

CITY OF SAN ANTONIO
Board of Adjustment
Regular Public Hearing Agenda

Cliff Morton Development and Business Services Center
1901 South Alamo Street
Board Room, First Floor

Monday, February 23, 2009
10:00 AM

BOARD OF ADJUSTMENT MEMBERS

Liz Victor – District 1	Paul Klein – District 6
Edward Hardemon – District 2	Mary Rogers – District 7
Helen Dutmer – District 3	Andrew Ozuna – District 8
Geroge Britton – District 4	Mike Villyard – District 9
George Alejos – District 5	Gene Camargo – District Mayor
Michael Gallagher – District 10	
Chairman	
Maria Cruz	Mimi Moffat
Henry Rodriguez	Pete Vallone
Rollette Schreckenghost	Narciso Cano

1. 10:00 AM – Public Hearing Call to Order.
2. Roll Call.
3. Pledges of Allegiance.
4. The Board of Adjustment will recess for lunch at approximately 12:30 PM.
5. **A-09-010:** The request of Sioco Realty, L.L.C., for **1)** a 5-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to erect an 8-foot tall solid-screen front-yard fence on the northeast property line, **2)** a 3-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to keep an existing 6-foot tall solid-screen front-yard fence on the southwest property line, and **3)** a 2-foot variance from the requirement that side and rear-yard fences shall not exceed 6 feet in height, in order to erect an 8-foot tall side and rear-yard fence, 9465 Huebner Road.
6. **A-09-014:** The request of Eric Eidelbach, for a 2-foot variance from the requirement that side and rear-yard fences not exceed 6 feet in height, in order to keep an existing 8-foot tall side and rear-yard fence, 115 Wyanoke.

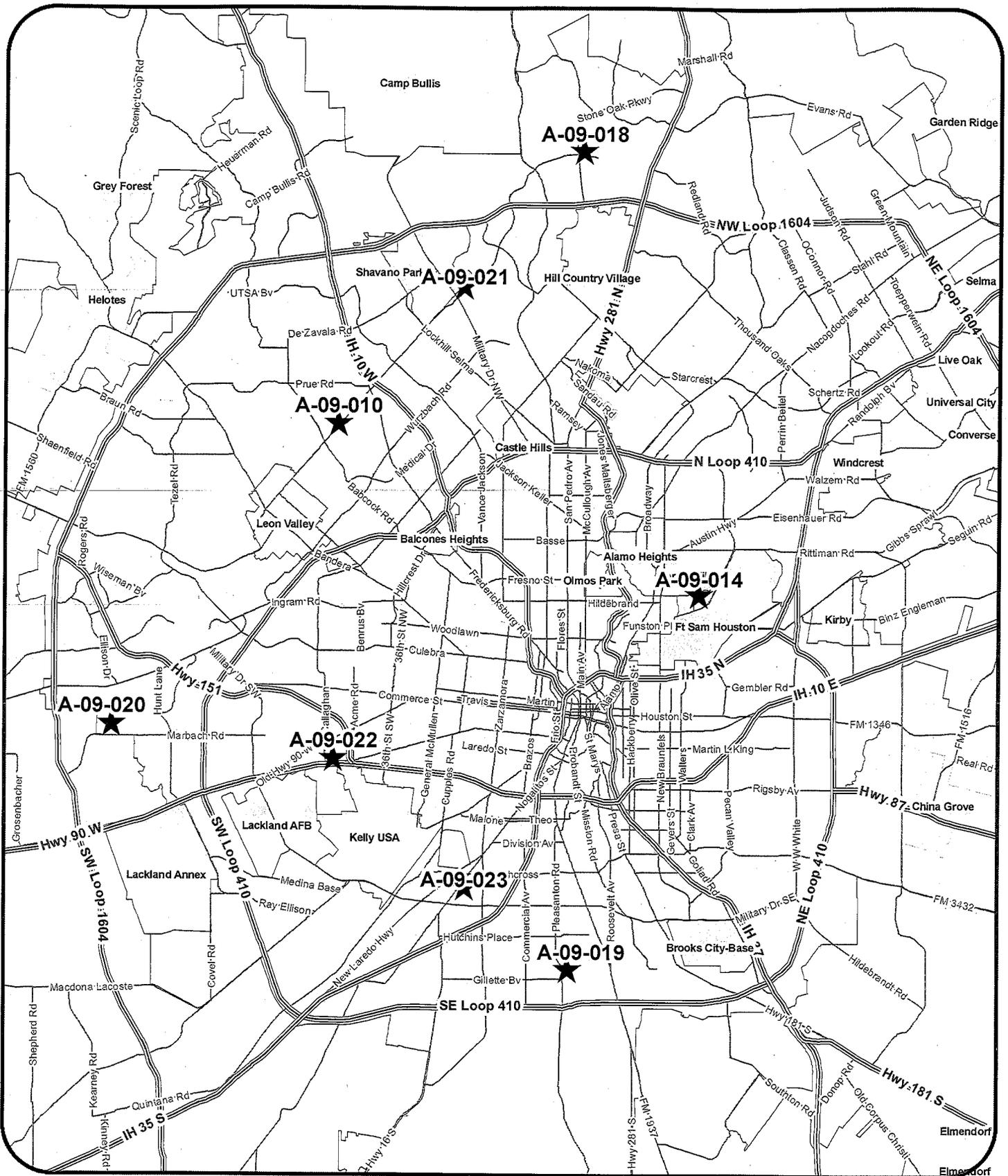
7. **A-09-018:** The request of Nathan Golik, for a 23 space parking adjustment from the standard that hospitals with a gross floor area of 40,831 square feet maintain a minimum of 102 parking spaces, in order to allow only 79 parking spaces, 19100 Block of Stonehue.
8. **A-09-019:** The request of Ricardo Trevino, for a 2-foot variance from the requirement that front-yard fences not exceed 4 feet in height, in order to keep an existing 6-foot tall predominantly open front-yard fence, 230 East Ashley Road.
9. **A-09-021:** The request of Dale Carse, for a 2-foot variance from the requirement that predominately open front-yard fences shall not exceed 4 feet in height, in order to erect a predominately open fence to a height of 6 feet in the front yard, 15103 Huebner Road.
10. **A-09-022:** The request of Maria P. Zurita, for a Special Exception to relocate a residential structure from 2432 South Loop 410 West to 2143 Herbert Lane, 2143 Herbert Lane.
11. **A-09-023:** The request of Pura Zavala, for a special exception to allow a one operator beauty/barber shop at the property identified above, 2031 West Pyron Avenue.
12. Approval of the minutes from the regular meeting on December 15, 2008.
13. Staff Report.
14. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
15. **Adjournment**

Note: The City of San Antonio Board of Adjustment Agenda can be found on the Internet at: www.sanantonio.gov/dsd

At any time prior to the meeting, you may contact a case manager at 207-0170 to check the status of a case.

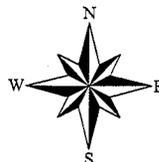
ACCESSIBILITY STATEMENT

This meeting site is accessible to persons with disabilities. Parking is available. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.

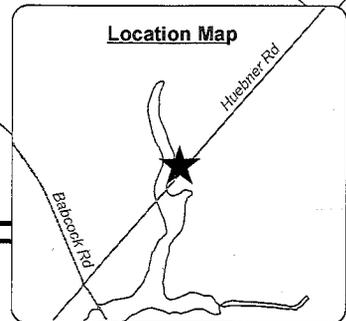
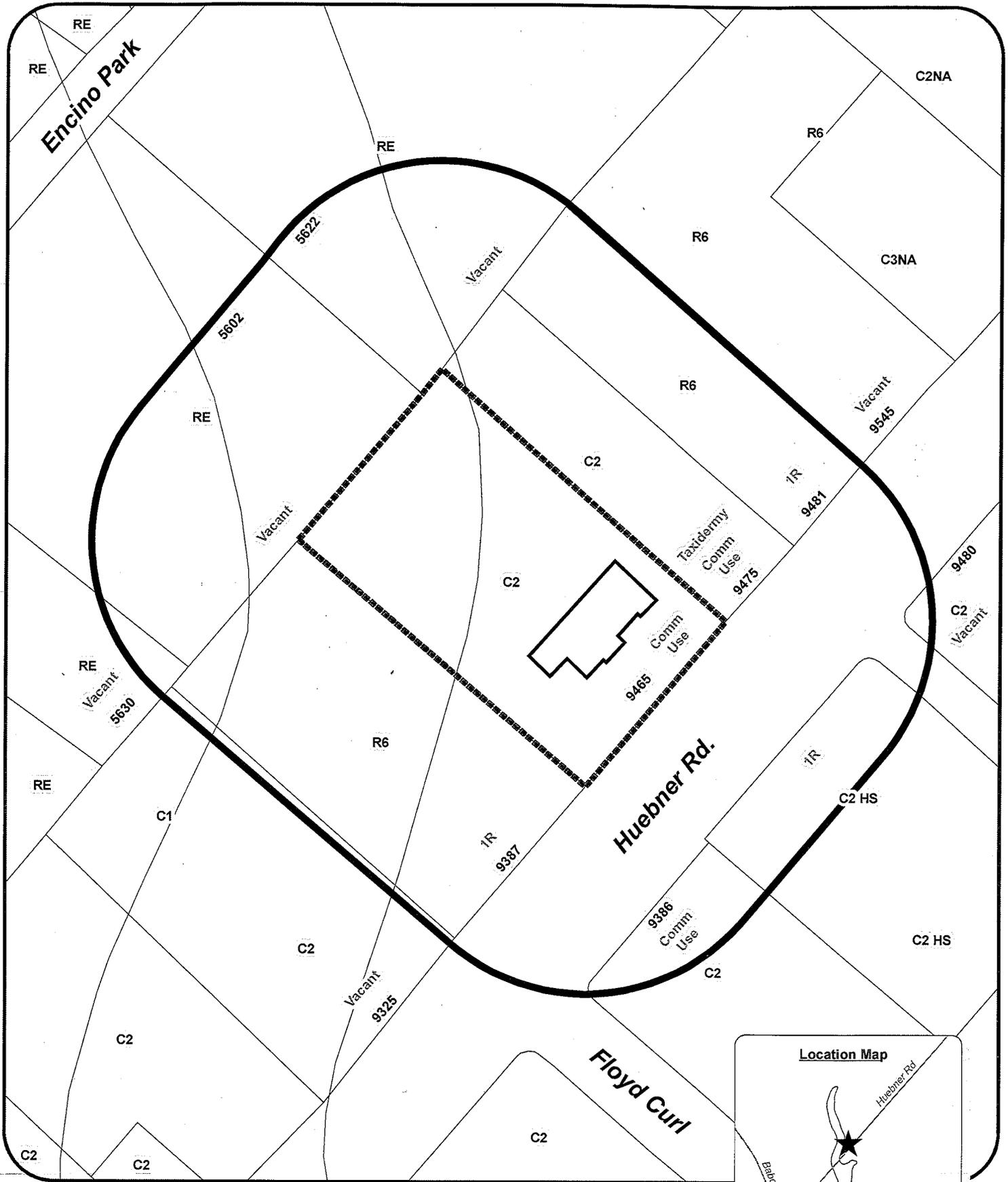


Board of Adjustment

Subject Property Locations
Cases for February 23, 2009

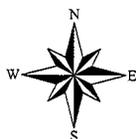


Planning and Development Services Dept
City of San Antonio
(09/17/2008 - E Hart)



Board of Adjustment

**Notification Plan for
Case A-09-010**



Legend

Subject Property 
 200' Notification Buffer 
 Scale: 1" approx. = 120'
 Council District 8

City of San Antonio
 Planning and Development Services Department
 (1/14/2009)
 R.R.M.

CASE NO: A-09-010

Board of Adjustment – February 23, 2009

Applicant: Sioco Realty, L.L.C.

Owner: Sioco Realty, L.L.C.

Request(s): 1) a 5-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to erect an 8-foot tall solid-screen front-yard fence on the northeast property line, 2) a 3-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to keep an existing 6-foot tall solid-screen front-yard fence on the southwest property line, and 3) a 2-foot variance from the requirement that side and rear-yard fences shall not exceed 6 feet in height, in order to erect an 8-foot tall side and rear-yard fence.

Legal Description: The northwest irregular 377.96 feet of Lot 11, Block 2, NCB 14702

Address: 9465 Huebner Road

Zoning: "C-2" Commercial District

Existing Use: Medical Cardiology Building

Neigh. Assoc: Oakland Estates Neighborhood Association

Neigh. Plan: Oakland Estates Neighborhood Plan

Section of the City Code from which these variances are requested:

35-514 Fences: Front-yard solid screen fence shall not exceed 3 feet in height. Side and rear-yard fences shall not exceed 6 feet in height.

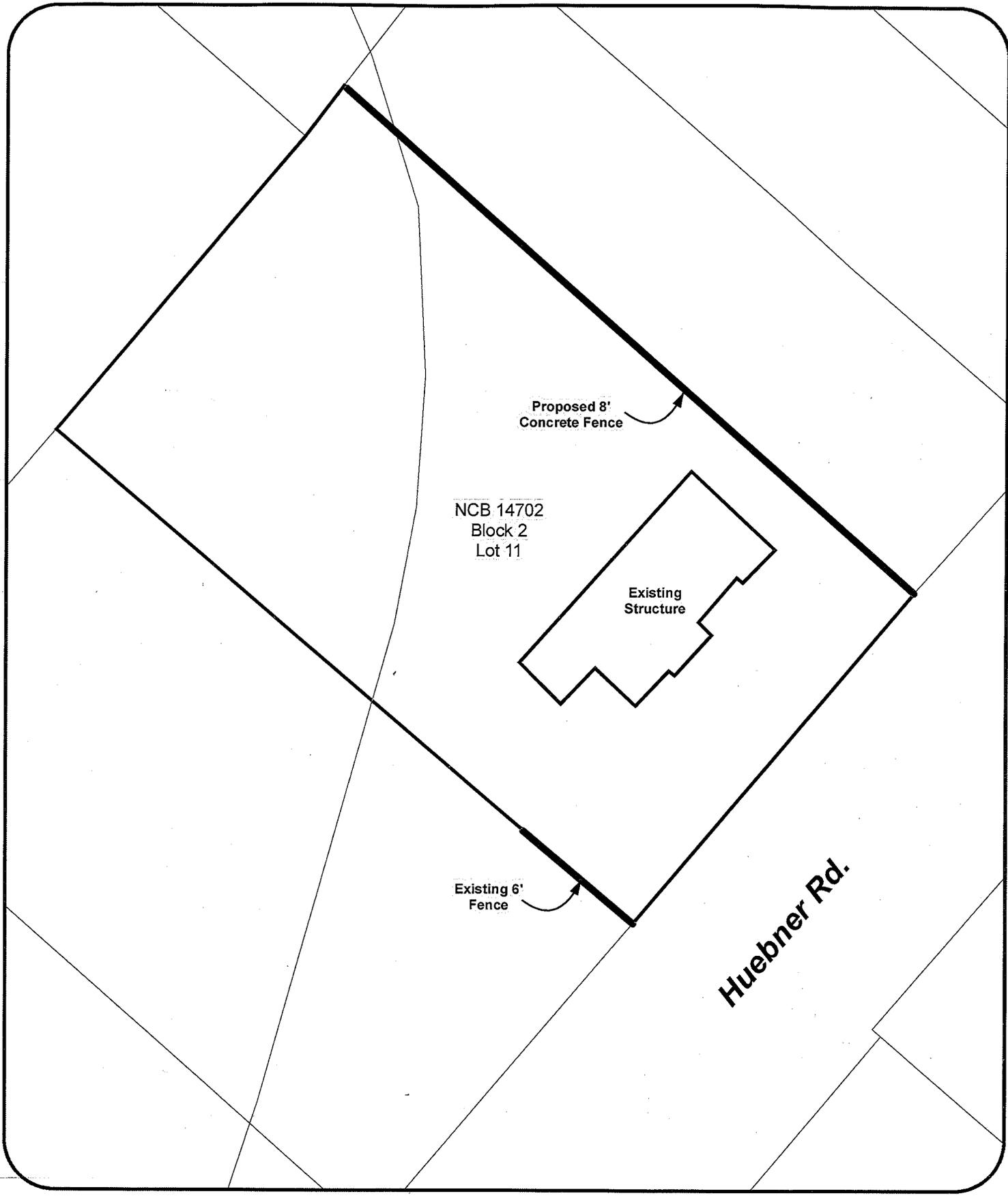
Background: The subject property is located on Huebner Road, near its intersection with Floyd Curl. It is zoned C-2 and is occupied by a newly built medical cardiology building. C-2 zoning exists on the lot to the immediate north, and that lot is occupied by a taxidermy service. RE zoning exists to the west, and a vacant house sits on the R-6 zoned property to the immediate south. The applicant is seeking variances in order to erect an 8-foot tall stucco pre-cast cement fence along the side and front property lines as well as to maintain a pre-existing 6-foot tall stucco pre-cast cement fence in the front-yard along the southeastern property line.

Recommendation: The intent of the maximum fence height requirement in front yards is to allow property owners to screen and secure their property while also maintaining openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. The request for an eight-foot tall fence in the front yard of this property is unique in that there appears to be a significant difference in the slope of the land between the subject property and the property directly to the north, thus creating a topographic hardship on the property. Because of the grade of said slope, the addition of an eight foot tall fence in the front yard along the east property line would be level with the existing six foot tall fence on the adjacent property. Staff believes that the addition of the eight foot tall front yard fence would do little to detract from the overall neighborhood character, and would support a uniform appearance between the subject property and the adjacent lot. Additionally, an existing 6-foot tall stucco pre-cast cement fence already sits along the southwestern property line and encroaches into the front-yard of the subject property. Although it appears that no permits

were obtained for the construction of said fence, staff believes that the existence of this fence will provide symmetry between it and the proposed 8-foot tall fence on the northeastern property line. Staff therefore recommends **approval** of variance requests 1 and 2.

Upon site inspection, it appeared that the difference in grade mentioned in relation to the first request diminished along the side and rear yard of the property. Thus, it would seem that the addition of an 8 foot tall fence in the side and rear-yard would result in an incongruity in height between the adjacent fence and the subject property fence, as no topographic hardship appears to exist along the side property line. Also, a portion of this fence along the southern property line has already been erected and is six feet in height. No permits were obtained for the existing portion of the fence along the southern property line. The addition of an eight foot tall fence along the northern property line from the front façade of the existing building running north would detract from the uniformity of the fence height already established on the opposite property line. Staff therefore recommends **denial** of the side and rear-yard variance request.

Case Manager: Mike Farber, Planner (210) 207-3074



NCB 14702
Block 2
Lot 11

Proposed 8'
Concrete Fence

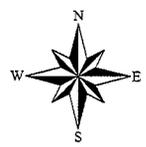
Existing
Structure

Existing 6'
Fence

Huebner Rd.

Board of Adjustment

Plot Plan for
Case A-09-010



Scale: 1" approx. = 60'
Council District 8

9465 Huebner Rd.

City of San Antonio
Planning and Development Services Department
(1/13/2009)
R.R.M.

Board of Adjustment - Case No. A-09-010

February 23, 2009

The Board of Adjustment will hold a Public Hearing at **10:00 AM** on **Monday, February 23, 2009** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant-Sioco Realty, L.L.C.

The northwest irregular 377.96 feet of Lot 11, Block 2, NCB 14702

9465 Huebner Road

Zoned: "C-2" Commercial District

The applicant is requesting **1)** a 5-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to erect an 8-foot tall solid-screen front-yard fence on the northeast property line, **2)** a 3-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to keep an existing 6-foot tall solid-screen front-yard fence on the southwest property line, and **3)** a 2-foot variance from the requirement that side and rear-yard fences shall not exceed 6 feet in height, in order to erect an 8-foot tall side and rear-yard fence.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Planning and Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

In Favor/A Favor

In Opposition/En Oposicion

Comments/Comentarios: _____

NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-09-010

Hearing Date: December 1, 2008

Type / Scope of BOA Request:

Applicant is requesting 2-foot variance from the UDC Sec 35-514 requirement that fences in the side and rear yards not exceed 6-feet in height, in order to erect an 8-foot fence.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association (name or n/a): Oakland Estates

Neighborhood or Community Plan (name or n/a): Oakland Estates Neighborhood Plan

Neighborhood Conservation District (name or n/a): N/A

Corridor Overlay District (name or n/a): N/A

ANALYSIS STATEMENT

The request is for a variance from UDC fence standards to allow an 8-foot fence in the side and rear yards. The overall purpose of the fencing standards is to separate, protect, and enhance residential, commercial, and industrial properties. The height requirement serves as a regulatory function by providing a city-wide standard, and in part, create a visually appealing landscape.

In Section III Part A of the Oakland Estates Neighborhood Plan the installation of a solid wall or fencing is encouraged between commercial uses. However, in Section III Part B it is expressly stated that, "There will be enforcement of city building and compliance codes regarding any commercial and residential construction."

During the site preparation and construction, the parcel was graded to a difference of 2 feet lower than the adjacent parcel. This is evident by the exposed roots along the shared fence line. This seems to be a self-imposed hardship and not a natural topographical constraint for which the literal enforcement of the ordinance would cause an unnecessary hardship for the property owner.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request _____ Deny Request XX

Alternate _____ Explain: _____

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Brad Smilgin

Date Review Completed: 11/14/2008

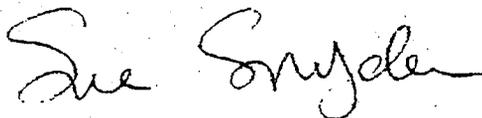
To: Board of Adjustments

December 1, 2008

Case No. A-09-010

Applicant: Sioco Realty, L.L.C.
9465 Huebner Rd.

Oakland Estates Neighborhood Association is in support of Dr. Sioco's request for a variance as to fence height as long as the fence does not intrude into the flood plain in the back of the property.



Sue Snyder, Vice President, Oakland Estates Neighborhood Association
5655 Lockhill Rd. San Antonio, Texas
210 696-722012/1/08

NOTES:

1. THIS SHEET IS TO BE USED FOR THE DESIGN OF THE STABILIZED CONSTRUCTION ENTRANCE.
2. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
3. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF SOIL AND SEDIMENT TO THE ADJACENT WATER BODY.
4. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF OIL AND GREASE TO THE ADJACENT WATER BODY.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF OTHER HAZARDOUS MATERIALS TO THE ADJACENT WATER BODY.
6. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE TURBIDITY TO THE ADJACENT WATER BODY.
7. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE SOLIDS TO THE ADJACENT WATER BODY.
8. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE NUTRIENTS TO THE ADJACENT WATER BODY.
9. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE PHOSPHORUS TO THE ADJACENT WATER BODY.
10. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE HEAVY METALS TO THE ADJACENT WATER BODY.

SOIL EROSION CONTROL NOTES:

1. THE SOIL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
2. THE SOIL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF SOIL AND SEDIMENT TO THE ADJACENT WATER BODY.
3. THE SOIL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF OIL AND GREASE TO THE ADJACENT WATER BODY.
4. THE SOIL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF OTHER HAZARDOUS MATERIALS TO THE ADJACENT WATER BODY.
5. THE SOIL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE TURBIDITY TO THE ADJACENT WATER BODY.
6. THE SOIL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE SOLIDS TO THE ADJACENT WATER BODY.
7. THE SOIL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE NUTRIENTS TO THE ADJACENT WATER BODY.
8. THE SOIL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE PHOSPHORUS TO THE ADJACENT WATER BODY.
9. THE SOIL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE HEAVY METALS TO THE ADJACENT WATER BODY.

NOTES:

1. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
2. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF SOIL AND SEDIMENT TO THE ADJACENT WATER BODY.
3. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF OIL AND GREASE TO THE ADJACENT WATER BODY.
4. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF OTHER HAZARDOUS MATERIALS TO THE ADJACENT WATER BODY.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE TURBIDITY TO THE ADJACENT WATER BODY.
6. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE SOLIDS TO THE ADJACENT WATER BODY.
7. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE NUTRIENTS TO THE ADJACENT WATER BODY.
8. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE PHOSPHORUS TO THE ADJACENT WATER BODY.
9. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE HEAVY METALS TO THE ADJACENT WATER BODY.

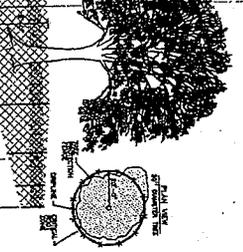
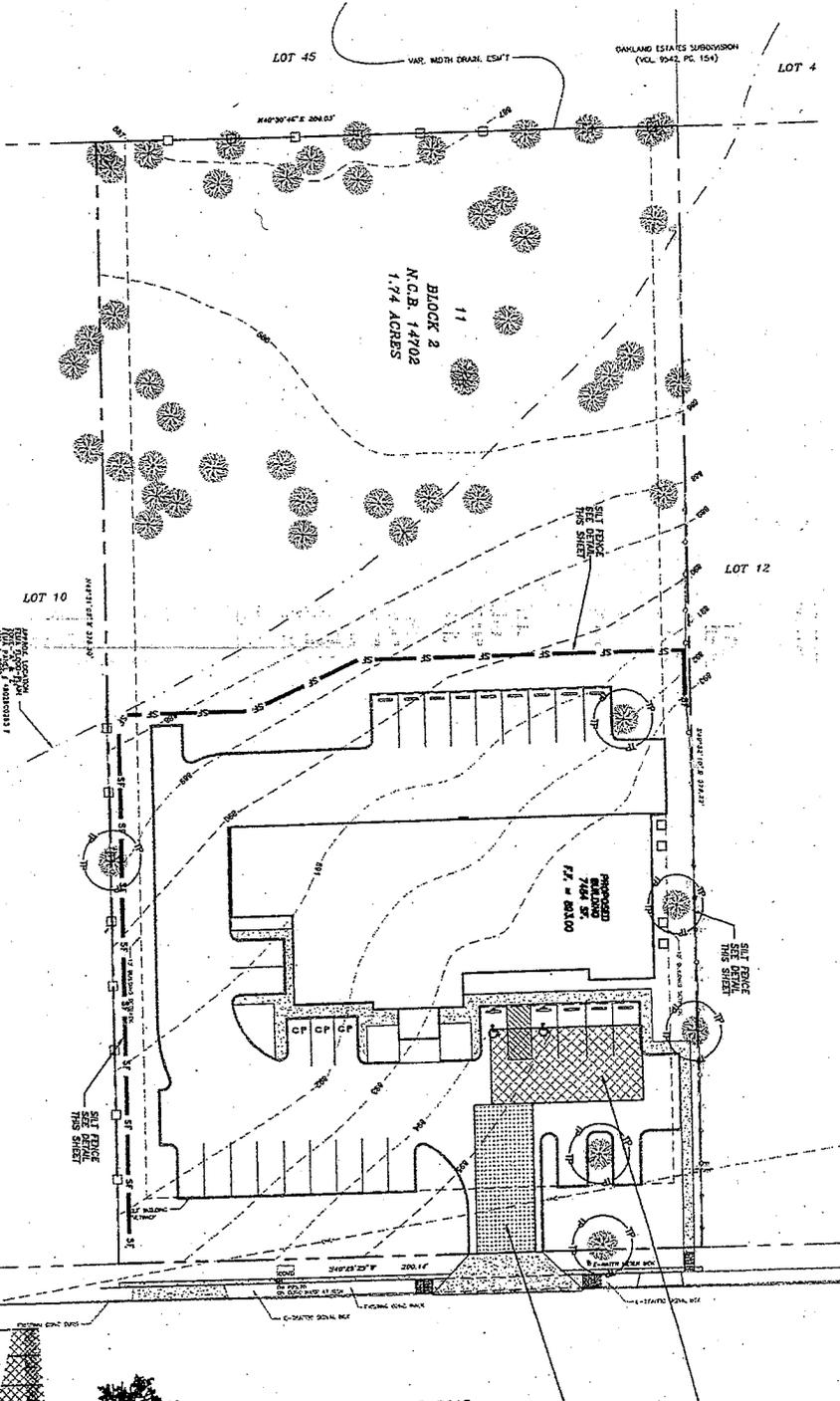
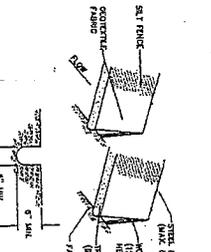
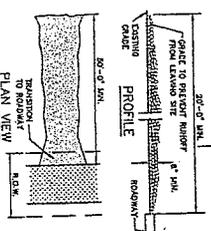
STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION:

1. ALL TREES AND NATURAL AREAS SHALL BE PROTECTED TO REMAIN AS MUCH AS POSSIBLE.
2. THE PROTECTION MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
3. THE PROTECTION MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF SOIL AND SEDIMENT TO THE ADJACENT WATER BODY.
4. THE PROTECTION MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF OIL AND GREASE TO THE ADJACENT WATER BODY.
5. THE PROTECTION MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF OTHER HAZARDOUS MATERIALS TO THE ADJACENT WATER BODY.
6. THE PROTECTION MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE TURBIDITY TO THE ADJACENT WATER BODY.
7. THE PROTECTION MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE SOLIDS TO THE ADJACENT WATER BODY.
8. THE PROTECTION MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE NUTRIENTS TO THE ADJACENT WATER BODY.
9. THE PROTECTION MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE PHOSPHORUS TO THE ADJACENT WATER BODY.
10. THE PROTECTION MEASURES SHALL BE DESIGNED TO PREVENT THE TRANSPORT OF EXCESSIVE HEAVY METALS TO THE ADJACENT WATER BODY.

STABILIZED CONSTRUCTION ENTRANCE

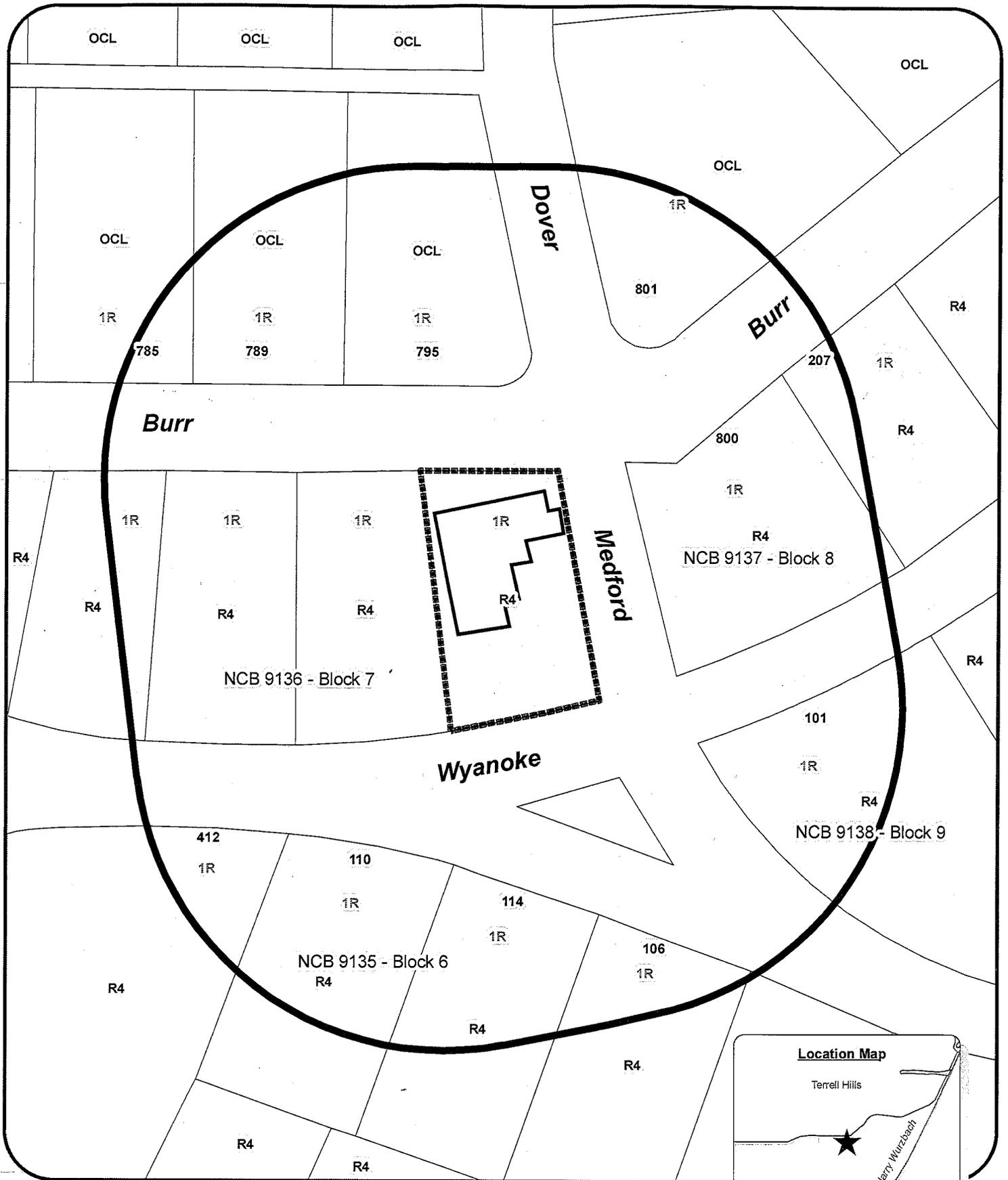
SOIL EROSION CONTROL

STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

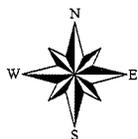


LEGEND

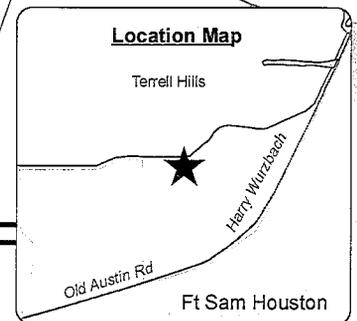
- 1. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 2. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 3. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 4. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 5. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 6. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 7. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 8. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 9. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 10. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 11. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 12. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 13. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 14. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 15. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 16. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 17. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 18. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 19. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE
- 20. 1/2" DIA. AND 10' HIGHER THAN THE EXISTING GRADE



Board of Adjustment
Notification Plan for
Case A-09-014



Legend
 Subject Property 
 200' Notification Buffer 
 Scale: 1" approx. = 80'
 Council District 9



City of San Antonio
 Planning and Development Services Department
 (11/26/2008)
 R.R.M.

CASE NO: A-09-014

Board of Adjustment – February 23, 2009

Applicant: Eric Eidelbach

Owner: Eric Eidelbach

Request(s): A 2-foot variance from the requirement that side and rear-yard fences not exceed 6 feet in height, in order to keep an existing 8-foot tall side and rear-yard fence.

Legal Description: Lot 1, Block 7, NCB 9136

Address: 115 Wyanoke

Zoning: "R-4" Residential Single-Family District

Existing Use: Single-Family Residence

Neigh. Assoc: None

Neigh. Plan: None

Section of the City Code from which the variance is requested:

35-514 Fences: Side and rear-yard solid screen fences shall not exceed 6 feet in height.

Background: The subject property is a through-lot at the intersection of Wyanoke and Medford. The rear of the property has frontage along Burr Road, which is to the north. The subject property is zoned R-4 and is occupied by a single-family residence. R-4 zoning completely surrounds the subject property, with the surrounding uses being single-family residences. The lots to the immediate west of the subject property are also through-lots, and observe Burr Road as their rear. These lots all maintain 6-foot rear-yard fences along that portion of Burr Road. The applicant is seeking a variance in order to keep an existing side and rear-yard fence that exceeds the maximum allowable height by 2 feet, for a total height of eight feet; citing noise pollution as the primary rationale for the retention of said fence. No permits have been issued for the construction of the fence. The investigation was initiated by the City's Code Compliance Division of the Housing and Neighborhood Services Department.

Recommendation: The intent of the maximum fence height requirement in rear and side-yards is to allow property owners to screen and secure their property, while also allowing for openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. There does not appear to be any unique terrain feature inherent to the property where the literal enforcement of the fence height requirements in side and rear-yards would result in an unnecessary hardship. The fence in question was constructed without permits. The applicant has not demonstrated that a physical or topographic hardship exists; having only cited noise as the issue of contention. Staff would be concerned by the precedent-setting situation that may occur for the lots to the west should the Board grant this request. Staff therefore recommends **denial** of the requested variance.

Case Manager: Mike Farber, Planner (210) 207-3074

Burr

10'
(Approx.)

8' Proposed
Pre-cast Concrete
Fence

Existing
Residence

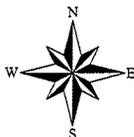
Medford

NCB 9136
Block 7
Lot 1

Wyanoke

Board of Adjustment

Plot Plan for
Case A-09-014



Scale: 1" approx. = 20'
Council District 9

115 Wyanoke Dr.

City of San Antonio
Planning and Development Services Department
(11/26/2008)
R.R.M.

Board of Adjustment - Case No. A-09-014

February 23, 2009

The Board of Adjustment will hold a Public Hearing at **10:00 AM** on **Monday, February 23, 2009** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant-Eric Eidelbach
Lot 1, Block 7, NCB 9136
115 Wyanoke
Zoned: "R-4" Residential Single-Family District

The applicant is requesting a a 2-foot variance from the requirement that side and rear-yard fences not exceed 6 feet in height, in order to keep an existing 8-foot tall side and rear-yard fence.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-09-014

FENCE

Burr Road fence is approx. 90 feet long

HOUSE

BURR RD.



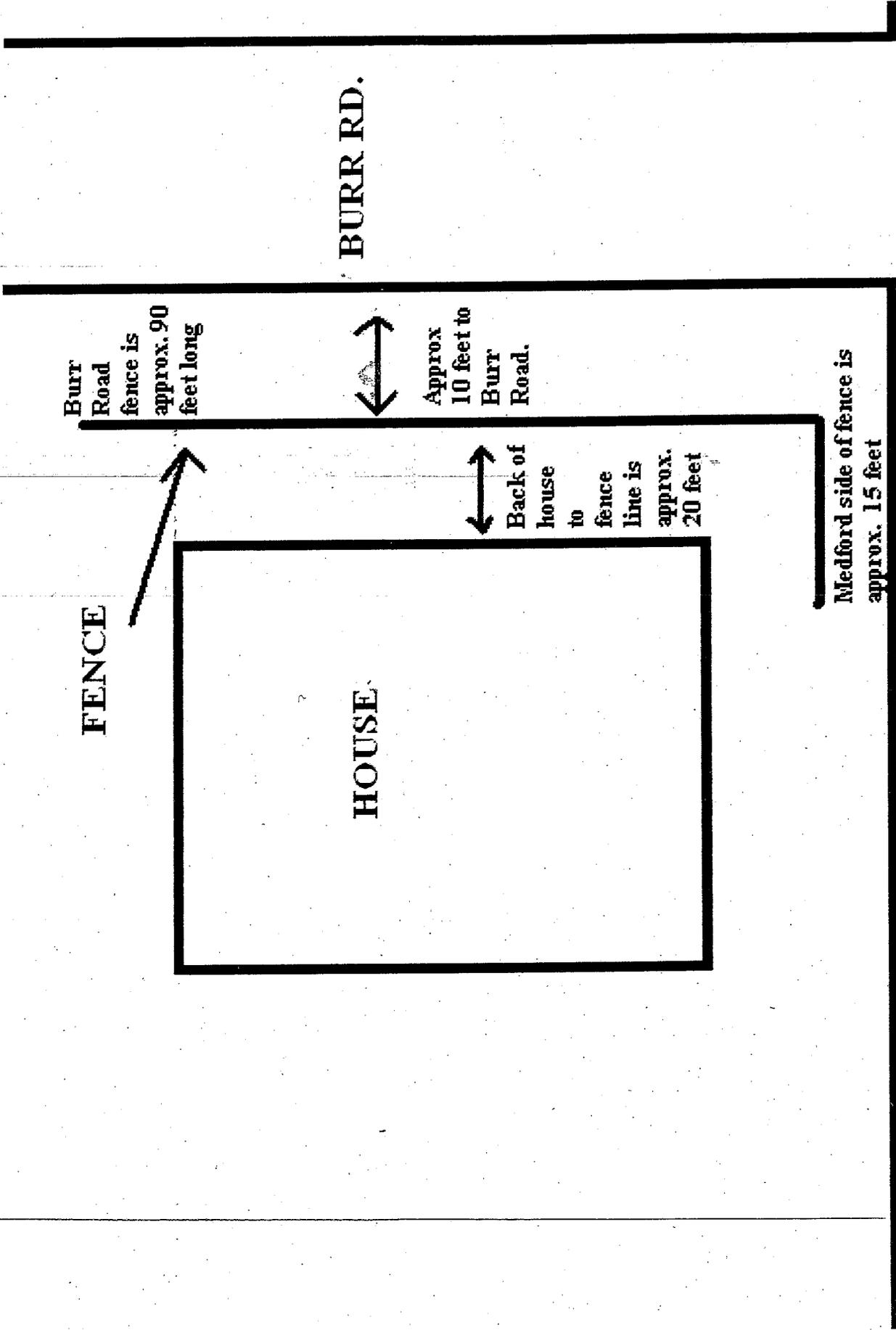
Approx 10 feet to Burr Road.

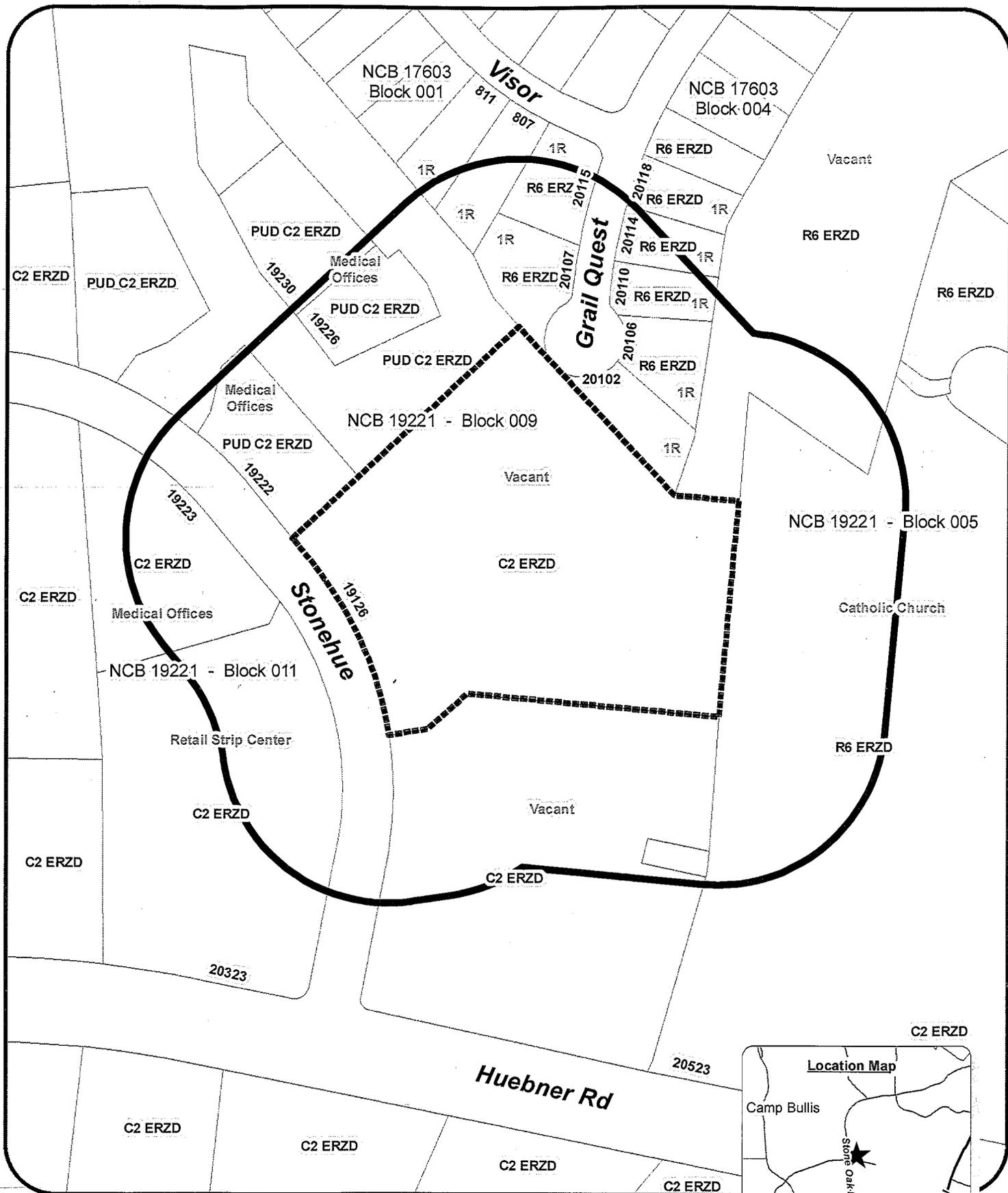


Back of house to fence line is approx. 20 feet

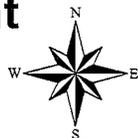
Medford side of fence is approx. 15 feet

MEDFORD ROAD

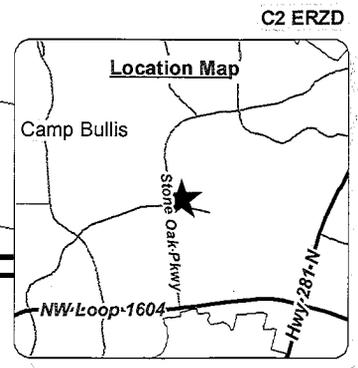




Board of Adjustment
Notification Plan for
Case A-09-018



Legend
 Subject Property
 200' Notification Buffer
 Scale: 1" approx. = 150'
 Council District(s) = 9



CASE NO: A-09-018

Board of Adjustment – February 23, 2009

Applicant: Nathan Golik

Owner: Wright Dayton Property, L.P.

Request(s): A 23 space parking adjustment from the standard that hospitals with a gross floor area of 40,831 square feet maintain a minimum of 102 parking spaces, in order to allow only 79 parking spaces.

Legal Description: Lot P-14A, NCB 19221 or Lot 7, Block 9, NCB 19221

Address: 19100 Block of Stonehue

Zoning: "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Hospital

Existing Use: Vacant

Neigh. Assoc: Stone Oak Communities of Mutual Amenities, Stone Oak Property Owners Association

Neigh. Plan: None

Section of the City Code from which this adjustment is requested:

35-526 Parking and Loading Standards, Table 35-526 (b) Parking in Nonresidential

Use Districts: The minimum number of parking spaces for a hospital shall be no less than 1 space per 400 square feet of gross floor area.

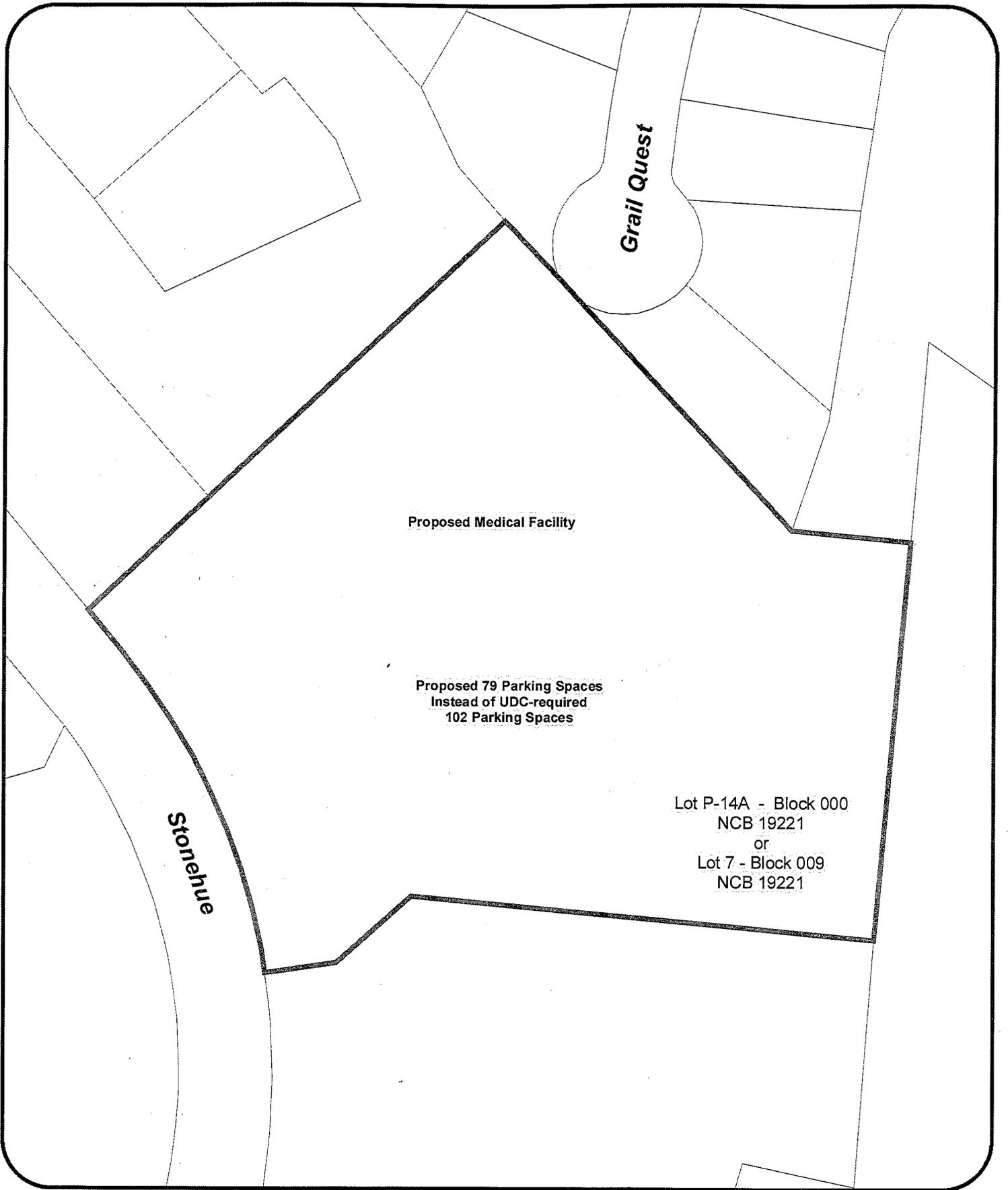
Background: The subject property is located on the city's north side, east of the corner of Stone Oak Parkway and Huebner Road. Commercial uses and zoning are adjacent to the south and west, with office and single-family residential uses to the north and a church to the east. The subject property is proposed to be developed as a rehabilitation hospital. The current "C-2 S" zoning was approved September 4, 2008, which required a site plan. The site plan was approved depicting a structure with a gross floor area of 40,831 square feet and 80 parking spaces. The applicant is requesting this parking adjustment in order to deviate from the minimum number of required parking spaces, which is one hundred two (102). Any adjustment authorized by the Board of Adjustment will apply only to the use for which the adjustment is sought. The applicant's site plan for this adjustment request, and proposed number of spaces, will total 79. In their application, the applicant cites the success in operating a number of other existing facilities with substantially fewer parking spaces

Recommendation: In review of the requested zoning change, the San Antonio Water System (SAWS) recommended that the amount of impervious cover on this site be limited to 46.5%, as it is located over the Edwards Aquifer Recharge Zone District (ERZD). It appears that the requested decrease in the number of parking spaces would not present a negative situation for surrounding property owners, as the reduced parking area would follow SAWS recommendations and would limit the amount of underutilized parking area. The applicant currently operates a number of other facilities throughout the State of Texas with fewer parking spaces and seems to be confident that

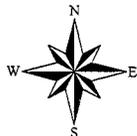
they can accommodate their intended use with 79 spaces. Staff suggests that the request would support the spirit of the UDC, which recommends impervious cover limitations, as recommended by SAWS.

During the zoning process, SAWS, and ultimately City Council, approved this site for the aforementioned zoning, with an impervious cover limitation that is congruent with the applicant's request. Staff therefore recommends **approval** of the requested parking adjustment.

Case Manager: Jacob Floyd, Planner (210) 207-8318



Board of Adjustment
Plot Plan for
Case A-09-018



Scale: 1" approx. = 80'
Council District 9

19126 Stonehue

Planning and Development Services Dept
City of San Antonio
(01/27/2009 - E Hart)

Board of Adjustment - Case No. A-09-018

February 23, 2009

The Board of Adjustment will hold a Public Hearing at **10:00 AM** on **Monday, February 23, 2009** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant-Nathan Golik

Lot P-14A, NCB 19221 or Lot 7, Block 9, NCB 19221

19100 Block of Stonehue

Zoned: "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Hospital

The applicant is requesting a 23-parking space adjustment from the parking standard that a hospital use with a gross floor area of 40,831 square feet have 102 parking spaces, in order to allow 79 parking spaces.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

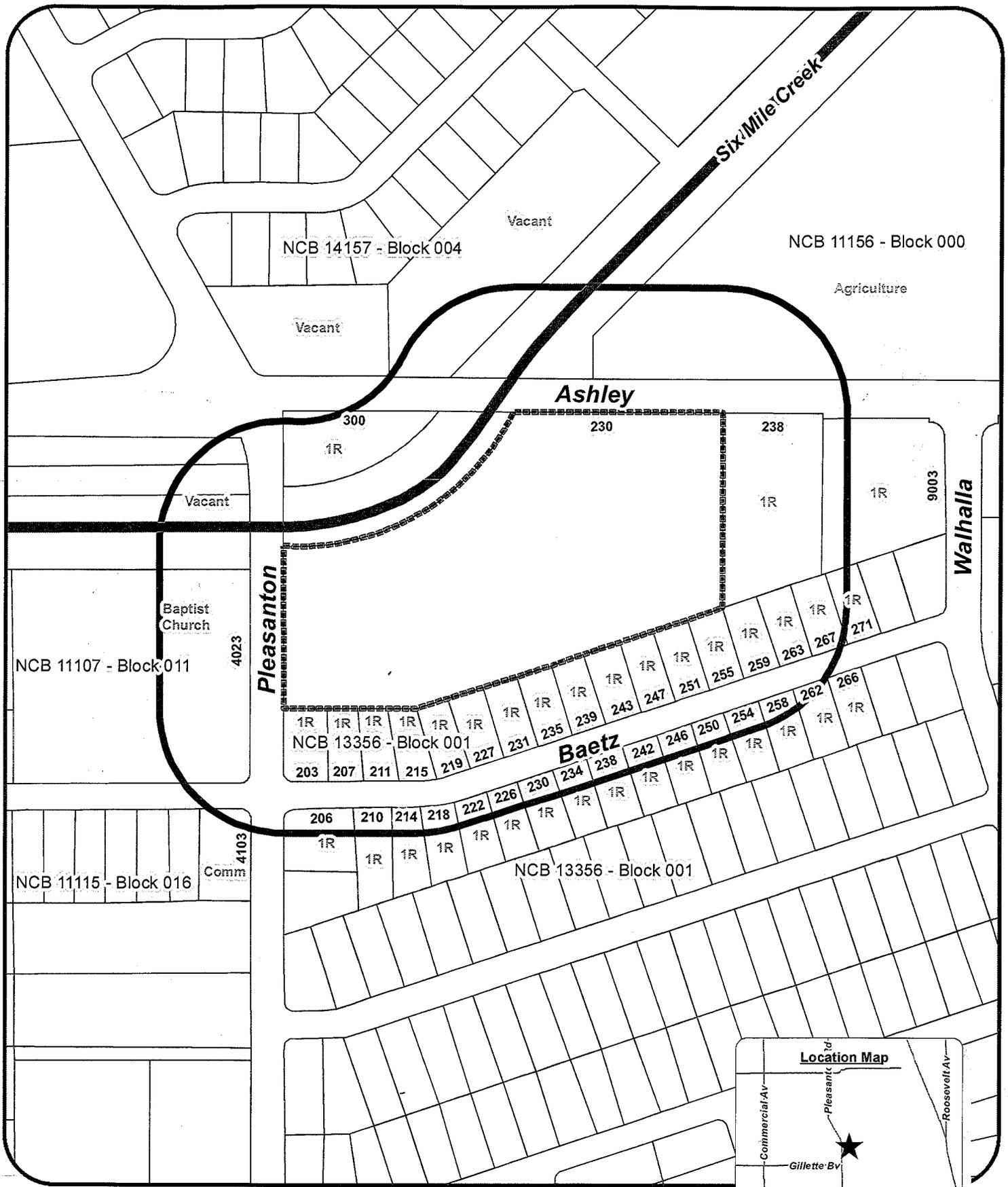
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

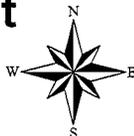
() In Opposition/En Oposicion

Comments/Comentarios: _____

A-09-018



Board of Adjustment
Notification Plan for
Case A-09-019



Legend

Subject Property
 200' Notification Buffer



Scale: 1" approx. = 200'
 Council District 3

City of San Antonio
 Planning & Development Services Dept.
 (01/14/2009) - PH

CASE NO: A-09-019

Board of Adjustment – February 23, 2009

Applicant: Ricardo Trevino

Owner: Ricardo Trevino

Request(s): A 2-foot variance from the requirement that predominately open front-yard fences shall not exceed 4 feet in height, in order to keep an existing 6-foot tall predominantly open front-yard fence.

Legal Description: Lot 25, Block 1, NCB 13356

Address: 230 East Ashley Road

Zoning: "R-4" Residential Single-Family District

Existing Use: Single-family residence

Neigh. Assoc: Kimborough Ridge

Neigh. Plan: None

Section of the City Code from which these variances are requested:

35-514 Fences: The maximum height for predominantly open front-yard fences shall be 4 feet.

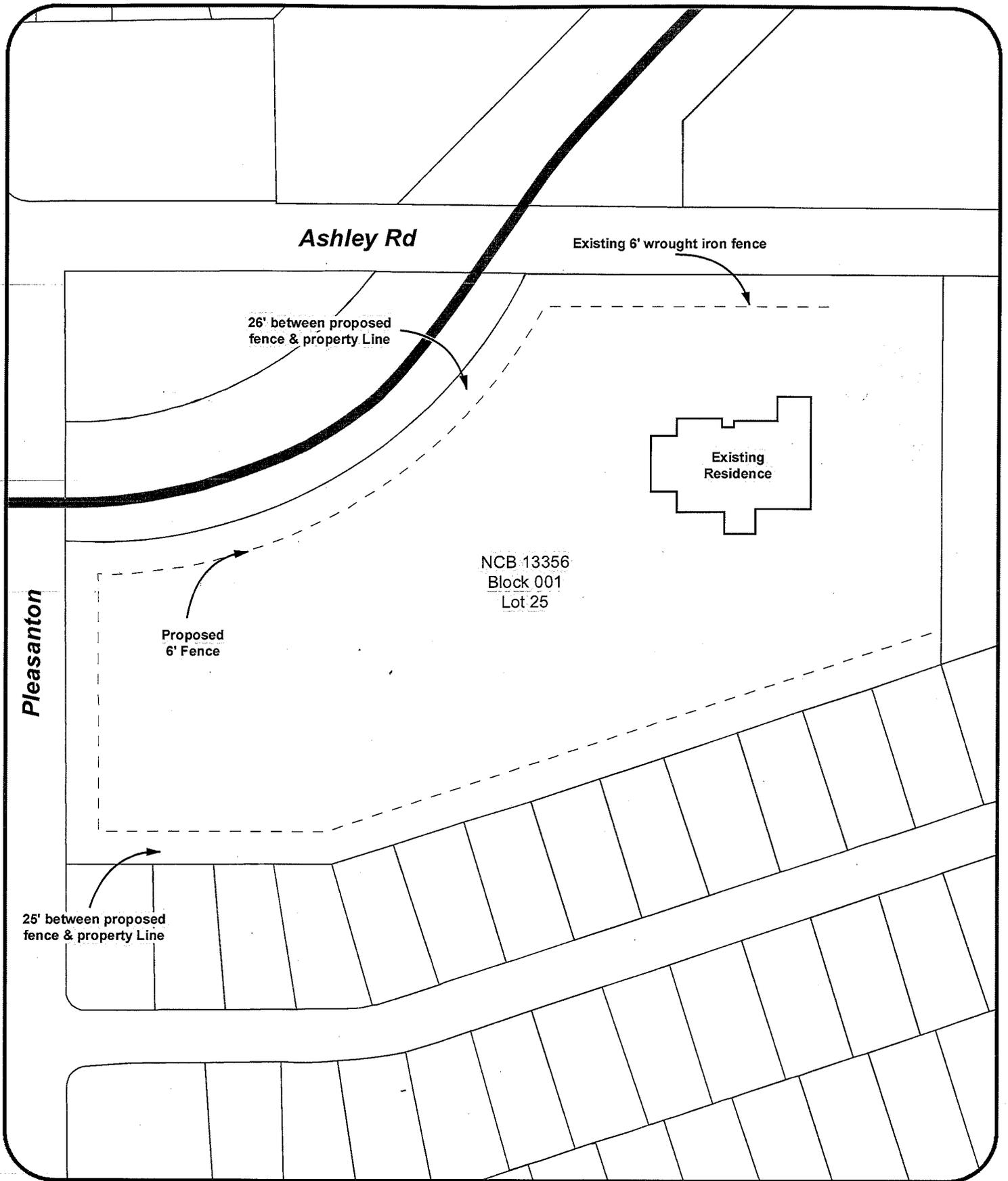
Background: The subject property is located on Ashley Road, near the intersection of Ashley Road and Pleasanton Road. It is zoned R-4 and is occupied by a single-family residence. R-4 zoning exists on the lots to the immediate east, west and south, with said lots being occupied almost exclusively by single-family residences. MF-33 and C-2 zoning exists on the vacant properties to the north of the subject property across Ashley Road. The applicant is seeking a variance in order to keep an existing 6-foot tall wrought iron fence along the front property line. The applicant cites vandalism as the primary rationale for the request. This request does not qualify for the Special Exception provisions in the UDC because a portion of the existing front yard fence is made of cyclone fencing materials.

A permit for a 6-foot tall front-yard chain-link fence was issued to the applicant in error, and was subsequently discovered by the Planning and Development Services Inspections Division on November 26, 2008. The errant permit stated that a 6 foot tall fence is permissible because it will sit 25 feet behind the front property line. Once discovered, the applicant was instructed that he can request a variance in order to keep the fence or bring said fence into compliance.

Recommendation: The intent of the maximum fence height requirement in front yards is to allow property owners to screen and secure their property while also maintaining openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. The fence height in front yards is also limited because its presence can detract from the streetscape and pedestrian friendliness of a neighborhood. It is apparent to staff that similar front yard fences of comparable height exist along this portion of Ashley Road. While it appears that a permit was issued for the fence in question in error, the applicant has not demonstrated that a physical or topographic hardship exists which would preclude adherence to the front-yard fence height specifications as

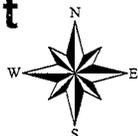
outlined in the UDC. The applicant's rationale for the request is insufficient due to the fact that no physical or topographic issues were cited as sources of hardship in the application provided. Therefore, staff recommends **denial** of the requested variance.

Case Manager: Mike Farber, Planner (210) 207-3074



Board of Adjustment

**Plot Plan for
Case A-09-019**



Scale: 1" approx. = 100'
Council District 3

230 E. Ashley Rd.

City of San Antonio
Planning & Development Services Dept.
(1/13/2009) - PH

Board of Adjustment - Case No. A-09-019

February 23, 2009

The Board of Adjustment will hold a Public Hearing at **10:00 AM** on **Monday, February 23, 2009** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant-Ricardo Trevino
Lot 25, Block 1, NCB 13356
230 East Ashley Road
Zoned: "R-4" Residential Single-Family District

The applicant is requesting a 2-foot variance from the requirement that front-yard fences shall not exceed 4 feet in height, in order to keep an existing 6-foot tall predominantly open front-yard fence.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Planning and Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Planning and Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

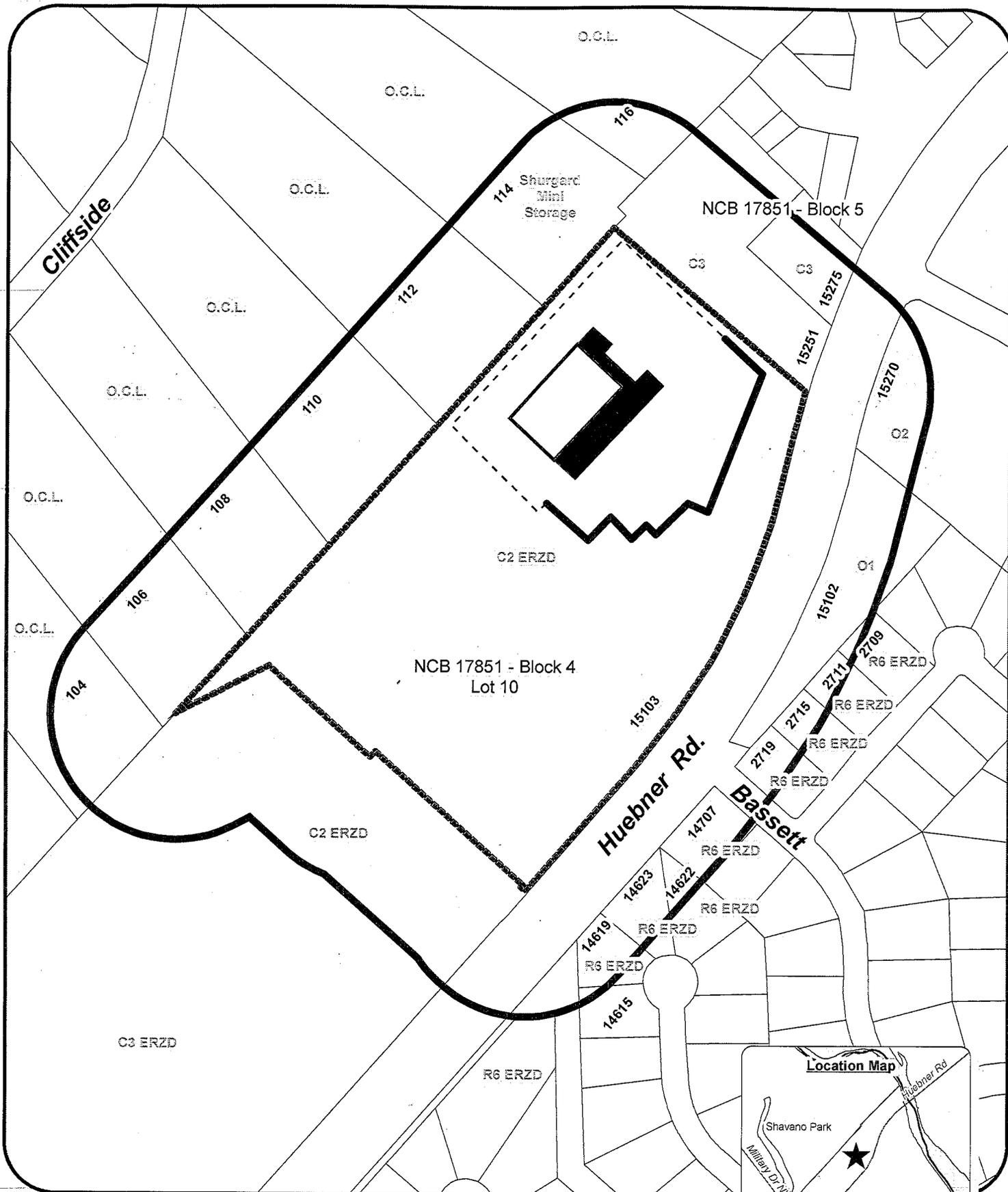
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

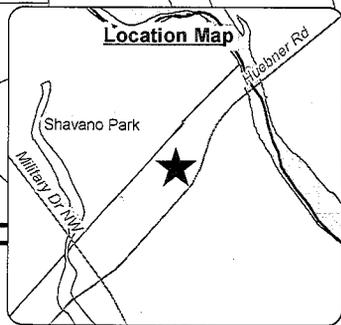
A-09-019



Board of Adjustment
Notification Plan for
Case A-09-021



Legend
 Subject Property [dashed line]
 200' Notification Buffer [thick solid line]
 Scale: 1" approx. = 200'
 Council District 8



City of San Antonio
 Planning and Development Services Department
 (1/13/2009)
 R.R.M.

CASE NO: A-09-021

Board of Adjustment – February 23, 2009

Applicant: Dale Carse

Owner: H.E. Butt Grocery Co.

Request(s): A 2-foot variance from the requirement that predominately open front-yard fences shall not exceed 4 feet in height, in order to erect a predominately open fence to a height of 6 feet in the front yard.

Legal Description: Lot 10, Block 4, NCB 17851

Address: 15103 Huebner Road

Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District

Existing Use: Commercial Data Center

Neigh. Assoc: None

Neigh. Plan: None

Section of the City Code from which the variance is requested:

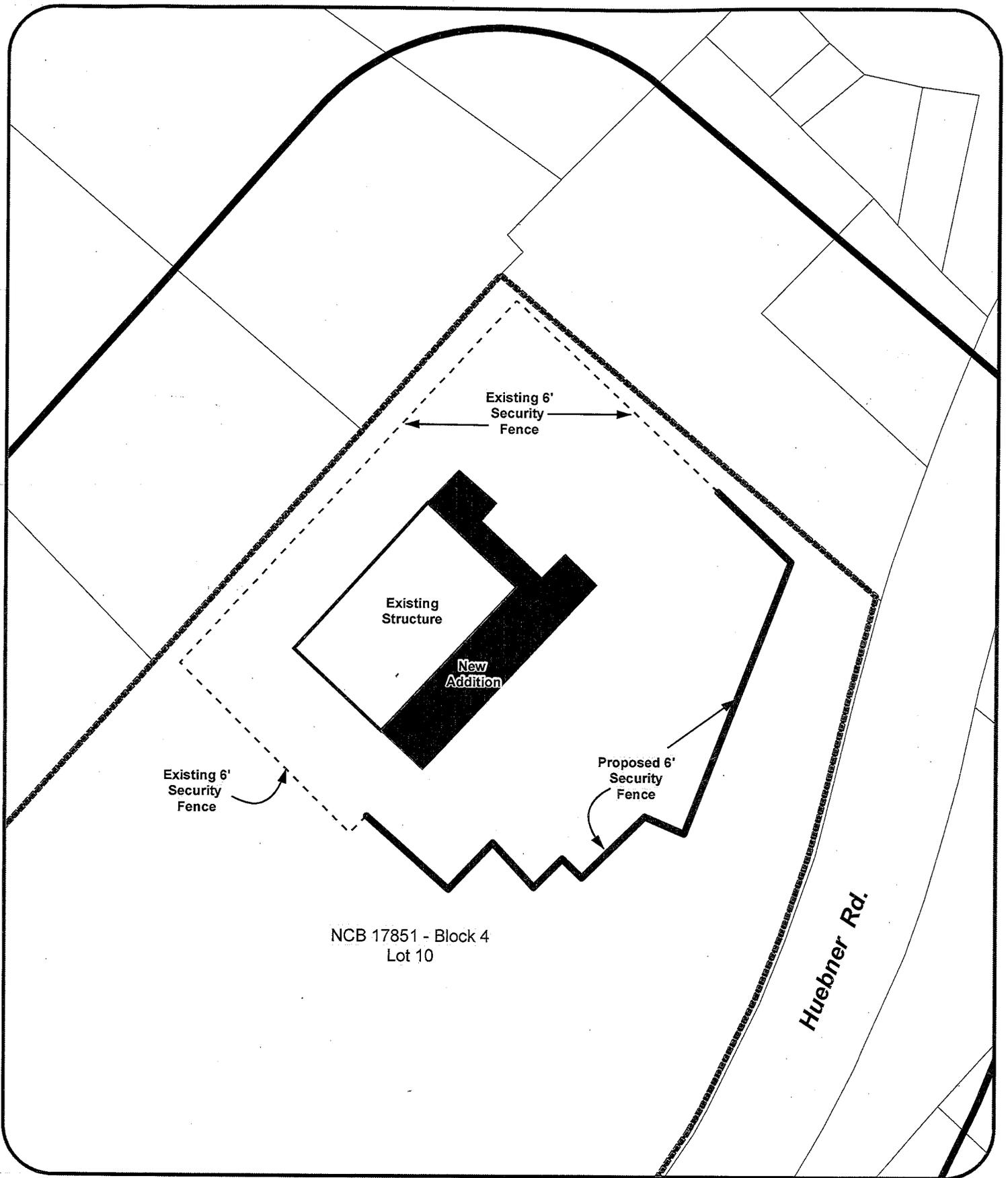
35-514 Fences: The maximum height of front yard fences is 4 feet.

Background: The subject property is located on the city's north side, south of Loop 1604 and just east of Shavano Park. Commercial uses abut the property to the north and south, with single-family residential and office uses across Huebner Road to the east and single-family residences outside the city limits to the west. Currently the site is occupied by a data center and is surrounded by a 6-foot tall fence that is similar in design to the proposed fence. The date of construction and legality of this fence is unknown, as a fence of this height would not normally be permitted in the front yard. Additionally, a 4-foot tall 3-strand barbed wire fence is in place along the front property line, parallel to Huebner Road.

The existing data center is in the process of being expanded and a new parking lot is being constructed in the area between the structure and Huebner Road. The placement of the proposed fence would surround the facility, extending to a point approximately 70 feet from the Huebner Road right-of-way. The applicant cites the unique security needs for a facility of this type as justification for the granting of this variance, though no specific security scenarios have been outlined in the application.

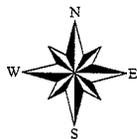
Recommendation: The intent of the maximum fence height requirement is to allow for openness, air flow, light penetration, and neighborhood uniformity. There do not appear to be any unique physical or topographic conditions on the subject property where the literal enforcement of the fence height restrictions would result in unnecessary hardship. Additionally, staff believes that the presence of a 6-foot tall front yard fence would detract from the goal of neighborhood uniformity as no fences of this type were evident in the surrounding area. Any fence erected for this property should comply with the Building Code (Chapter 6) to ensure that potential barbed wire complies with the necessary specifications. Staff recommends **denial** of the requested variance.

Case Manager: Jacob Floyd, Planner (210) 207-8318



Board of Adjustment

**Plot Plan for
Case A-09-021**



Legend

Subject Property 
 200' Notification Buffer 
 Scale: 1" approx. = 100'
 Council District 8

15103 Huebner Rd.

City of San Antonio
 Planning and Development Services Department
 (1/13/2009)
 R.R.M.

Board of Adjustment - Case No. A-09-021

February 23, 2009

The Board of Adjustment will hold a Public Hearing at **10:00 AM** on **Monday, February 23, 2009** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant-Dale Carse

Lot 10, Block 4, NCB 17851

15103 Huebner Road

Zoned: "C-2 ERZD" Commercial Edwards Recharge Zone District

The applicant is requesting a 2-foot variance from the requirement that predominantly open front yard fences not exceed 4 feet in height, in order to erect a predominantly open fence in the front yard to a height of 6 feet.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

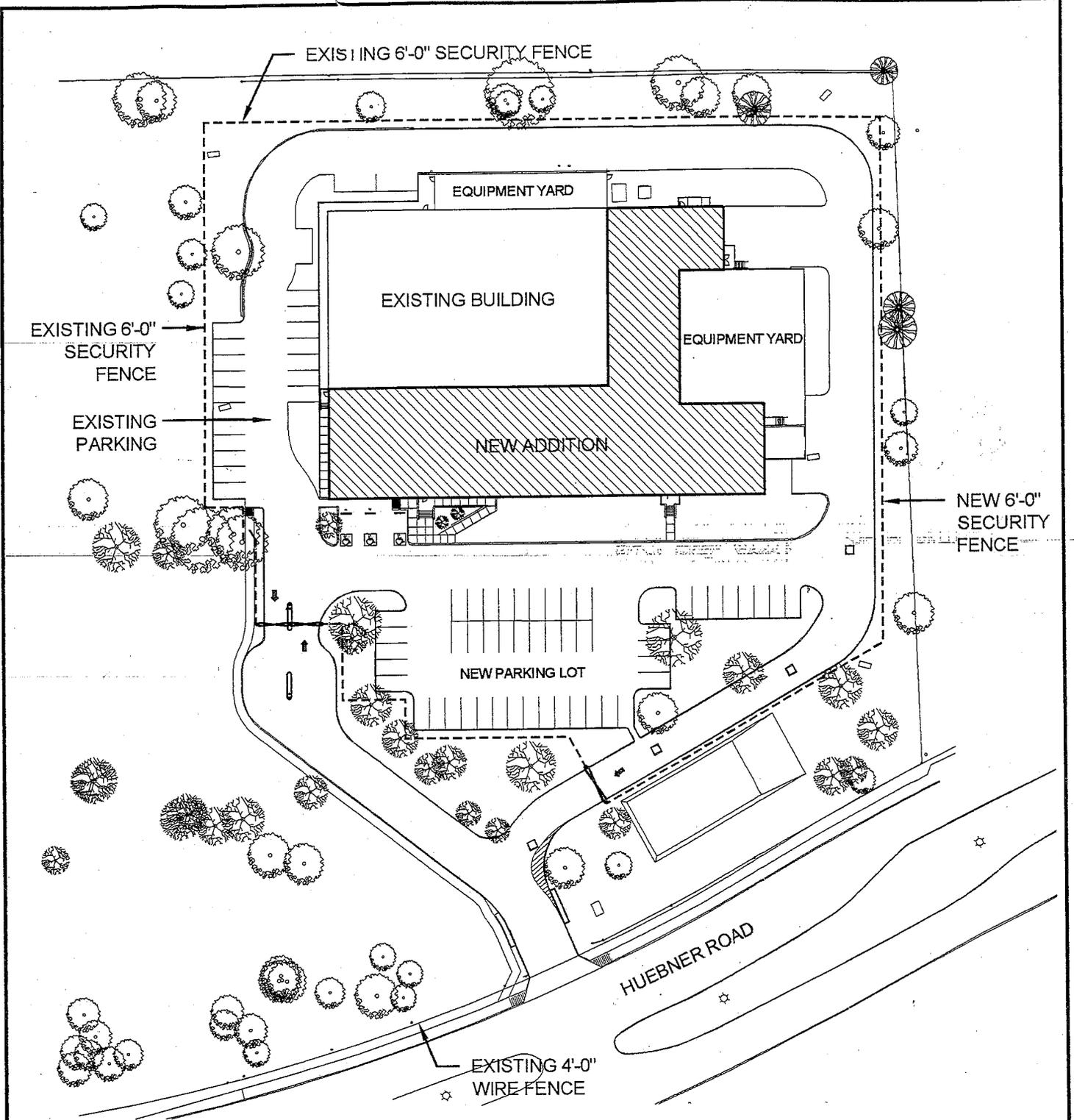
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

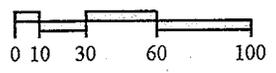
() In Opposition/En Oposicion

Comments/Comentarios: _____

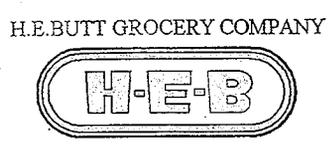
A-09-021



1 SITE PLAN
1 SCALE: 1" = 80'-0"



Spriggs & Associates
 ARCHITECTURE CONSULTING PLANNING
 1106 CURLEW DRIVE SAN ANTONIO, TEXAS 78213
 CELL PHONE: 210.863.1060 PHONE/FAX 210.344.7076



PROJECT: HEB Warehouse 200
 SUBJECT: Fence Variance
 PRO NUM: 08004
 DATE: December 30, 2008

Drawing
1
 OF
1

CASE NO: A-09-022

Board of Adjustment – February 23, 2009

Applicant: Maria P. Zurita

Owner: Maria P. Zurita

Request(s): A Special Exception to relocate a residential structure from 2432 South Loop 410 West to 2143 Herbert Lane

Legal Description: Lots 45 and 46, Block 8, NCB 13959

Address: 2143 Herbert Lane

Zoning: "R-6" Residential Single-Family District

Existing Use: Vacant

Neigh. Assoc: None

Neigh. Plan: None

Section of the City Code from which this Special Exception is requested:

35-399.03 Relocation of Buildings and Structures: The relocation of any residential building or structure shall not be undertaken unless and until a special exception is approved by the Board of Adjustment.

Background: The subject property is located in an established single-family residential neighborhood, just north of U.S Highway 90 West. This subject lot (the lot to which the house in question is proposed to be moved) is located at the intersection of Jose Lane and Herbert Lane, bound by Castroville Road to the south and Old U.S. Highway 90 West to the north. This lot is almost completely surrounded by single-family residential uses, which are zoned R-6. The exception to this is found on the lot directly to the east of the subject property, which is zoned I-1. This structure is proposed to be used as a single-family dwelling.

Recommendation: The structure appears to conform to the character of the block face on which it is proposed to be moved. The following attributes characterize the majority of existing single-family homes in the surrounding area (Proposed Relocation spreadsheet attached):

- Horizontal Siding (Wood or Synthetic Material)
- Gable Roofs
- Covered Front Porches or Entryways with Doors that Face the Street

Staff finds the structure proposed to be moved to be similar in style and scale to the other single-family homes in the immediate area. As a condition of this Special Exception request, the applicant has agreed to make all repairs necessary to bring the structure into compliance with all applicable City Codes within 90 days, as per Section 6-137 of the City Code. The structure appears to be in harmony with the houses in the surrounding neighborhood in terms of size, age, and quality of construction. Therefore, Staff recommends **approval** of the Special Exception request.

Case Manager: Mike Farber, Planner (210) 207-3074

NCB 13959 - Block 8
Lot 45 & 46

Proposed
Structure

10'

8'

32'

28'

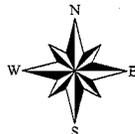
29.4'

Herbert Lane

Jose

Board of Adjustment

Plot Plan for
Case A-09-022



Scale: 1" approx. = 80'
Council District 6

2143 Herbert Lane

City of San Antonio
Planning and Development Services Department
(1/15/2009)
R.R.M.

Board of Adjustment - Case No. A-09-022

February 23, 2009

The Board of Adjustment will hold a Public Hearing at **10:00 AM** on **Monday, February 23, 2009** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Maria P. Zurita
Lots 45 and 46, Block 8, NCB 13959
2143 Herbert Lane
Zoned: “R-6” Residential Single-Family District

The applicant is requesting a Special Exception to relocate a residential structure from 2432 South Loop 410 West to 2143 Herbert Lane.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Planning and Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____
Address/Direccion: _____
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor () In Opposition/En Oposicion

Comments/Comentarios: _____

A-09-022

**PLAN OF DEVELOPMENT
CITY OF SAN ANTONIO
BOARD OF ADJUSTMENT**

Maria Zurita
2143 Herbert Lane
San Antonio, Tx 78227

FROM: 2432 LP 410 SW Bldg # 234 H
TO: 2143 Herbert Lane
SIZE: 28'x 44'

HOUSE IS CURRENTLY IN EXCELENT SHAPE WITH ONLY MINOR REPAIR
NEEDED TO BRING TO CITY CODE. HOUSE WILL BE USED AS RENTAL
PROPERTY .

CURRENT CONSTRUCTION

- INTERIOR WALLS SHEETROCK
- CEILINGS SHEETROCKED
- MASONITE SIDING
- COMPOSITION SHINGLE ROOF

PROPOSED NEW CONSTRUCTION

- REPAIR ELECTRICAL TO CITY CODE
- PLUMBING
- REPAIR PLUMBING TO CITY CODES

EXTERIOR

- INSTALL SKIRTING TO MATCH THE SIDING

PRESENT CONSTRUCTION

2"X 8" FLOOR JOIST
4"X 6" SILLS
2"X 4" STUDS
MASONITE SIDING
COMPOSITION SHINGLE ROOF

1. FROM 2432 S. LOOP 410 W 2. TO 2143 HERBERT LANE

3. PRESENT USE: VACANT PROPOSED USE: RESIDENTIAL

4. BUILDING WIDTH: 44' LENGTH: 28' HEIGHT: 15' STORIES: 1

5. ROOF TYPE: SHED _____ GABLE HIP OTHER _____ CONDITION FAIR

6. BUILDING CONDITION: GOOD _____ FAIR BAD _____ OUT OF PLUMB _____

7. SILLS: 2x8 UNDER SIZE: _____ OVERSPANNED _____ SUBSTANDARD _____ CONDITION _____
Size & span

8. 1ST FLOOR JOISTS: 2x8 UNDERSIZE: _____ PROPERLY SUPPORTED _____ SUBSTANDARD _____
Size & Span
OVERSPANNED _____ NO BLOCKING _____ NO BRIDGING _____ CONDITION _____

9. 2ND FLOOR JOISTS: N/A UNDERSIZE: _____ PROPERLY SUPPORTED _____ SUBSTANDARD _____
Size & Span
OVERSPANNED _____ NO BLOCKING _____ NO BRIDGING _____ CONDITION _____

10. STUDS: 2x4 UNDERSIZE _____ OVERSPACED _____ SUBSTANDARD _____ BLOCKING _____ CONDITION _____
Size & Length

11. HEADERS: 2x6 PROPERLY SUPPORTED _____ UNDERSIZE _____ CONDITION GOOD
Size & Length

12. PLATES: SINGLE 2x4 DOUBLE _____ PROPER LAP _____ SUBSTANDARD _____ CONDITION GOOD

13. CEILING JOISTS: 2x6 SUBSTANDARD _____ OVERPANNED _____ SPLICED _____ CONDITION GOOD
Size & Span

14. RAFTERS: 2x6 SUBSTANDARD _____ OVERPANNED _____ BRACES _____ CONDITION GOOD
Size & span

15. EXTERIOR WALL COVERING: MATERIAL HARDY BD NEED PAINT Y NEEDS REPAIR Y CONDITION FAIR

16. INTERIOR WALLS: MATERIAL SHWET ROCK NEED REPAIR YES NEED RECOVERING NO CONDITION FAIR

17. ROOF SHEATHING: CONDITION FAIR NEED REPAIR NO NEED REPLACING NO

18. ROOF COVERING: MATERIAL SHINGLES CONDITION FAIR NEED REPAIR NO NEED REPLACING NO

19. PORCHES: NO. 1 NEED REPLACING YES 20. DOORS AND/OR WINDOWS: CONDITION FAIR ~~XX~~

21. FLOOR CONDITION: FAIR 22. SANITARY FACILITIES: YES 23. KITCHEN FACILITIES YES

24. CEILING HEIGHT: 7-0" 25. FIRE DAMAGE: NO 26. NO. OF ACCESSORY BUILDINGS: FAIR ~~XX~~

TYPE _____ CONDITION _____

27. IN YOUR OPINION WHAT IS THE AGE OF STRUCTURE: 40+ YEARS

REMARKS: XX WINDOWS TO REAR BEDROOM TO DO NOT COMPLY ESCAPE DIMENSIONS

STRUCTURE OK TO RELOCATE

APPROVED: _____ DISAPPROVED _____ RECOMMENDATION: _____

DATE INSPECTED: 1/16/09 INSPECTOR: Emerit Martony #126

4162271

BOARD OF ADJUSTMENT

Special Exception for Relocation

Case #: A-09-022

Proposed Relocation
FROM: 2432 S. Loop 410 West
TO: 2143 Herbert Lane

Meeting Date:
February 23, 2009

Compatibility Standard	Existing Condition on Blockface of Herbert Lane	Applicant's Proposed Condition
Lot Size	Average: 5,213 SF	10,425 SF
Structure Age	Range: 31 - 69 years Average: 50	40+ Years
Structure Size	Range: 708-1,372 SF Average: 1,007 SF	1,123 SF
Structure Height	Range: 1 story	1 story
Setbacks (Front)	Range: 0 - 60ft	Approximately 32ft
Structure Width (front facade)	Range: 20 - 100ft	44ft
Garage/Carport Location & Setback	Existing Carports	None proposed
Front Entry, Porch, Walkway	Facing Street	Facing Street
Windows (front facade)	Number: 0 - 7 Type: Vertical and Horizontal	4 Vertical
Building Materials	Exterior siding: Masonite, Wood Roofing: Shingled	Hardy Board Composition Shingle Roof
Foundation Type	Concrete Slab, Pier and Beam	Pier and Beam

**BOARD OF ADJUSTMENT
Special Exception for Relocation**

Case #: A-09-022

Proposed Relocation
FROM: 2432 S. Loop 410 West
TO: 2143 Herbert Lane

Meeting Date:
February 23, 2009

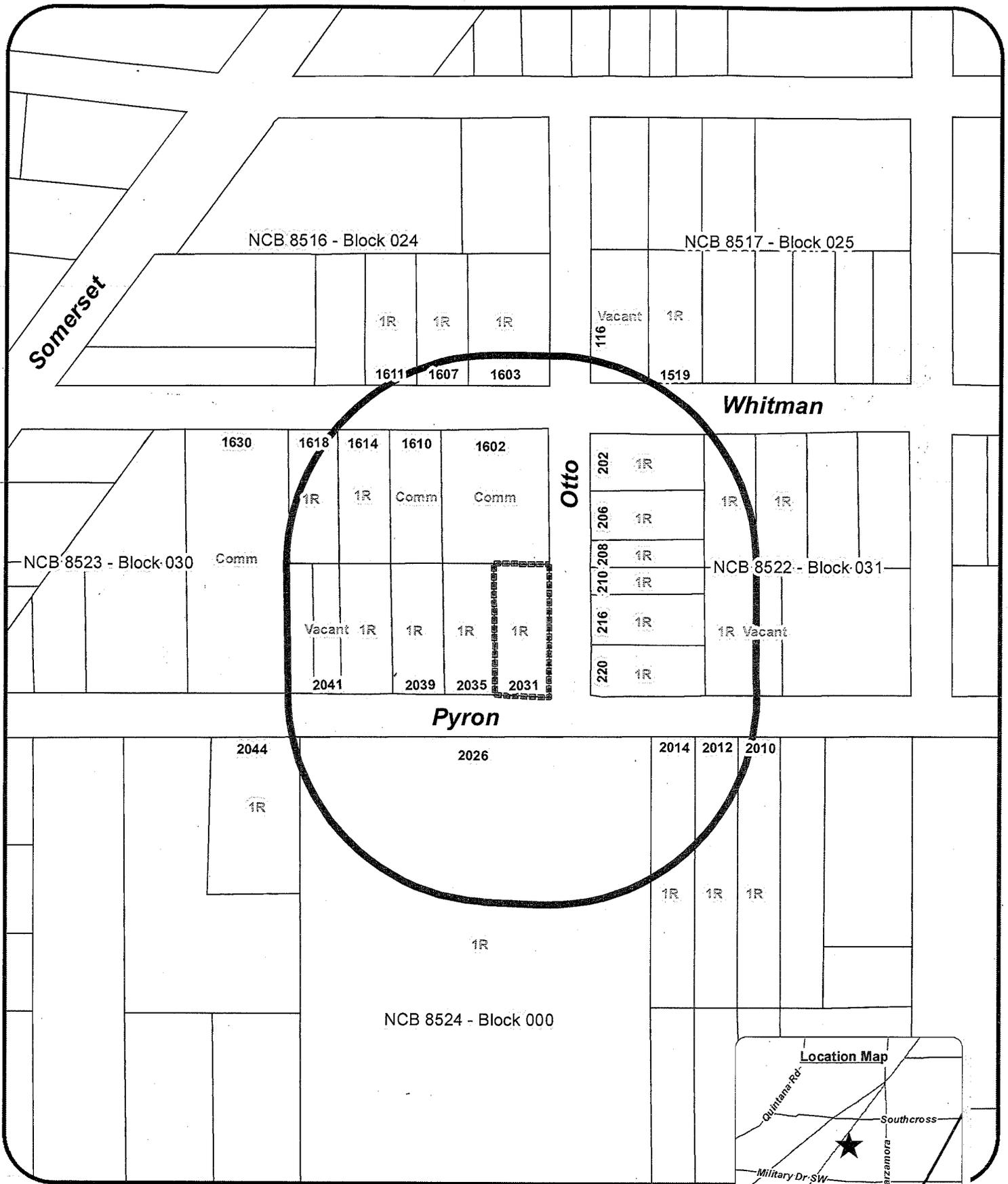
Compatibility Standard	Existing Condition on Blockface of Herbert Lane	Applicant's Proposed Condition
Roof Line/Pitch	Gabled, Hip	Hip
Impervious Cover %		
Sidewalk Width/ Placement, Greenway	3 ft	None proposed
Curb Cut & Driveway Width	N/A	N/A
Fencing	Chain Link	Existing 4 ft chain link fence

INSPECTOR'S REPORT

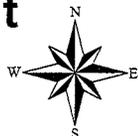
Structurally Sound to Be Moved:

YES

NO



Board of Adjustment
Notification Plan for
Case A-09-023



Legend

Subject Property 
 200' Notification Buffer 

Scale: 1" approx. = 120'
 Council District 4



City of San Antonio
 Planning & Development Services Dept.
 (01/13/2009) - PH

CASE NO: A-09-023

Board of Adjustment – February 23, 2009

Applicant: Pura Zavala
Owner: Pura Zavala
Request(s): A special exception to allow a one-operator beauty/barber shop.
Legal Description: Lots 46 and 47, Block 30, NCB 8523
Address: 2031 West Pyron Avenue
Zoning: "R-6" Residential Single-Family District
Existing Use: Single-family residence with a one operator beauty shop
Neigh. Assoc: None
Neigh. Plan: Kelly/South San P.U.E.B.L.O. Community Plan

Section of the City Code from which the special exception is requested:

35-399.01 One Operator Beauty Shops and Barber Shops: Granting of a permit for a beauty shop or barber shop in conjunction with a residential use is to be for a definite period of time not to exceed two (2) years for the initial application, and not to exceed four (4) years for any subsequent application, and only after notice and hearings as provided in this chapter for appeals to the Board of Adjustment. To qualify as a subsequent application, the permit must be applied for prior to the expiration of the previous permit.

Background: The subject property is located in an established single-family residential neighborhood and is occupied by a single-family residence that includes a one-operator beauty shop. The subject property is situated on the northwest corner of West Pyron Avenue and Otto Street, between Somerset Road and South Zarzamora Street. The Board of Adjustment granted previous Special Exceptions to operate this beauty shop on the following dates:

- July 15, 1996,
- December 7, 1998,
- December 4, 2000,
- January 6, 2003
- January 3, 2005.
- March 5, 2007

The applicant applied for a new Special Exception on January 2, 2009. The applicant is proposing to maintain the current hours of operation, which are: Tuesday through Saturday from 9am to 5pm, for a total of 40 hours per week. There are no proposed changes to the size of the beauty shop or its location within the main structure. The current Certificate of Occupancy for this establishment will expire March 5, 2009.

Recommendation: The applicant has indicated she will continue to meet all of the limitations, conditions and restrictions set forth in Section 35-399.01 of the UDC (a copy of the application indicating this is attached with this packet). The applicant has operated at this location since July

1996 with no recorded violations. Staff recommends **approval** of the requested Special Exception for a **4-year period of operation**.

Case Manager: Jacob Floyd, Planner (210) 207-8318

NCB 08523
Block 030
Lot 46 & 47

5' between
Bldg & property Line

Existing
Residence

Existing
Beauty Shop

25' between
Bldg & property Line

Otto St.

W. Pyron Ave.

Board of Adjustment

Plot Plan for
Case A-09-023



Scale: 1" approx. = 20'
Council District 4

2031 W. Pyron Ave.

City of San Antonio
Planning & Development Services Dept.
(1/13/2009) - PH

Board of Adjustment - Case No. A-09-023

February 23, 2009

The Board of Adjustment will hold a Public Hearing at **10:00 AM** on **Monday, February 23, 2009** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Pura Zavala
Lot 46 & 47, Block 30, NCB 8523
2031 West Pyron Avenue
Zoned: “R-6” Residential Single-Family District

The applicant is requesting a special exception to allow a one-operator beauty/barber shop at the property identified above.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-09-023

Hearing Date 2/12/2009

A-09-023
Hansen # 79196

REQUEST FOR A SPECIAL EXCEPTION
to the
SAN ANTONIO BOARD OF ADJUSTMENT
for a
ONE OPERATOR BEAUTY/BARBER SHOP

CITY OF SAN ANTONIO
COUNTY OF BEXAR
STATE OF TEXAS

TO THE HONORABLE BOARD OF ADJUSTMENT:

Property Description:

Lot 46 and 47
Block 30
NCB 8523
Zoning R-6 (SF)

Property Address: 2031 W Piquero

The Applicant, Pura Zavala, of Bexar County, requests the San Antonio Board of Adjustment consider a special exception to allow the operation of a one operator beauty shop or a one operator barber shop at the property identified above, pursuant to Section 35-399.01 of the Unified Development Code (UDC).

Section 35-399.01 Barber Shops and Beauty Shops may be permitted in all residential zones established by this chapter subject to the following limitations, conditions, and restriction (please initial):

- PZ 1. A site plan shall be submitted indicating the size and location of all structures on the property. In addition, photographs of the structure in which the barbershop or beauty shop is to be located shall be submitted.
- PZ 2. The residential architectural appearance of the structure shall not be changed to that of commercial, although a separate entry for the barber shop or beauty shop shall be permitted.
- PZ 3. Signs advertising the barbershop and beauty shop are not permitted, but a name plate not to exceed one (1) square foot is permitted, when attached flat to the main structure.
- PZ 4. The barber shop or beauty shop shall be located within the main structure of the lot and not utilize more than 25% of the gross floor area of the first floor. In case of a barber shop or beauty shop in a duplex, the 25% gross floor area shall be calculated on one (1) living unit of the duplex. In the case of a barber shop or beauty shop in an apartment unit, the Board of Adjustment shall determine the area to be used for said operations.
- PZ 5. The barbershop or beauty shop shall be limited to one (1) operator shop.
- PZ 6. No person not residing in the premises may be employed in the operation of the barber shop or beauty shop.
- PZ 7. Hours of operation shall be regulated by the Board and shall be specified in the minutes of the case.
- PZ 8. The Barber/Beauty Shop shall not be contrary to the public interest.
- PZ 9. Granting of the permit for a barber shop or beauty shop in conjunction with a residential use is to be for a definite period of time not to exceed two (2) years for the initial application, and not to exceed (4) years for any subsequent application, and only after notice and hearings as provided in this chapter for appeals to the Board of Adjustment. To qualify as a subsequent application, the permit must be applied for prior to the expiration of the previous permit.

Proposed hours of operation:

TUESDAY THROUGH SATURDAY FROM 9-AM TO 5 P.M.

Comments:

I, applicant, hereby authorize _____ of _____
to represent me in the matters to this case.

Signed: *Pura Zavala*
(Property Owner)

Date: 1-2-2009
(Property Owner)

Respectfully submitted:

Applicants Name: PURA ZAVALA

Mailing Address: 2031 W PARRON
SAN ANTONIO TEXAS

Telephone: (210) 927 2038

Please submit:

Filing Fee - \$400.00

Check made payable to: City of San Antonio

Plot Plan,

Photographs of the structure to be used,

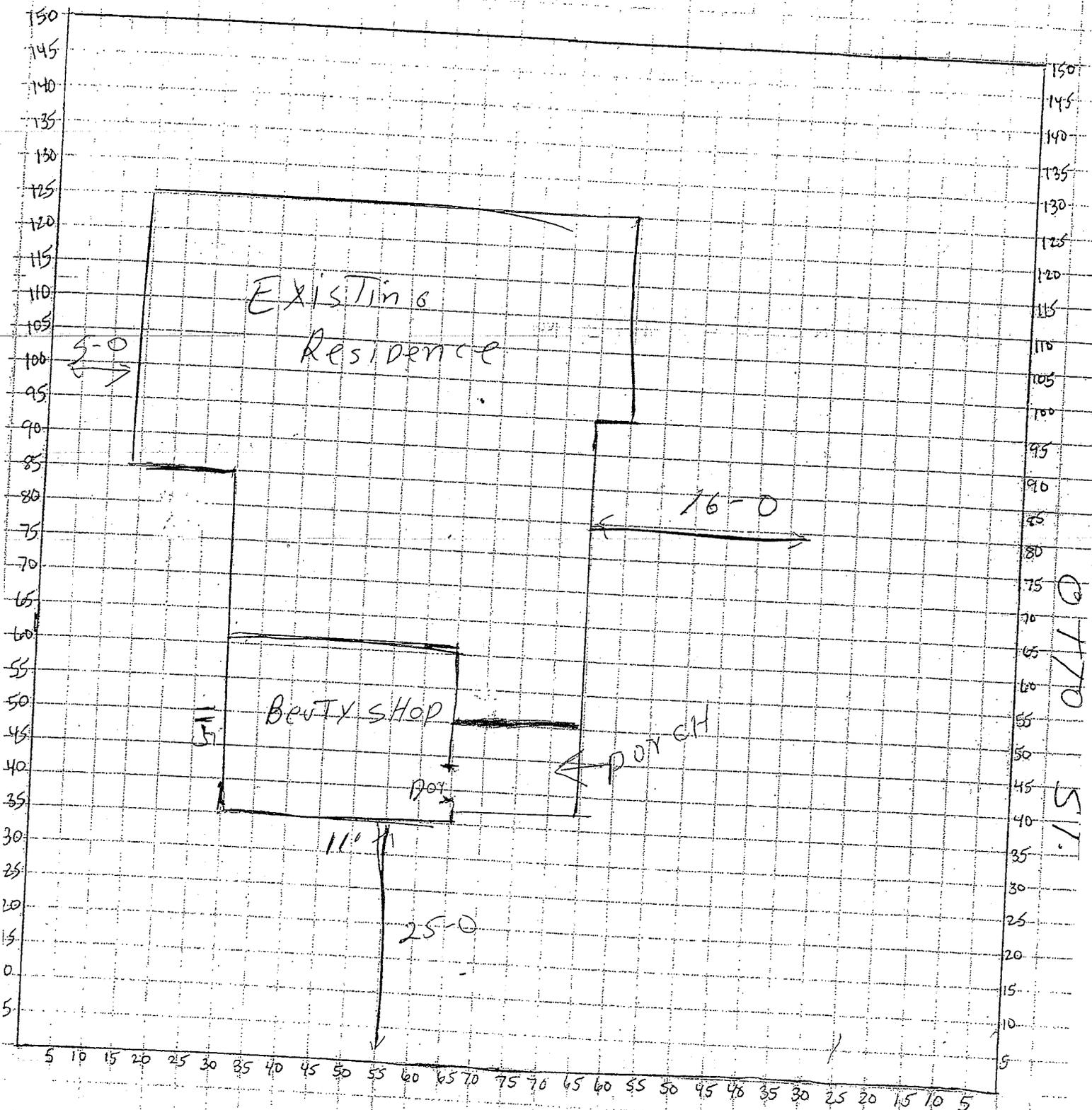
Proposed hours of operation,

Floor plan of proposed beauty shop or barber shop operation.

AN APPLICATION CAN ONLY BE ACCEPTED BY MAIL IF COMPLETE. INCOMPLETE APPLICATIONS, ALONG WITH THE REQUIRED FEES, WILL BE MAILED BACK TO THE APPLICANT IN ACCORDANCE WITH CITY CASH HANDLING POLICIES.

Plot Plan

Address: 2031 W PYRON Lot: 46 and 47 Blk: 30 NCG: 85



W PYRON AVE

**NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM**

CASE INFORMATION

Case #: **A-09-023**

Property Address: 2031 W Pyron

Zoning: R-6

Hearing Date: 02/02/2009

Type / Scope of BOA Request:

Special Exception to allow the operation of one operator beauty shop or one operator barber shop in a residential area.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): n/a

Neighborhood or Community Plan: Kelly/South San PUEBLO Community Plan

Neighborhood Conservation District: n/a

Corridor Overlay District (name or n/a): n/a

ANALYSIS STATEMENT

The subject parcel is designated Low Density Residential land use in the Kelly/South San PUEBLO Community Land Use Plan, which includes single-family houses on individual lots. One accessory dwelling unit is permitted per lot and should reflect the appearance of the main structure.

There are no goals and objectives that specifically address the applicant's request. If the applicant meets all requirements for a special exception and the request is granted, any negative impact on the adjacent residential neighborhood including but not limited to; extended hours of operation, increased traffic, and increased noise, should be considered upon any future special exemption request.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request X

Deny Request _____

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Rebecca Paskos, Sr. Planner

Date Review Completed: January 5, 2009