

# City of San Antonio



## **AGENDA** **Board of Adjustment**

Development and Business Services  
Center  
1901 South Alamo

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**Monday, June 3, 2019**

**1:00 PM**

**1901 S. Alamo**

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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

Roger Martinez – District 10, Chair

Alan Neff – District 2, Vice-Chair

Donald Oroian – District 8, Pro-Tem

Dr. Lisa Zottarelli – District 1      Phillip Manna – District 7

Reba N. Malone – District 3      George Britton – District 4

Maria Cruz – District 5      Seth Teel – District 6

Kimberly Bragman – District 9      Henry Rodriguez – District - Mayor

### Alternate Members

Vacant      Jorge Calazo

Arlene B. Fisher      Eugene A. Polendo

Roy F. Schaufele      Cyra M. Trevino

1:00 - Public Hearing - Call to Order

Pledge of Allegiance

1. [19-4387](#) (Continuance from 05/20/19) BOA-19-10300034: A request by Maria and Gilbert Castillo for a 1) a 4' variance from the 5' side setback requirement to allow for a carport to be 1' away from the side property line, 2) a special exception to allow a privacy fence to be up to 8' tall on the west and rear property line, and 3) a variance from the restriction of corrugated metal as a fencing material to allow for the use of fencing, located at 423 West Norwood Court. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
2. [19-4406](#) (Continuance from 5/20/2019) BOA-19-10300044: A request by Vaneza M. Alvarado for 1) a 4' variance from the 5' side setback requirement to allow a detached structure to be 1' from the side property line, 2) a 4' variance from the 5' rear setback requirement to allow a detached structure to be 1' from the rear property line, 3) a 12' variance from the 20' garage setback requirement to allow a garage to be 8' from the side property line, 4) a special exception to allow an 8' fence along the rear property line, 5) a variance from the Clear Vision standards to allow a fence to be within the Clear Vision field, and 6) a special exception to allow a 5' tall solid screen fence in the front yard of the property, located at 132 Rehmann Street. Staff recommends Denial, with an Alternate Recommendation.(Council District 1) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)
  
3. [19-4389](#) BOA-19-10300056: A request by Alvin G. Peters for a 1) a 25' variance from the 30' rear setback requirement to allow a structure to be 5' from the rear property line, and 2) a 2.5' variance from the 10' side setback requirement described in to allow a structure to be 7.5' from the side property line, 3) an 8' variance from the 15' Type B landscape bufferyard requirement to allow a bufferyard to be as narrow as 7' along the side property line, and 4) a 10' variance from the 15' Type B landscape bufferyard requirement to allow a bufferyard to be as narrow as 5' along the rear property line, located at 2101 Leal Street. Staff recommends Approval. (Council District 5) (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

4.     [19-4393](#)     BOA-19-10300060: A request by Mitsuko Ramos for a 1) a 14'11" variance from the 15' Type B bufferyard requirement along the front property line to allow the front bufferyard to be 1", and 2) to waive the planting requirement for shrubs along the front bufferyard to allow a bufferyard to contain only trees, located at 86 NE Loop 410. Staff recommends Approval. (Council District 1) (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
5.     [19-4392](#)     BOA-18-10300057: A request by Derek Brozowski for a special exception to allow an existing 8' fence along the rear property line, within the rear yard, located at 4906 Still Creek. Staff recommends Approval. (Council District 6) (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
6.     [19-4405](#)     BOA-19-10300065: A request by Thomas Simms Oliver for a 799 square foot variance from the maximum 800 square foot floor area to allow a 1,599 square foot detached dwelling unit located at 162 Cave Lane. Staff recommends Approval. (Council District 10) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)
  
7.     [19-4402](#)     BOA-19-10300055: A request by Crecencio Torres for request for 15' variance from the 20' rear setback requirement to allow an addition to be 5' from the rear property line, located at 911 Willow Avenue. Staff recommends Approval. (Council District 2) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)

8.     [19-4388](#)     BOA 19-10300037: A request by Jose Gallegos for a 1) a 1' variance from the 5' south side setback requirement to allow an attached dwelling unit to be 4' away from the south side property line, 2) an 8' variance from the 10' rear setback requirement to allow an attached dwelling unit and carport to be 2' away from the rear property line, and 3) a 2' variance from the 5' side setback requirement to allow an attached carport to be 3' from the side property line, as described in Section 35-371(a), to allow an attached carport to be 2' from the rear property line, located at 916 North San Jacinto. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
9.     [19-4404](#)     BOA-19-10300062: A request by Grant Garbo for an appeal of the Historic Preservation Officer's decision, located at 527 East Huisache Avenue. Staff recommends Denial. (Council District 1) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)
  
10.    [19-4403](#)     BOA-19-10300059: A request by Grant Garbo for 1) variance to allow up to 4 head in parking spaces off of an alley without providing a turnaround and 2) a parking adjustment to decrease a 4.5 parking space requirement to allow 4 parking spaces, located at 527 East Huisache Avenue. Staff recommends Denial. (Council District 1) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)
  
11.    [19-4427](#)     Consideration and approval of the March 20, 2019 Board of Adjustment Minutes.

Director's Report

Adjournment

**Spanish interpreters are available at all the meetings. Interpreters for other languages must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6310. This service is at no cost to our citizens.**

**Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6310. Esto es un servicio gratis.**

**ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).**

**DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7720) o al 711 (servicio de transmitir para sordos)**