIR

PROVIDE MINIMUM : 40%-50% TO BE VENTED ABOVE SOFFIT  
TURBINES TO ALLOW 10 # F.A.  
33.6 L.F. PERFORATED HARDI SOFFIT  
VENT # 10 # PER. 28'-0" = 12 # F.A.

TOTAL FREE AIR = 22 #

GARAGE & PORCH  
BELOW SECOND FLOOR THERMAL  
ENVELOPE NOT TO BE INCLUDED IN  
THERMAL ENVELOPE



### TYP. TWO-STORY WALL SECTION

SCALE: 1/2" = 1'-0"

Through acceptance of these plans, recipient acknowledges and agrees to the following: Under no circumstances shall the transfer of the received information, drawings and plans for use by Recipient, be deemed a sale by Jim Cox Design, Inc. Jim Cox Design, Inc. makes no warranties, either expressed or implied, including without limitation, warranties of merchantability, workmanship, or fitness for any particular purpose. The recipient information is provided to Recipient "AS IS". In no event will the Jim Cox Design, Inc. be liable for any damages, including attorney's fees, or consequential damages, arising from the use of the received information and plans. Recipient agrees to indemnify and hold Jim Cox Design, Inc. harmless from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising from the use of the received information and plans. The recipient agrees to execute and deliver all necessary documents to protect Jim Cox Design, Inc. from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising from the use of the received information and plans. Only the individual or entity that purchases the plans will have the license to use the plans. Use, copying or duplication by any other person or entity for any other residence or building requires a separate license and payment of a request or resale fee to Jim Cox Design, Inc.

NOTES:  
1. DRAWINGS SHALL NOT BE CALLED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL VERIFY ALL NOTES AND MEASUREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS.  
2. DETAILS AND DRAWINGS ARE BUILDERS TYPE AND THE DESIGNER OF THIS SET OF PLANS HEREBY NOTICES BOTH OWNER AND CONTRACTOR THAT IF THE DESIGNER HAS NO LIABILITY FOR ANY DISCREPANCIES AT THE SITE IN REFERENCE TO WORKING DRAWINGS.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
4. FOR A SINGLE USE AND RETAIN THE SALE AND EXCLUSIVE PROPERTY OF JIM COX DESIGNS, INC. WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE THESE PLANS IN WHOLE OR IN PART TO ITS SOLE DISCRETION.  
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE THAT THE CONSTRUCTION OF THIS SET OF PLANS MEETS ALL LOCAL CODES.  
© 2021 JIM COX DESIGNS, INC.

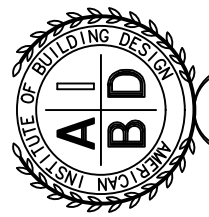
## REMODEL ADDITION DADY RESIDENCE

SUBDIVISION: 434 ADAMS STREET  
ADDRESS: LOT: 16 4 18  
BLOCK: 4  
NCB: 2879

### PLAN No.: GARAGE

13333 BLANCO ROAD  
SUITE 301  
SAN ANTONIO, TEXAS 78216  
PH (210) 493-0774  
FAX 493-0775  
JIM@JIMCOXDESIGNS.COM  
WWW.JIMCOXDESIGNS.COM

**Jim Cox**  
DESIGNS  
EXPERIENCE | QUALITY | VISION



P.B.D. No. TX 335

Check Set: 02-27-24  
Final Set:  
Revised Set:

PAGE No.:

2 OF 2



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966

---

**Board of Adjustment  
Notification of Decision**

July 25<sup>th</sup>, 2023

Jacob Dady  
434 Adams Street  
San Antonio, TX 78210

RE: Case: BOA-#23-10300112  
Legal: Lot 18 and the south 15 feet of Lot 16, Block 4, NCB 2879  
Address: 434 Adams Street

Dear Mr. Dady:

At its meeting on July 24<sup>th</sup> 2023 the City of San Antonio Board of Adjustment APPROVED your request for a 17' variance from the minimum 20' garage setback requirement to allow a garage to be 3' from the side property line with some modifications as reflected in BOA Case #23-10300112, and the video and minutes of the meeting.

**The Board granted the following:**

**1) A request for a 15' variance from the minimum 20' garage setback requirement to allow a garage to be 5' from the side property line.**

**Please be sure to obtain any needed permits before proceeding with your project.** You may utilize this letter to proceed with the permitting process. If your variance request was a result of a Code violation you will also want to reach out to Code Enforcement to clear your violations.

A copy of the Board's minute records from July 24<sup>th</sup>, will be made available to you for your records once they are approved by the Board.

If you have additional questions or concerns, please contact me at 210-207-5501 or via email at [Vincent.Trevino@sanantonio.gov](mailto:Vincent.Trevino@sanantonio.gov).

Sincerely,

*Vincent Trevino*

Vincent Trevino  
Senior Planner

Cc: File