

City of San Antonio



AGENDA

Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, August 2, 2021

1:00 PM

(In Person) 1901 S. Alamo

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

It is the intent of the City that the presiding officer will be in attendance at this location.

Livestream: www.sanantonio.gov/DSD/Boards/MeetingVideos **Telephone Access:**
210-206-LIVE (5483)

BOARD OF ADJUSTMENT MEMBERSHIP

Donald Oroian – District 8, Chair

Andrew Ozuna – Mayor, Vice-Chair

Seth Teel – District 6, Pro-Tem

Vacant – District 1 Vacant – District 2

Abel Menchaca Jr – District 3 George Britton – District 4

Maria Cruz – District 5 Phillip Manna – District 7

Kimberly Bragman - District 9 Jonathan Delmer – District 10

Alternate Members

Vacant Vacant

Arlene B. Fisher Kevin W. Love

Vacant Cyra M. Trevino

Vacant

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

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager or drop off written comments at 1901 S Alamo by 10am on the day of the Meeting. Please include your full name, home or work address, item # and / or address of the request. Written comments will be part of the official written record only.
2. 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.

*Note: Comments may be submitted in Spanish. Written comments and voice mails must be received the day prior to the meeting, at 10am to give time for translation.

1:00 P.M. – Call to Order

1. [21-4959](#) BOA-21-10300067: A request by Louis Mendiola for 1) 3' variance to the required 5' side setback to allow a rear detached accessory structure side setback of 2' including a 1" overhang on the eastern side and 2) a 4'11" variance to the required 5' side setback to allow a rear carport side setback of 1" on the western side with a 4" overhang, located at 327 Ada Street. Staff recommends Approval. (Council District 3) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
2. [21-4980](#) BOA-21-10300070: A request by Jim Popa for 1) a 412 square foot variance from the required 6,000 square foot minimum lot size requirement to allow for a 5,588 square foot lot, located at 221 Rose Lane. Staff recommends Approval. (Council District 1) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
3. [21-4981](#) BOA-21-10300073: A request by Javier Martinez for 4' 11" variance from the minimum 5' side setback to allow an attached carport to be 1" from the side property line, located at 1018 Vanderbilt Street. Staff recommends Denial with an Alternate Recommendation. (Council District 3) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

4. [21-4982](#) BOA-21-10300076: A request by Mark Wanke for a 15' 6" variance to the minimum 20' rear setback to allow for an attached deck to be 4' 6" from the rear property line with a 2' overhang, located at 12014 Sunburst Lane. Staff recommends Approval. (Council District 8) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

5. [21-4960](#) BOA-21-10300087: A request by Edward Montez for 1) 4' 1" variance to the required 5' side setback to allow a rear detached accessory structure to be 11" with an 1' overhang from the western side, 2) 3' 10" variance to the required 5' side setback to allow a rear detached accessory structure to be 2'2" with an 7" overhang on the eastern side, 3) a variance to fencing material to allow the rear yard fence to be constructed of corrugated metal, 4) a 2'6" variance to the required 5' side setback to allow for the primary structure to be 3'6" from the side property line, and 5) 4) a 9'10" variance to the required 20' rear setback to allow for the primary structure to be 10'2" from the rear property line with an overhang of 1'3", located at 1538 W French Place. Staff recommends Approval. (Council District 1) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

6. [21-4986](#) BOA-21-10300075: A request by Francisco Leija for 1) a 2' 6" variance from the minimum 5' side setback to allow a carport to be 2' 6" away from the side property line, 2) a 9' 9" variance from the 10' front setback to allow a carport to be 3" away from the front property line, 3) a 4' 11" variance from the minimum 5' side setback to allow a 1" side setback, and 3) a 40% variance from the 50% front yard impervious cover limitation to allow front yard impervious cover of 90%, and 4) a 11' 5" variance from the minimum 15' Clear vision area to allow a driveway with a 3' 7" clear vision area, located at 2414 Suzette Avenue. Staff recommends Denial with Alternate Recommendations. (Council District 6) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

7. [21-4987](#) BOA-21-10300079: A request by Catalina Rocha for a special exception to allow 1) a front yard fence to be 6' tall and 2) a portion of a side yard fence to be 8' tall, located at 216 Fairview Avenue. Staff recommends Approval. (Council District 3) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

8. [21-4988](#) BOA-21-10300089: A request by David Beyer for a 14'11" variance to the 15' Type B and Type C Bufferyard to allow a 1" Type B and Type C Buffer, located at 3200 Fredericksburg Road. Staff recommends Approval. (Council District 1) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

9. [21-4989](#) BOA-21-10300090: A request by Tarun Gajera for a 4' 8" variance from the minimum 5' side setback requirement to allow an addition with 2" gutters to be 4" from side property line, located at 343 Bank Street. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

10. [21-4983](#) Consideration and approval of July 19, 2021 Board of Adjustment meeting minutes.

Director's Report: Logistics for In-Person Meetings

Adjournment

ACCESSIBILITY STATEMENT - 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). This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).

DECLARACIONES DE ACCESIBILIDAD - Los intérpretes para sordos deben solicitarse cuarenta y ocho [48] horas antes de la reunión. Para obtener asistencia, llame al (210) 207-7720 Voice/TTY o 711 (Servicio de Retransmisión de Texas para sordos). 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).

Simultaneous translation services for Spanish are available. Interpreters for other languages must be ordered 48 hours in advance. For more information or for translation, call (210) 207-0121.

This is a free service.

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- 0121. Esto es un servicio gratis.

En cualquier momento durante la reunión, la Comisión de Zonificación puede reunirse en sesión ejecutiva para consultar con la Oficina del Fiscal de la Ciudad en relación con asuntos de abogados y clientes bajo el Capítulo 551 del Código del Gobierno de Texas.