



CONTRACTORS

NEW CONSTRUCTION & RENOVATION

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Date: August 13, 2018

Administrative Exception / Variance Request Review¹

c/o Development Services Staff

Development Services Department

City of San Antonio

1901 S. Alamo

San Antonio, TX 78204

Re: 1910 Deer Mountain

AP # 2347546 / PLAT # NCB15099)

UDC Appendix F Section 35-F106 & UDC 35-F124

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Administrative Exception

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Environmental Variance

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Subdivision Platting Variance – Time Extension

Dear COSA DSD,

GB Contractors along with Scott and Cristina Purcell are coming to you today in regard to the property located at 1910 Deer Mountain, San Antonio, TX 78232, Lot 31 Block 30 New City Block 15099 San Pedro Hills Unit 4. We are requesting consideration for an administrative exception.

The Unified Development Codes (UDC) preventing the Purcell's home to be rebuilt on existing property are UDC Appendix F Section 35-F-106, UDC 35-F124, and UDC 35-F125, therefore we come before you to request a variance.

Scott and Cristina Purcell's home caught fire in 2017 and was considered a total loss by their home insurance USAA. USAA home insurance company has agreed to cover cost to rebuild their home on top of their existing slab. Upon meeting with the City of San Antonio, GB Contractors was informed their home was in the flood plain. GB Contractors met with Sabrina Santiago, Senior Engineering Associate with Transportation Capital Improvements for the City of San Antonio and were informed that the slab would have to be raised "24 inches above the floodplain" in order to be permitted and eligible for a variance. The Purcell's reluctantly agreed but understood the need to raise the foundation slab 24 inches. They requested additional funding from USAA Home Insurance and additional costs were granted. Thomas Haberer, Registered Professional Land Surveyor, with NorthStar Land Surveying in San Antonio, Texas, has been contracted to survey and inspect the property at 1910 Deer Mountain. Upon inspection on January 8, 2018, it was found the existing concrete slab had an elevation of 809.28 feet and the base flood elevation zone AO is 809.40 feet. Davy Beicker, registered Professional Engineer in the State of Texas, has been

contracted to design and engineer a new concrete foundation to be tied into and sit on top of the existing concrete foundation. The new foundation is to be 24 inches tall resulting in a final finished grade elevation of 811.28 feet. This will result in the entire foundation being above flood plain level. In our professional opinion, raising the new foundation any higher will create a negative visual impact on surrounding properties and homes and will appear out of conformity with surrounding properties.

a. Rationale as to why the Administrative Exception/Variance will not be contrary to the spirit and intent of the UDC and the specific regulations from which an exception is requested;

The administrative variance will be in keeping with the spirit of the UDC. The applicant will be replacing an existing home with another home on the same footprint and will not endanger the neighbors. Not rebuilding the home will cause the lot to be an eye sore for the existing neighbors.

b. Assertion that the applicant has taken all practicable measure to minimize any adverse impacts on the public health, safety and public welfare;

Applicant is agreeing to raise the current slab to 810.41 which is 1 foot above the Base Flood Elevation (BFE) of 809.40. None of the work to be done will block flows and will not have negative impact on the neighbors.

c. Justification stating that under the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception /variance is granted;

The variance does not negatively impact public interest. The applicant is not changing the use of the property. By not rebuilding the vacant lot would be an eyesore.

d. Identify the alternatives or consequences of the City not approving this request.

Without the variance the applicant will not be able to re-build the home. There would be lost tax revenue for the city due to the drop in property value.

e. The variance is the minimum necessary, considering the flood hazard, to afford relief

Applicant is raising the foundation one foot above the BFE of 809.40. Raising the home will not increase flooding, and will not impact the neighbors.

f. There is good and sufficient cause

Without the variance the applicant cannot move back into the home and the lot would remain vacant with an empty pool and decaying tennis court causing a significant eye sore to the well-established neighborhood. Without a home on the property the land is useless.

g. Failure to grant the variance will result in exceptional hardship to the applicant

The hardship is not due to any action by the applicant, but is related to the land. This is a unique hardship and not common for every property. Without the variance the applicant will lose his homestead and the property will be of no value to anyone.

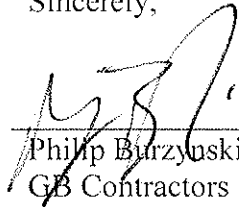
h. The variance will not result in increased flood heights, cause additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances.

Applicant will only be elevating the structure and will not be adding on to the home. The footprint from the existing structure will not change, thus not blocking the flow and not impacting the neighbors.

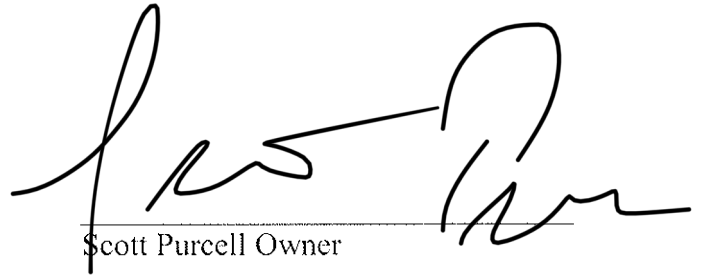
Mr. Scott Purcell has discussed the raising of the foundation with his neighbors who agree having the home raised 24 inches will not impact their home values. Mr. Bo Barber, who resides next door, has stated to Mr. Purcell the properties have not been subjected to flooding since he occupied his home in 1977. Mr. and Mrs. Purcell have designed the new home to compliment the neighbor's properties.

In GB Contractors 45 years of experience our professional opinion is, our proposed administrative exception and variance request is in line with the spirit of the UDC and will not adversely affect the health, safety or welfare of the home owners and/or public.

Sincerely,



Philip Burzynski, Managing Member
GB Contractors



Scott Purcell Owner

Attachment(s)

For Office Use Only:		AEVR #:	_____	Date Received:	_____
<u>DSD – Director Official Action:</u>					
<input type="checkbox"/> APPROVED		<input type="checkbox"/> APPROVED W/ COMMENTS		<input type="checkbox"/> DENIED	
Signature: _____			Date: _____		
Printed Name: _____			Title: _____		
Comments: _____					

