



City of San Antonio

Legislation Details (With Text)

File #: 17-3831

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 6/28/2017

Title: FPV# 17-007: Request by Equity Trust Co FBO John F Hennessey for approval of a variance request associated with a building permit AP# 2207082 for an existing residential lot (Zoned R4) located at the southeast corner of W. Craig Place and N. Navidad. Staff recommends Approval. (Sabrina Santiago, Senior Engineering Associate, (210) 207-0182, Sabrina.santiago@sanantonio.gov, TCI Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. SignedLettertoApplicant, 2. ElevCert, 3. Aerial exhibit, 4. DeniedFPDP, 5. 1450 W Craig Place AEVR_Form (Letter of Hardship)2

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Transportation & Capital Improvements

SUBJECT:

FPV# 17-007-AP#2207082 - 1450 W. Craig Place

SUMMARY:

Request by Equity Trust Co FBO John F Hennessey for approval of a variance request associated with a building permit AP# 2207082 for an existing residential lot (Zoned R4) located at the southeast corner of W. Craig Place and N. Navidad. Staff recommends Approval. (Sabrina Santiago, Senior Engineering Associate, (210) 207-0182, Sabrina.santiago@sanantonio.gov, TCI Department)

BACKGROUND INFORMATION:

Council District: District 1 - San Antonio
Filing Date: April 7, 2017
Owner: Equity Trust Co FBO, John F. Hennessey
Engineer/Surveyor: Rachel Lyn Hansen
Staff Coordinator: Sabrina Santiago, Senior Engineering Assoc., (210) 207-0182

ANALYSIS:

Variance Request:

On April 7, 2017, the applicant requested a variance from Sections 35-F142 (a) (1) Appendix F of the Unified Development Code (UDC). The TCI Department, Storm Water Division has no objection to the granting of the variance as indicated in the attached letter (**ATTACHMENT #1**).

Building Permit/Elevation Certificate:

An elevation certificate was provided with the building permit application AP# 2207098 that indicates the first floor elevation is approximately 1.17 feet above the 100-year base flood elevation, however, the lowest adjacent grade indicates an elevation of approximately 0.64 feet below the base flood elevation. See attached elevation certificate in **ATTACHMENT#2**. Per Section 35-F142 Appendix F of the UDC indicates that habitable structures must have the lowest floor (including basement) elevated 1 foot above the regulatory floodplain with the lowest adjacent grade at or above the regulatory floodplain. The applicant is attempting to bring the existing depilated, vacant structure into compliance and make it a safe home for living.

It is noted that a Floodplain Development Permit (FPDP) will not be issued until said variance has been approved by Planning Commission.

RECOMMENDATION:

Staff reviewed the request, and found it to be in conformance with the Unified Development Code (UDC) with exception of the Variances mentioned above. In regards to these Variances, staff does concur with the applicant's justification. Therefore, the Director of TCI recommends approval of the variance.