



City of San Antonio

Legislation Details (With Text)

File #: 19-4388

Type: Zoning Case

In control: Board of Adjustment

On agenda: 6/3/2019

Title: BOA 19-10300037: A request by Jose Gallegos for a 1) a 1' variance from the 5' south side setback requirement to allow an attached dwelling unit to be 4' away from the south side property line, 2) an 8' variance from the 10' rear setback requirement to allow an attached dwelling unit and carport to be 2' away from the rear property line, and 3) a 2' variance from the 5' side setback requirement to allow an attached carport to be 3' from the side property line, as described in Section 35-371(a), to allow an attached carport to be 2' from the rear property line, located at 916 North San Jacinto. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. BOA 19-10300037 Attachments

Date	Ver.	Action By	Action	Result
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Case Number: BOA 19-10300037

Applicant: Jose Gallegos

Owner: Juan R. Barrera

Council District: 1

Location: 916 North San Jacinto

Legal The North 42.45 feet and the South 84.9 feet of Lot 1 and Lot

Description: 2, Block 4, NCB 2179

Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay
District

Case Manager: Mercedes Rivas, Planner

Request

A request for 1) a 1' variance from the 5' south side setback requirement, as described in Section 35-371(a), to allow an attached dwelling unit to be 4' away from the south side property line, 2) an 8' variance from the 10' rear setback requirement, as described in Section 35-371(a), to allow an attached dwelling unit and carport to be 2' away from the rear property line, 3) a 2' variance from the 5' side setback requirement, as described in Section 35-371(a), to allow an attached carport to be 3' from the side property line.

Executive Summary

The subject property is located at 916 North San Jacinto. The applicant is requesting a decrease of the front,

rear, and side building setback lines to allow for an attached dwelling unit and an attached carport that was added to the home. Both the attached dwelling unit and attached carport were built without permits. Had the applicant applied for a permit, we would have informed the owner that you cannot build within the front and side building setback lines.

Code Enforcement History

On March 14, 2018 the applicant received a code violation for building within the rear and side building setback lines without a permit. The case is currently open.

Permit History

There is no permit history related to the attached dwelling unit on the property. The property owner is seeking a variance to allow for permit to be issued.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“MF-33 AHOD” Multi-Family Airport Hazard Overlay District	Multi-Family Dwelling

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“MF-33 AHOD” Multi-Family Airport Hazard Overlay District	Multi -Family Dwelling
South	“MF-33 AHOD” Multi-Family Airport Hazard Overlay District	Multi -Family Dwelling
East	“MF-33 AHOD” Multi-Family Airport Hazard Overlay District	Multi -Family Dwelling
West	“MF-33 AHOD” Multi-Family Airport Hazard Overlay District	Church

Comprehensive Plan Consistency/Neighborhood Association

The property is not within any adopted Neighborhood, Community, Perimeter or Sector Plan. However, the property is within the proposed Westside Community Plan, which is in Phase 1 of the SA Tomorrow process. The subject property is within the West End Hope in Action Neighborhood Association. As such, they were notified and asked to comment.

Street Classification

North San Jacinto 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 served by setbacks, which help to provide consistent development within the City of San Antonio. The applicant is seeking a variance to allow an attached dwelling unit and carport to remain 2' from the rear property line. Allowing the structures to be 2' from the rear property line interferes with the character of the neighborhood.

However, a 5 foot variance from the 10 foot rear setback to allow the attached dwelling unit and carport to be 5 feet from the rear may not be contrary to the public interest. Similarly, allowing an attached carport to remain 3' from the side property line and the attached dwelling unit to remain 4' from the side property line may not interfere with the character of the neighborhood.

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

Staff is unable to establish any special condition that warrants allows the structures to remain 2' from the rear property line.

However, a 5 foot variance from the 10 foot rear setback to allow the attached dwelling unit and carport to be 5 feet from the rear may not be contrary to the public interest. Similarly, allowing an attached carport to remain 3' from the side property line and the attached dwelling unit to remain 4' from the side property line may not result in an unnecessary hardship.

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

The spirit of the ordinance is the intent of the Code, rather than the strict letter of the law. In this case, the intent is to provide enough of a setback to allow for long-term maintenance without trespass. The near elimination does not provide such clearance and does not observe the spirit of the ordinance.

However, a 5 foot variance from the 10 foot rear setback to allow the attached dwelling unit and carport to be 5 feet from the rear may not be contrary to the public interest. Similarly, allowing an attached carport to remain 3' from the side property line and the attached dwelling unit to remain 4' from the side property line may observe the spirit of the ordinance.

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

The variance will not authorize the operation of a use other than those uses specifically authorized by the 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.*

The placement of the structures 2' from the rear property line is contrary to the essential character of the district.

However, a 5 foot variance from the 10 foot rear setback to allow the attached dwelling unit and carport to be 5 feet from the rear may not be contrary to the public interest. Similarly, allowing an attached carport to remain 3' from the side property line and the attached dwelling unit to remain 4' from the side property line may not alter the essential character of the district.

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.*

Staff is unable to determine any unique circumstance existing on the site that warrants the near elimination of the front, rear, and side setbacks.

However, a 5 foot variance from the 10 foot rear setback to allow the attached dwelling unit and carport to be 5 feet from the rear may not be contrary to the public interest. Similarly, allowing an attached carport to remain 3' from the side property line and the attached dwelling unit to remain 4' from the side property line may observe the intent of the code.

Alternative to Applicant's Request

Denial of the variance request would result in the owner having to meet the required setbacks.

Staff Recommendation

Staff recommends **APPROVAL** of the following:

- 1) a 1' variance from the 5' south side setback requirement to allow an attached dwelling unit to be 4' away from the south side property line, and
- 3) a 2' variance from the 5' side setback requirement to allow an attached carport to be 3' from the side property line.

Staff recommends **DENIAL with an Alternate Recommendation for a 5' variance from the 10' rear setback requirement, to allow an attached dwelling unit and carport to be 5' away from the rear property line**, in **19-10300037**, based on the following findings of fact:

1. The attached dwelling unit and carport are contrary to the public interest as requested in that it detracts from the essential character of the community.