

Case Number:	BOA-23-10300028
Applicant:	John Diggs
Owner:	John Diggs
Council District:	7
Location:	2060 West Woodlawn Avenue
Legal Description:	Lot 18 Exc NW Tri 22 feet, Block 6, NCB 1977
Zoning:	“R-4 NCD-8 AHOD” Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District
Case Manager:	Jake Exler, Planner

Request

A request for 1) a 50'-3" variance from the NCD-8 maximum 50' front facade length, as described in the Woodlawn Lake Area Neighborhood Conservation District, to allow an 100'-3" front facade, and 2) a 10' variance from the NCD-8 minimum front setback of 20' to allow a front setback of 10'.

Executive Summary

The subject property is located along Woodlawn next to Woodlawn Lake. The applicant is building an addition to the home. The applicant requested a 100'-3" front facade, short of the 50' maximum front facade. The applicant also requested a front setback of 10', 10' short of the minimum 20' front setback. The property is in the Woodlawn Lake Neighborhood Conservation District.

Code Enforcement History

- Investigation for work without a permit (December 16, 2022): Pending Resolution from Board of Adjustment.
- Investigation for work without a permit (December 8, 2022 and November 22, 2022): No Violation, applicant got a permit.

Permit History

Residential Building Permit Application (December 15, 2022): Additional Info Required, Pending Board of Adjustment decision

Zoning History

The property is located within the original 36 square miles of San Antonio and zoned “B” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B” Residence District converted to the current “R-4” Residential Single-Family District.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“R-4 NCD-8 AHOD” Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District	Single-Family Residence

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“R-6 H AHOD” Residential Single-Family Historic Airport Hazard Overlay District	Single-Family Residences
South	“R-4 NCD-8 AHOD” Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District	Single-Family Residence
East	“R-4” MLOD-3 MLR-1” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District	Single-Family Residences
West	“R-6 H NCD-8 AHOD” Residential Single-Family Historic Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District	Woodlawn Lake Park

Comprehensive Plan Consistency/Neighborhood Association

The subject property is not located in the Near Northwest Community Plan and has a future designated land use of “Urban Low Density Residential”. The subject property is within the Woodlawn Lake Neighborhood Association and within 200 feet of the Jefferson Neighborhood Association.

Street Classification

West Woodlawn is classified as a local street.

Criteria for Review – Neighborhood Conservation District Variance

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. *The variance is not contrary to the public interest.*

The variance is contrary to the public interest as the requested variances are significant deviations from the Woodlawn Lake NCD design standards.

2. *Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.*

The variances do not result in unnecessary hardship as the applicant would have to make the floor plan smaller and move the location.

3. *By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.*

The spirit of the ordinance is defined as the intent of the code, rather than the exact letter of the law. The variance would not observe the spirit of the ordinance as it goes directly against NCD guidelines.

4. *The variance will not authorize the operation of a use other than those uses specifically authorized in the zoning district in which the variance is located.*

No uses other than those allowed within the district will be allowed with this variance.

5. *Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.*

The increased front façade length and reduced front setback would alter the essential character of the Woodlawn Lake Neighborhood Conservation District as all houses must abide by these guidelines.

6. *The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.*

Staff finds the plight of the owner of the property for which the variances are sought is not due to unique circumstances existing on the property.

Alternative to Applicant's Request

The alternative to the applicant's request is to conform the Woodlawn Lake Area Neighborhood Conservation District plan.

Staff Recommendation – Buffer Variance

Staff recommends Denial in BOA-23-10300028 based on the following findings of fact:

1. The requested variances differ significantly from the NCD's design standards; and
2. The increased front façade length and reduced front setback would alter the essential character of the district.

1. Residential Design Standards

The Woodlawn Lake area Neighborhood Conservation District (NCD) design standards apply to new construction projects and to improvements or renovations to existing structures where the work requires a building permit and is specifically governed by the NCD design standards. In the case of ordinary repair and maintenance, existing non-compliant structures or conditions shall not be required to conform to the design standards, although any modifications shall not increase the non-conforming condition.

2. Site Design Standards

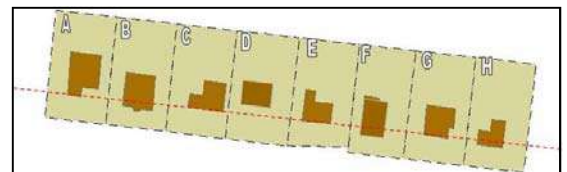
Collectively, standards for lot size, coverage, and setbacks help maintain and promote the existing neighborhood scale and massing of structures. Building setback requirements provide uniform and appropriate spacing between buildings and structures, maintain open space, and allow for air flow and light penetration by providing a separation distance between buildings. In the Woodlawn Lake area, building arrangement and placement significantly contributes to the character of the neighborhood.



The above streetscape illustrates a uniform setback and building arrangement.

2.1 Lot Size and Coverage

2.1.1. Lot Width: Minimum re-platted lot widths shall not be no greater than seventy five feet (75'-0") measured at the lot width parallel to the plane of the front façade of the proposed or existing principal dwelling and at the lot frontage adjacent to the primary street.



The above blockface illustration shows a mean setback line of 28 feet. To calculate the mean (average) blockface setback, add all setback distances of the blockface and divide by the total number of lots.

2.1.2. Front Building Setbacks shall be between twenty feet (20'-0") and thirty five (35'-0"), and/ or within twenty percent (20%) of the mean of the structures on the blockface.

The sample blockface lot setbacks:

Lot A = 31 feet	Lot E = 32 feet
Lot B = 18 feet	Lot F = 20 feet
Lot C = 32 feet	Lot G = 30 feet
Lot D = 38 feet	Lot H = 23 feet

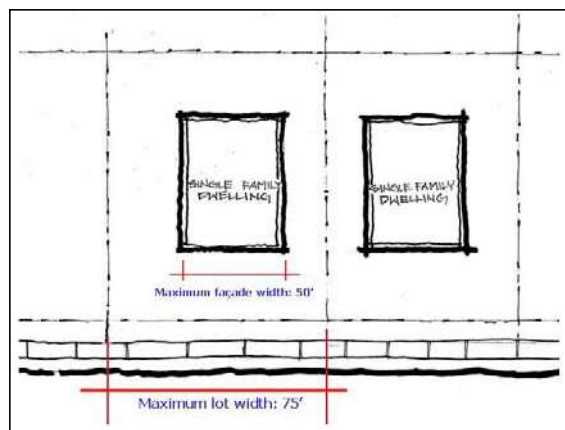
2.1.3. Side Building Setbacks are determined by the base zoning of the property (see the Unified Development Code (UDC) for building setback requirements).

224 (total setback feet) divided by 8 (number of lots) = 28 ft mean blockface setback.

The mean front setback on this sample blockface may be within 20% of the 28 feet mean front setback of the blockface.

3.5.5 Façade Dimension

- 3.5.5.1 The front-facing façade width of the primary dwelling shall not exceed fifty feet (50').



3.5.6 Lighting

- 3.5.6.1 New outdoor fixtures having a total output of more than 1800 lumens shall be full cut-off fixtures and shall be shielded as to provide for directional lighting, minimizing light trespass on adjacent properties.
- 3.5.6.2 Light Trespass— All new lighting shall be aimed, located, designed, shielded, fitted and maintained so as not to project light onto a neighboring use or property.



Examples of appropriate wall-mounted light fixtures (wall packs) meeting the referenced standard.



Diagram of area lighting with cut-off angles.

Light Trespass: Light “spill” falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.