



City of San Antonio

Legislation Details (With Text)

File #: 19-1446

Type: Zoning Case

In control: Board of Adjustment

On agenda: 1/14/2019

Title: BOA 18-900022: A request by Sharon Monreal for a 3'2" variance from the 5' rear setback requirement to allow a detached structure to be 1'10" away from the rear property line, located at 15134 Mission Oak Street. Staff recommends Approval. (Council District 9)

Sponsors:

Indexes:

Code sections:

Attachments: 1. BOA 18-00022 Attachments

Date	Ver.	Action By	Action	Result
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Case Number: BOA 18-900022

Applicant: Sharon Monreal

Owner: Le Synder

Council District: 9

Location: 15134 Mission Oak Street

Legal: Lot 18, Block 40, NCB 16296

Description:

Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Case Manager: Mercedes Rivas, Planner

Request

A request for a 3'2" variance from the 5' rear setback requirement, as described in Section 35-371(a), to allow a detached structure to be 1'10" away from the rear property line.

Executive Summary

The subject property is located at 15134 Mission Oak Street. The applicant is requesting a decrease of the rear building setback line for a detached accessory structure. The shed was originally built in the 1970's and was present when the current owner purchased the home. Due to extensive landscaping, the structure cannot be relocated.

Code Enforcement History

No violations of the requirements of the UDC were observed upon a staff visit to the site, and there have been no code violations reported.

Permit History

No permits have been issued within the last 10 years.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“R-5 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“R-5 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
South	“R-5 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
East	“R-5 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
West	“R-5 AHOD” Residential Single-Family Airport Hazard Overlay District Hazard	Single-Family Dwelling

Comprehensive Plan Consistency/Neighborhood Association

The property is within the North Sector Plan and is designated “Suburban Tier” in the future land use component of the plan. The subject property is within the North Central Thousand Oaks Neighborhood Association. As such, they were notified and asked to comment.

Street Classification

Mission Oak Street is classified as a Local Street.

Criteria for Review

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. *The variance is not contrary to the public interest.*

The public interest is defined as the general health, safety, and welfare of the public. In this case, the variance is not contrary to the public interest as the structure will not create water runoff on the adjacent property and will not injure the rights of the adjacent property owners.

2. *Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.*

An unnecessary hardship would result from the enforcement of the ordinance as strict enforcement would require the owner of the property to demolish and rebuild the structure in question.

3. *By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.*

Substantial justice will be done as the requested setbacks will still provide for a safe development pattern. The request provides fair and equal access to air and light, and provides for adequate fire separation.

4. *The variance will not authorize the operation of a use other than those uses specifically authorized in the district in which the request for a variance is located.*

The variance will not authorize the operation of a use other than those uses specifically authorized in zoning district.

5. *Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.*

In older neighborhoods such as this, it is common for accessory structures to be located within the side and rear setbacks established by the current Unified Development Code. The request will not detract from the character of the district. The unit in question is in the rear yard, not affecting the public right-of-way. The structure in question does not injure the adjacent property.

6. *The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.*

The unique circumstance existing on the property is that the structure in question was already in place when the current owner of the home purchased the house.

Alternative to Applicant's Request

Denial of the variance request would result in the owner having to meet the required five foot side setback.

Staff Recommendation

Staff recommends **APPROVAL** of the requested variances in **18-900022**, based on the following findings of fact:

1. The requested setback provides room for adequate light, air, and maintenance,
2. The variance is unlikely to detract from the character of the district, and;
3. The variance is unlikely to have a negative impact on the adjacent properties.