

# City of San Antonio



## AGENDA

### Board of Adjustment

Development and Business Services

Center

1901 South Alamo

---

**Monday, October 5, 2020**

**1:00 PM**

**Videoconference**

---

**Livestream: [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://www.sanantonio.gov/DSD/Boards/MeetingVideos)**

**Telephone Access: 210-206-(LIVE) 5483**

**NO IN-PERSON PUBLIC ACCESS TO THIS MEETING. READ BELOW FOR MULTIPLE WAYS TO PARTICIPATE AND PROVIDE COMMENT.**

#### BOARD OF ADJUSTMENT MEMBERSHIP

Roger Martinez – District 10, Chair

Donald Oroian – District 8, Vice-Chair

Andrew Ozuna – Mayor, Pro-Tem

Anisa Schell – District 1    Vacant – District 2

Abel Menchaca Jr – District 3    George Britton – District 4

Maria Cruz – District 5    Seth Teel – District 6

Phillip Manna - District 7    Kimberly Bragman – District 9

#### Alternate Members

Anne Englert    Vacant

Arlene B. Fisher    Kevin W. Love

Seymour Battle III    Cyra M. Trevino

Jonathan Delmer

To protect the health of the public and limit the potential spread of COVID 19, the Board of Adjustment will hold this meeting via videoconference. These meeting standards are based upon the various suspended provisions of Open Meetings Act issued by the Texas Governor in response to the COVID 19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

To watch and listen to this meeting, visit [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://www.sanantonio.gov/DSD/Boards/MeetingVideos). To listen to audio only, call 210-206-LIVE (5483)

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Board of Adjustment meetings and state law. Public comment may be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager, these will be read at the time the item is heard, as requested. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
2. Drop-off a written statement at 1901 S Alamo by 10am the day of the meeting. The written statement can be up to 300 words. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
3. Leave a voice message of a maximum two 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.
4. Sign up to give your comments live during the meeting by leaving your name, telephone number, item # on which you would like to speak on at 210-206-(ZBOA) 9262 by 10am the day of the meeting. City staff will call you when your item is up for discussion but cannot guarantee a specific time after 1 pm. Once you join the call, you will be given two minutes to provide your comments.

\*Note: Comments may be submitted in Spanish. Written comments, voicemails, and requests to make comments during the meeting live must be received by Friday, October 2nd, at 10am to give time for translation.

1:00 - Public Hearing - Call to Order

1. [20-5778](#) BOA-20-10300055: A request by William Epp for a 10' variance from the 15' Type B bufferyard to allow the north and east side bufferyards to be 5' in width, located at 12590 West Avenue. Staff recommends Approval. (Council District 9) (Dominic Silva, Senior Planner (210) 207-0120, [Dominic.Silva@sanantonio.gov](mailto:Dominic.Silva@sanantonio.gov), Development Services Department)

2. [20-5782](#) BOA-20-10300081: A request by Adam Sanchez for an appeal of the Historic Preservation Officer's decision to issue a Certificate of Appropriateness, located at 931 Hays Street. Staff recommends Denial. (Council District 2) (Edward Hall, Senior Historic Preservation Specialist, (210) 207-4680, edward.hall@sanantonio.gov, Office of Historic Preservation; Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)
3. [20-5780](#) BOA-20-10300084: A request by David Ayers for a variance to allow 15'7" median blockface dimension from the minimum 21' code requirement, located at 220 and 226 East Carson Street and 222 Oleander Street. Staff recommends Approval. (Council District 2) (Dominic Silva, Senior Planner (210) 207-0120, Dominic.Silva@sanantonio.gov, Development Services Department)
4. [20-5781](#) BOA-20-10300057: A request by Mirna Rizo for 1) a 15'5" variance from the 20' minimum rear setback to allow an attached addition to be 4'7" from the rear property line, and 2) a 1'4" variance from the required 5' side setback to allow the attached addition to be 3'8" away from the side property line, located at 315 Noria. Staff recommends Denial. (Council District 5) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)
5. [20-5776](#) BOA-20-10300085: A request by John Bustamante for a 2' variance from the 5' minimum side setback requirement to allow an accessory structure to be 3' from the side property line, located at 106 Castillo Avenue. Staff recommends Approval. (Council District 5) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
6. [20-5775](#) BOA-20-10300078: A request by Brett Henneke for 1) a 1,816 square foot variance from the minimum lot size requirement of 4,000 square feet to allow the lot to be 2,184 square feet and 2) a 10' variance to the rear setback to be allow a 10' setback from the rear property line, and 3) a 10' variance from the required 20' garage entrance to allow a garage to be located 10' from the front property line, located at 211 North Polaris Street. Staff recommends Approval. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

7. [20-5779](#) BOA-20-10300082: A request by Ella Bree Homes for 1) an 843 square foot variance from the required 4,000 square foot lot size to allow a lot size to be 3,157 square feet and 2) a 10' variance from the required 20' minimum rear setback to allow a structure to be built 10' away from the rear property line, located at 102 Grenet Street. Staff recommends Approval. (Council District 5) (Dominic Silva, Senior Planner (210) 207-0120, [Dominic.Silva@sanantonio.gov](mailto:Dominic.Silva@sanantonio.gov), Development Services Department)
  
8. [20-5787](#) Consideration and approval of September 21, 2020 minutes.

#### 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).**