

City of San Antonio



AGENDA Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, July 16, 2018

1:00 PM

1901 S. Alamo

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

BOARD OF ADJUSTMENT MEMBERSHIP

John Kuderer - District 9, Chairman

Roger Martinez – District 10, Vice-Chair

Alan Neff – District 2, Pro-Tem Chair

Dr. Lisa Zottarelli – District 1 Mary Rogers – District 7

Denise Ojeda – District 3 George Britton – District 4

Maria Cruz – District 5 Seth Teel – District 6

Donald Oroian – District 8 Henry Rodriguez – District Mayor

Alternate Members

Vacant Jay C. Gragg

Jeffrey Finlay Paul E. Klein

Edward P. Magallanes Vacant

11:30am-12:30pm, Board of Adjustment Roles and Responsibilities Worksession, Tobin Room

1:00 pm- Public Hearing - Call to Order, Board Room

Pledge of Allegiance

1. [18-4320](#) (Continued from 06/04/18) A-18-092: A request by Jason Tyson for 1) a special exception to allow an 8' tall solid screen fence along the side property lines and 2) a request for a variance from the Clear Vision standards to allow a fence within the Clear Vision field, located at 2922 Albin Drive. Staff recommends Denial with Alternate Recommendation.(Council District 10)
2. [18-4263](#) (Continued from 07/02/16) A-18-093: A request by Rodolfo Barron for a 4'11" variance from the 5' side setback to allow a carport to be 1" from the side property line, located at 7214 Cool Creek Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 7)
3. [18-4321](#) (Continued from 07/02/18) A-18-114: A request by Armando Canales for 1) a 7' variance from the 10' front yard setback to allow a carport to be 3' from the front property line and 2) a 15% variance from the 50% maximum front yard impervious cover limitation to allow the front yard to be 65% covered in impervious surfacing, located at 226 Croesus Avenue. Staff recommends Denial. (Council District 1)
4. [18-4264](#) A-18-113: A request by Albert B. Fernandez, Jr. for an 82 percent variance from the required bufferyard area to allow the lot to be developed with 18 percent of the required bufferyard, located at 320 Interpark Boulevard. Staff recommends Approval. (Council District 9)
5. [18-4266](#) A-18-116: A request by Thomas Simms Oliver for a 715 square foot variance from the maximum 800 square foot floor area to allow a 1,515 square foot detached dwelling unit, located at 162 Cave Lane. Staff recommends Approval. (Council District 10)
6. [18-4267](#) A-18-119: A request by Robert Ritz and Virginia Ritz for 1) a 4'11" variance from the 5' side yard setback to allow a carport to be 1" from the side property line and 2) a 9'11" from the 10' front yard setback to allow a carport to be 1" from the front property line, located at 1207 Hunter Boulevard. Staff recommends Denial. (Council District 4)
7. [18-4274](#) A-18-122: A request by Matthew Baillio and Erika Gloria for a special exception to allow an 8' tall solid screen fence in a portion of the front yard, located at 10710 Dreamland Drive. Staff recommends Approval. (Council District 9)

8. [18-4322](#) A-18-118: A request by William Evans for 1) a 4'11" variance from the 5' side setback to allow an attached patio cover to be 1" from the side property line, and 2) a 4.5' variance from the 20' rear yard setback to allow an attached patio cover to have a 15.5' rear setback, located at 3303 Pollydale Avenue. Staff recommends Denial. (Council District 3)

9. [18-4326](#) A-18-120: A request by Tanya Lechner for 1) a variance from the Beacon Hill Neighborhood Conservation District design requirements to allow the primary structure to be 7'3" from the front property line, and 2) a 18' variance from the 20' rear setback to allow the primary structure to be 2' from the rear property line, and 3) a 2' variance from the 5' side yard setback to allow the primary structure to be 3' from the side property line, and 4) a 2,500 square feet variance from the 4,000 square foot minimum lot size to allow a lot zoned "R-4" to be 1,500 square feet, and 5) a request for a parking adjustment to allow the lot to contain no off-street parking, located at 1710 Grant Avenue. Staff recommends Approval. (City Council 1)

10. [18-4328](#) A-18-128: A request by Joe Farias for a 9' variance from the 20' garage setback to allow a garage to be 11' from the front property line, located at 403 Cincinnati Avenue. Staff recommends Approval. (Council District 1)

11. [18-4283](#) Consideration and approval of the July 2, 2018 Board of Adjustment Minutes.

Director's Report: Community Announcements by the Chair

Adjournment

**Language interpreters are available at the meeting.
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**Hay servicios de traducción simultánea disponibles.
Para más información llame al (210) 207-6044.**

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Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos).