

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, August 4, 2008
1:00 PM**

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
Vacant– 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	

1. 1:00 PM Board Room – Public Hearing Call to Order.
2. Roll Call.
3. Pledges of Allegiance.
4. **A-07-053:** The request of Xenia Aguilar, for a 3-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to erect a 7-foot tall predominantly open fence in the front yard, 4207 Moonlight Way.
5. **A-08-070:** The request of Delia Bara, for a Special Exception to relocate a residential structure from 638 East Park Avenue to 314 East Locust Street.
6. **A-08-072:** The request of Jorge Gonzalez, for 1) an 8-foot, 4-inch variance from the 10-foot front setback requirement in “R-4” districts, in order to keep an existing carport 1-foot, 8-inches from the front property line and 2) a 2-foot, 4-inch variance from the requirement that a minimum 5-foot side setback be maintained in “R-4” zoning districts, in order to keep the same carport 2-feet, 8-inches from the side property line, 507 Storeywood Drive.

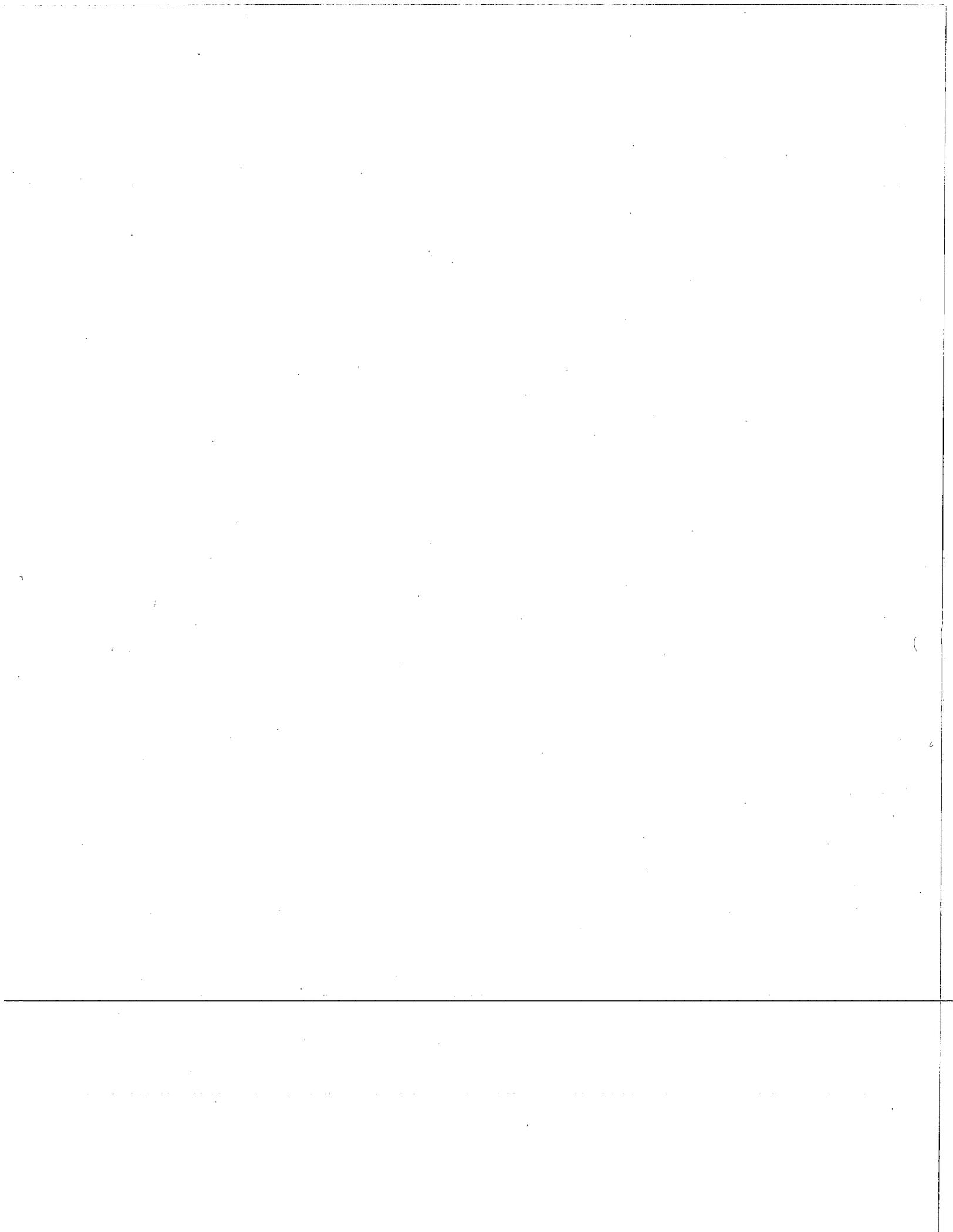
7. **A-08-075:** The request of Leopoldo Vera, for a 20-foot variance from the requirement that a minimum 30-foot rear setback be maintained in "C-2 RIO-4" zoning districts, in order to build a structure 10 feet from the rear property line, 423 West Mitchell Street.
8. **A-08-076:** The request of Thomas Howell, for 1) a 3-foot variance from the requirement that accessory structures exceeding 30-inches in height be located a minimum of 5 feet from any side or rear property line, in order to keep an existing accessory structure 2 feet from the rear and east side property lines, and 2) a 4-foot, 6-inch variance from the requirement that accessory structures exceeding 30-inches in height be located a minimum of 5 feet from any side or rear property line, in order to keep an existing accessory structure 6 inches from the west side property line, 5951 Spring Buck.
9. **A-08-078:** The City of San Antonio Development Services Department is initiating procedures, as outlined in Section 406 of the Unified Development Code, to revoke the Certificate of Occupancy for Larry's Sports Bar and Grill, 415 East Cevallos.
10. **A-08-080:** The request of Patricia Rodriguez, a Special Exception to relocate a residential structure from 18555 Leal Road to 1050 Barclay Street.
11. Consideration of **Sign Master Plan No. 08-010**, Alamo Ranch Marketplace, located at North Loop 1604 West and Alamo Ranch Parkway.
12. Consideration of **Sign Master Plan No. 08-011**, Goliad-Dorado, located at Goliad and IH 37 South.
13. Consideration of **Sign Master Plan No. 08-012**, Santa Barbara Properties.
14. Consideration of **Sign Master Plan No. 08-013**, The Parke, located at Loop 1604 and Potranco.
15. Approval of the minutes from the regular meeting on June 16, 2008.
16. Staff Report.
17. 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.
18. **Adjournment**

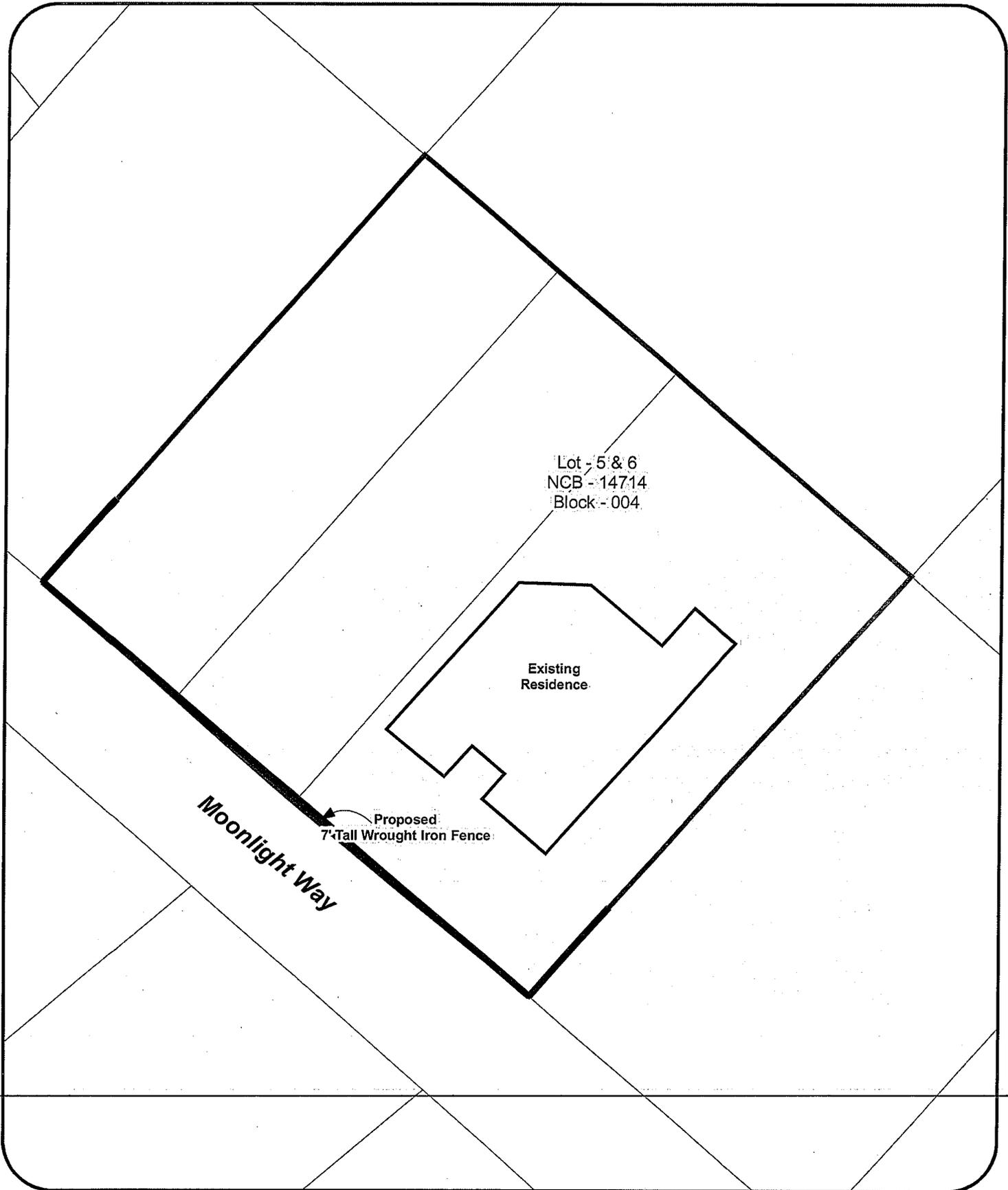
Note: The City of San Antonio Board of Adjustment Agenda can be found on the Internet at: www.sanantonio.gov/dsd

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 is wheelchair accessible. The accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located in front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.





Board of Adjustment

**Plot Plan for
Case A-07-053**



Scale: 1" approx. = 40'
Council District 8

4207 Moonlight Way

Produced by the City of San Antonio
Development Services Department
(05/23/2008)

Board of Adjustment - Case No. A-07-053

August 4, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 4, 2008** 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 – Xenia Aguilar
Lots 5 & 6, Block 4, NCB 14714
4207 Moonlight Way
Zoned: “R-6” Residential Single-Family District

The applicant is requesting a 3-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to erect a 7-foot tall predominantly open fence in the front yard.

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: _____

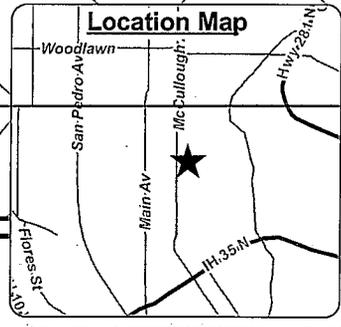
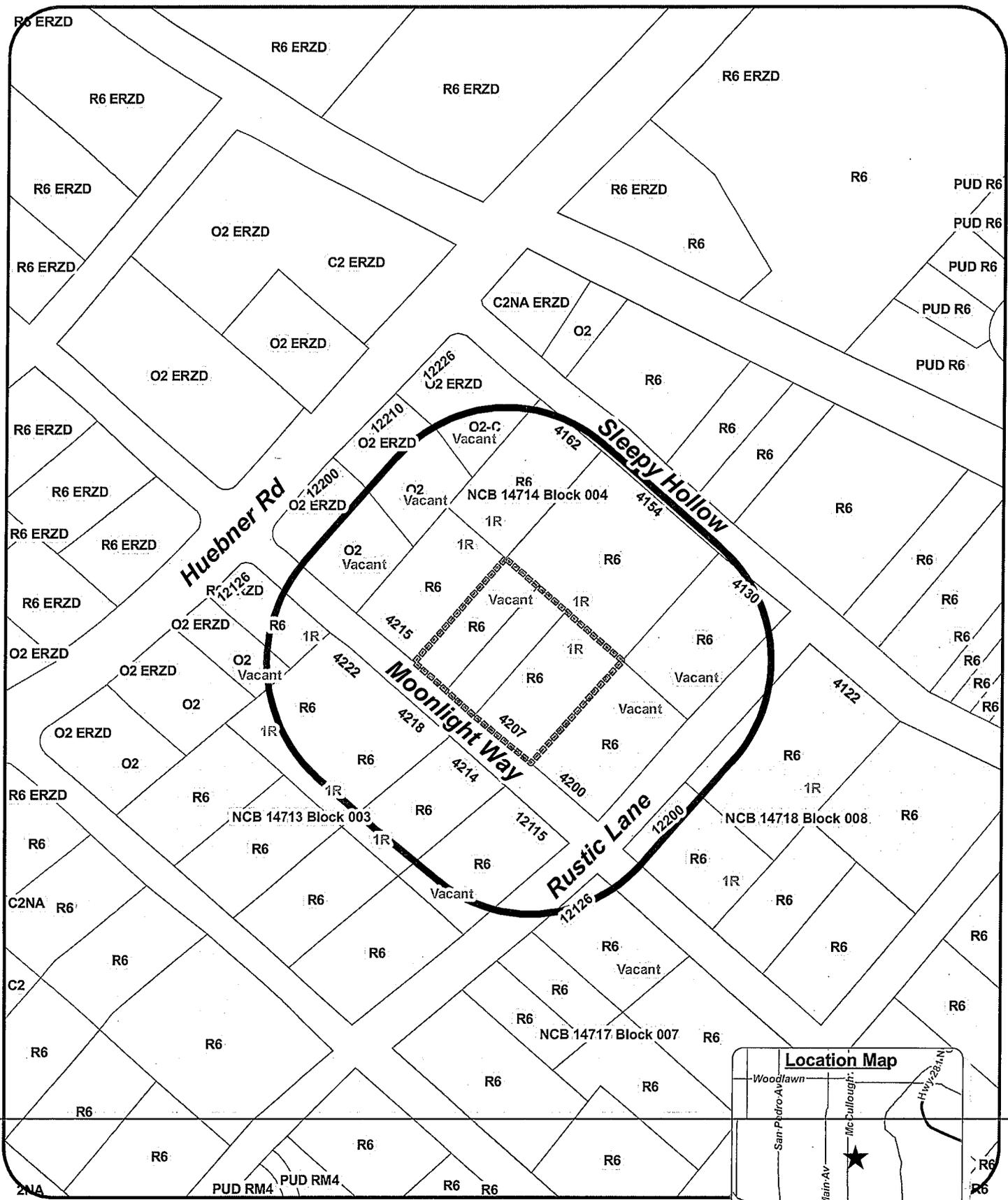
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-07-053



Board of Adjustment
Notification Plan for
Case A-07-053



Legend

Subject Property 
 200' Notification Buffer 

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

Produced by the City of San Antonio
 Development Services Department
 (05/23/2008)

CASE NO: A-07-053

Board of Adjustment – August 4, 2008

Applicant: Xenia Q. Aguilar
Owner: Xenia Q. Aguilar
Request(s): A 3-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to erect a 7-foot tall open fence in the front yard.
Legal Description: Lots 5 & 6, Block 4, NCB 14714
Address: 4207 Moonlight Way
Zoning: "R-6" Residential Single-Family District
Existing Use: Single-Family Residence
Neigh. Assoc: Vance Jackson Neighborhood Association
Neigh. Plan: None

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

35-514 Fences: No fence or wall, other than the wall of a permitted structure, shall be erected or altered in any front yard to exceed a height of 4 feet with the fence or wall to be so constructed that vision will not be obscured above a height of 3 feet.

Background: The subject property is located in a single-family residential neighborhood and is situated on the north side of Moonlight Way, between Lockhill-Selma and Vance Jackson Roads, south of Huebner Road. Single-family residences surround the subject property. The applicant is proposing to erect a 7-foot tall open fence in the front yard. On October 26, 2005, the applicant applied for, and received, a building permit to erect a 4-foot tall wrought iron fence in the front yard. The applicant was issued a citation on April 3, 2007. This investigation was initiated as the result of a citizen complaint.

At the Board of Adjustment hearing on May 21, 2007, the applicant requested a 4-foot, 9-inch variance in order to erect an 8-foot, 9-inch tall ornamental iron fence in the front yard on the subject property. An abutting property owner spoke in opposition, explaining that this fence is redirecting the natural flow of water and creates a pooling of water along the front of her property; damaging the public right-of-way. The Board of Adjustment voted to postpone this case to allow further investigation of street runoff and street grading design along the 4200 block of Moonlight Way. The applicant has since modified the original request to erect a 7-foot tall ornamental-iron fence in the front yard and has made alterations to the fence design to address the storm water drainage issues. The applicant has also been made aware that the design of a rear retaining wall on the subject property, and her intention to add fill to raise the grade of the lot, may negatively affect the drainage on the subject property. This issue, however, is not the subject to the variance request.

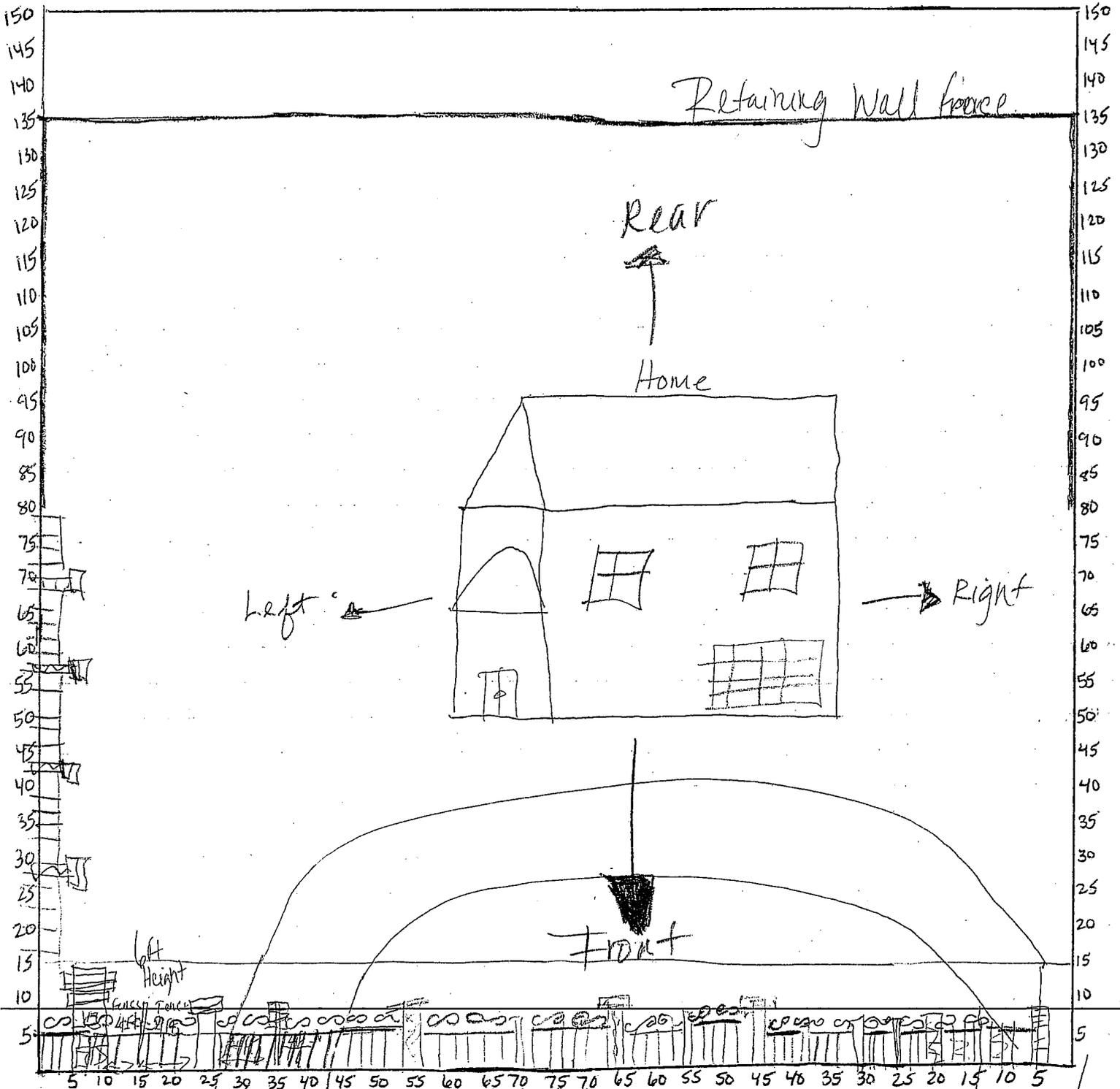
Recommendation: The intent of the maximum fence height requirement in front yards is to allow property owners to screen and secure their property while also maintaining openness,

air flow, light penetration, neighborhood uniformity and safe visual clearance. In addition, fence height in front yards is limited because the presence can detract from the streetscape and pedestrian friendliness of a neighborhood. While there do not appear to be any unique topographic conditions on the subject property to justify the construction of a 7-foot tall open fence in the front yard, it does not appear that a fence of this height would detract from the character of the neighborhood. A majority of the residences located along this portion of Moonlight Way have predominantly open fences in the front yard that appear to be of similar height and design. The size and scale of the fence proposed by the applicant is consistent with existing conditions in the area. Staff recommends **approval** of the requested variance.

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

Plot Plan

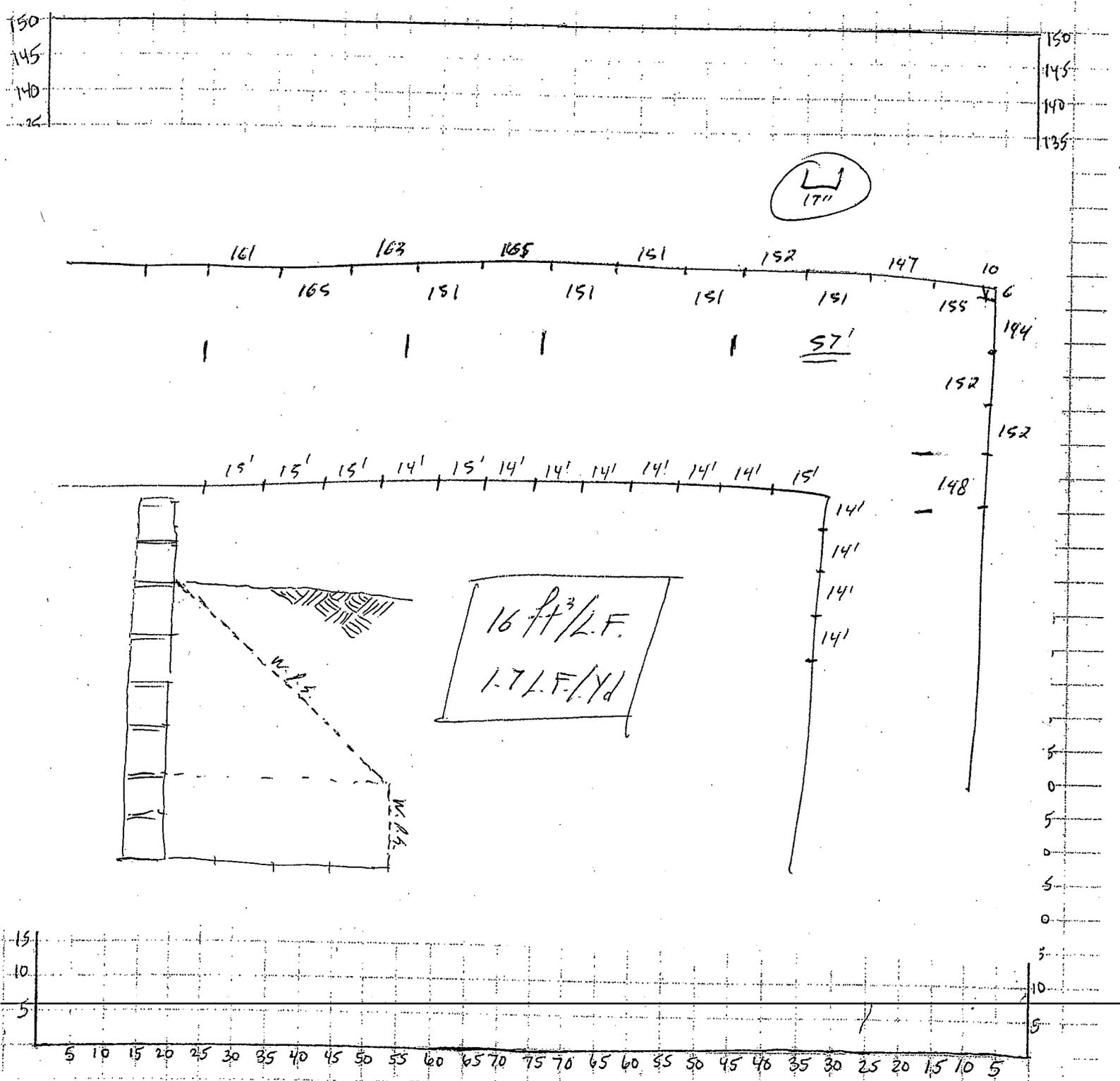
Address: 4207 Moonlight way Lot: 6 Blk: 4 NCR: 14714



The fence will be built to a max Height of 6' Ft tall and post or columns are also to a max height of 6' Ft tall. A Request for a permission is needed, in order, to comply with the U.D.C code by City of San Antonio; Ornamental Iron will be use.

Plot Plan

Address: 4207 Moonlight Way Lot: 6 Blk: 4 NCB: 147.14



Front fence also needs special exception of 6" ft Height. The columns are at 6" ft & I would like fence of wrought Iron of 6" ft.



CITY OF SAN ANTONIO

P O BOX 839966

SAN ANTONIO, TEXAS 78283-3966

June 12, 2007

Mr. & Mrs. Alfredo Aguilar
4902 Port Kenton
San Antonio, TX 78240-5405

Dear Mr. & Mrs. Aguilar:

On May 31, 2007 personnel from the Storm Water Engineering office made a site inspection of the property described as NCB-14714-BLK-004 LOT SE 1/4 of 5, (4207 Moonlight Way) San Antonio, Bexar County, Texas. At that time, it was confirmed that a concrete wall was placed along the front property line at a natural low point where storm water runoff historically crossed Moonlight Way and entered the above-mentioned property. Fill material was also placed inside the property in the natural low. This constitutes an impediment for upstream storm water run-off and a potentially hazardous traffic situation and may also become detrimental to the street surface.

Such activity is in violation of the Texas Water Code, Section 11.086. Please see Attachment #1 for applicable portions of this ordinance.

This letter serves as official notice that you, as the property owner of record, are in violation of the Texas Water Code. You have fifteen (15) days to submit a plan to the office of the Storm Water Engineering division for the restoration of the positive drainage flow across Moonlight Way.

Please contact Mendel Lerman, P.E. at (210) 207-8046. This office will assist you with any questions you may have. Should you fail to comply with this request, the office of the City Attorney will be requested to undertake the necessary legal action to assure compliance.

Thank you for your prompt attention to this matter.

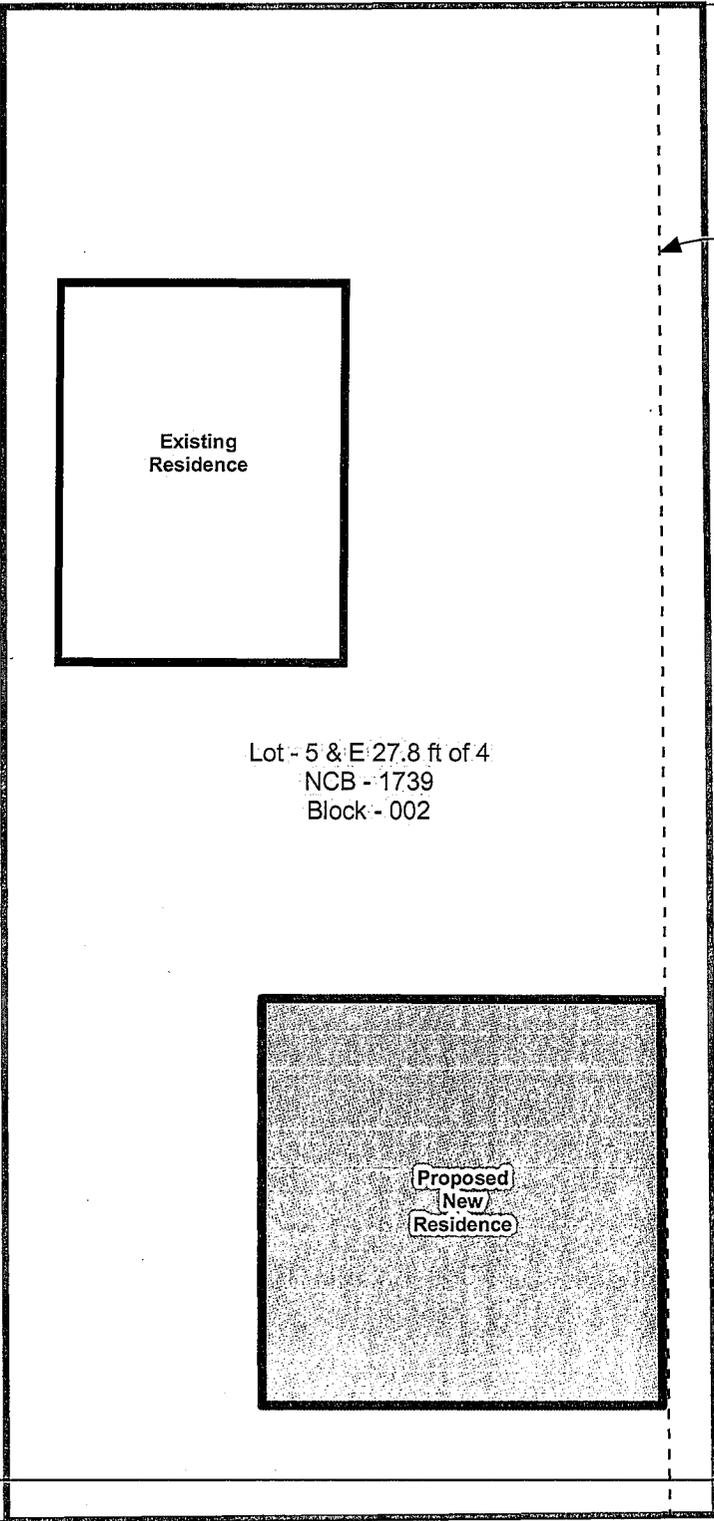
Sincerely,

W. Erwin Burden, P.E., C.F.M.
Storm Water Engineer

WEB:jwn
Attachment

Xc: Thomas G. Wendorf, P. E., Director of Public Works
City Attorney's Office
File
Certified Mail No. P801 814 399

E Locust



Existing
Residence

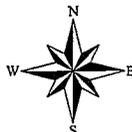
Lot - 5 & E 27.8 ft of 4
NCB - 1739
Block - 002

Proposed
New
Residence

5' Required
Side Setback

Alley

Board of Adjustment
Plot Plan for
Case A-08-070



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

314 E Locust

Produced by the City of San Antonio
Development Services Department
(07/09/2008)

Board of Adjustment - Case No. A-08-070

August 4, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 4, 2008** 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 – Dr. Delia Bara
Lot 5 and the East 27.8 feet of Lot 4, Block 2, NCB 1739
314 East Locust Street
Zoned: “MF-33 H” Historic Multi-Family District

The applicant is requesting 1) a Special Exception to relocate a residential structure from 638 East Park Avenue to 314 East Locust Street, and 2) an 8-foot variance from the requirement that a minimum 20-foot rear setback be maintained in “MF-33” zoning districts when developed with single-family residences, in order to place the relocated single-family residence 12-feet from the rear lot line.

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.

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

Name/Nombre: _____ Telephone/Telefono: _____

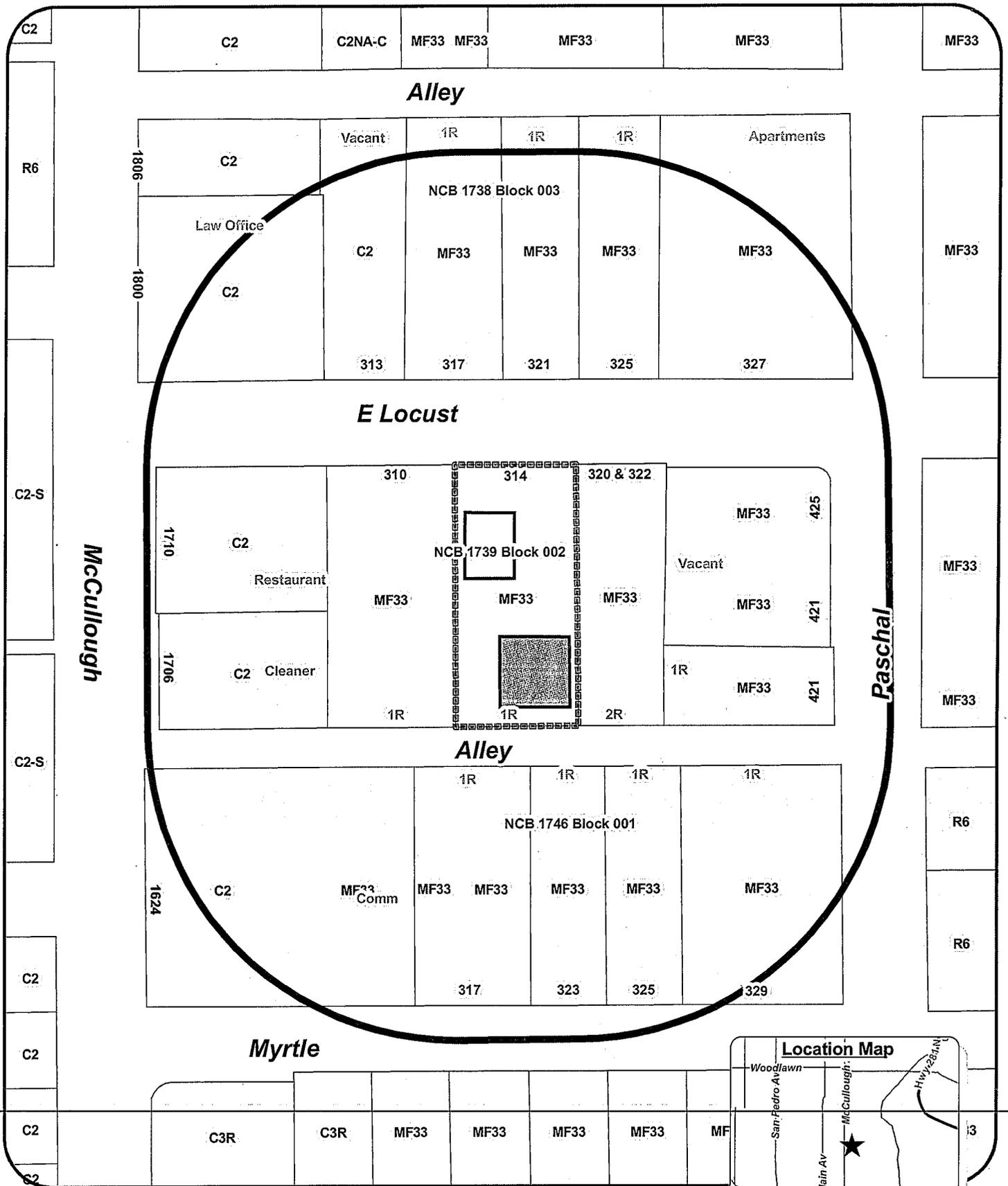
Address/Direccion: _____

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

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

Comments/Comentarios: _____

A-08-070



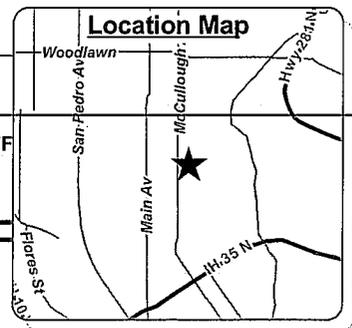
Board of Adjustment
Notification Plan for
Case A-08-070



Legend

Subject Property 
 200' Notification Buffer 

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



Produced by the City of San Antonio
 Development Services Department
 (05/23/2008)

CASE NO: A-08-070

Board of Adjustment – August 4, 2008

Applicant: Dr. Delia Bara
Owner: Dr. Delia Bara
Request(s): Special Exception to relocate a residential structure from 638 East Park Avenue to 314 East Locust Street.
Legal Description: Lot 5 & East 27.8 ft of 4, Block 2, NCB 1739
Address: 314 East Locust Street
Zoning: "H MF-33" Historic Multi-Family District
Existing Use: Single-Family Residence
Neigh. Assoc: Tobin Hill Neighborhood Association
Neigh. Plan: Tobin Hill Neighborhood Plan

Sections of the City Code from which this variance 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 (proposed relocation site) is located in the Tobin Hill neighborhood, just north of downtown, between North Saint Mary's Street and McCullough Avenue. The property is surrounded by a mix of single-family residential, multi-family residential and commercial uses. There is also an assisted living facility across the street. The zoning in the surrounding area is primarily "H MF-33" with "C-2" Commercial District along McCullough Avenue. The lot to which the structure is proposed to be moved currently is occupied by a single-family residential structure with a detached accessory structure located at rear of the property. The applicant proposes to situate the relocated structure on the south east corner of the property, 27-feet from the rear of the existing structure and 101-feet from the front lot line, allowing for a 5-foot side setback and 12-foot rear setback. The current location of the subject structure and the proposed location are both within the Tobin Hill Neighborhood.

Recommendation: The following attributes characterize the majority of existing residential structures in the surrounding area (Proposed Relocation spreadsheet attached).

- Approximately 50 + years old
- Horizontal Wood or Synthetic Exterior Siding
- Open front porches with doors that face the street

~~Staff finds the structure proposed to be moved to be of a similar style and scale to the existing structures 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 in question appears to be in harmony with the surrounding residential structures in the neighborhood in terms of age, quality of construction, and size. At their June 18, 2008 public hearing, the Historic Design and Review Commission (HDRC) recommended to the Interim

Historic Preservation officer approval of the home relocation. Staff recommends **Approval** of the requested Special Exception.

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

BOARD OF ADJUSTMENT
Special Exception for Relocation

Case #: A-08-070

Proposed Relocation
FROM: 638 E PARK
TO: 314 E LOCUST

Meeting Date:
August 4, 2008

Compatibility Standard	Existing Condition (Block of St)	Applicant's Proposed Condition
Lot Size	Range: 8350 - 18532 sf Average: 11337	13861 sf
Structure Age	Range: 50 - 70 yrs	approx 50+ years
Structure Size	Range: 2202 - 10926 sf Average: 4484 sf	2025 sf
Structure Height	Range: 1-2 stories	1 story
Setbacks (Front)	Range: 20 - 26 ft	101 ft (from front lot line); 27 ft (from existing structure); 12 ft (from rear property line)
Structure Width (front facade)	Range: 30 - 42 ft	45 ft
Garage/Carport Location & Setback	Primarily Side Carports; Some Rear Garages	None Proposed
Front Entry, Porch, Walkway	Doors Face Street; Open Front Porches	Door Faces Street; Open Front Porch
Windows (front facade)	Number: 2 - 7 Type: Vertical & Horizontal	Vertical
Building Materials	Exterior siding: Horizontal Wood or Synthetic Roofing: Metal and Composition Shingles	Horizontal Wood Metal
Foundation Type	Pier and Beam; Concrete Slab	Pier and Beam

**BOARD OF ADJUSTMENT
Special Exception for Relocation**

Case #: A-08-070

Proposed Relocation
FROM: 638 E PARK
TO: 314 E LOCUST

Meeting Date:
August 4, 2008

Compatibility Standard	Existing Condition (Block of St)	Applicant's Proposed Condition
Roof Line/Pitch	Hipped, Side-Gabled	Hipped, Gabled
Sidewalk Width/ Placement, Greenway	Existing 3' Sidewalks Along Curbs	Existing 3' Sidewalks Along Curbs
Curb Cut & Driveway Width	Single width curb cuts and concrete or unimproved driveways	Existing single width curb cut
Fencing	Some with 4ft tall chain link in front and 6ft wood plank on sides	Existing side and rear 6 ft chain link

INSPECTOR'S REPORT

Structurally Sound to Be Moved:

YES

NO

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

CASE INFORMATION

Case #: **A-08-070**

Property Address: 638 E. Park

Zoning: O-2 H

Hearing Date: 7/21/08

Type / Scope of BOA Request:

Request to move a building (Single Family Residence) from 638 E. Park to 314 E. Locust

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): Tobin Hill Neighborhood Association

Neighborhood or Community Plan: Tobin Hill Neighborhood Neighborhood Plan

Neighborhood Conservation District: n/a

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

ANALYSIS STATEMENT

Both the current and proposed parcel locations are situated within the Tobin Hill Historic District. This request will go forward to HDRC on June 18, 2008. Neighborhood and Urban Design staff recommendation is contingent upon the HDRC's final decision.

The land use designation for the current parcel location is Low Density Residential and for the proposed location; Medium Density Residential. Low Density Residential is described as containing single-family homes on individual lots. A limited number of duplexes are acceptable if they were originally built for that purpose. Medium Density Residential land use includes duplexes, triplexes and fourplexes on single lots and may also include cottage homes and townhouses. These uses are generally located at the perimeter of residential areas and on collector streets. Low Density Residential uses are also allowed within this category.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information X
Pending HDRC decision, June 18, 2008

Support Request _____ Deny Request _____ Alternate _____

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Planner

Date Review Completed: June 9, 2008



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 18, 2008

CITY OF SAN ANTONIO

HDRC CASE NO: 2008-165
ADDRESS: 314 E Locust (638 E Park)
LEGAL DESCRIPTION: NCB 1739 BLK 2 LOT 5 & E 27.8 FT OF 4
PUBLIC PROPERTY:
HISTORIC DISTRICT: Tobin Hill Historic District
LANDMARK DISTRICT:
APPLICANT: Delia Bara, 323 E Park Ave.
OWNER: Delia Bara
TYPE OF WORK: Demolition & Relocation

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Demolish an existing wood framed garage.
- 2) Relocate another home from 638 E Park in the Tobin Hill District to the area previously occupied by the demolished garage at 314 E Locust

RECOMMENDATION:

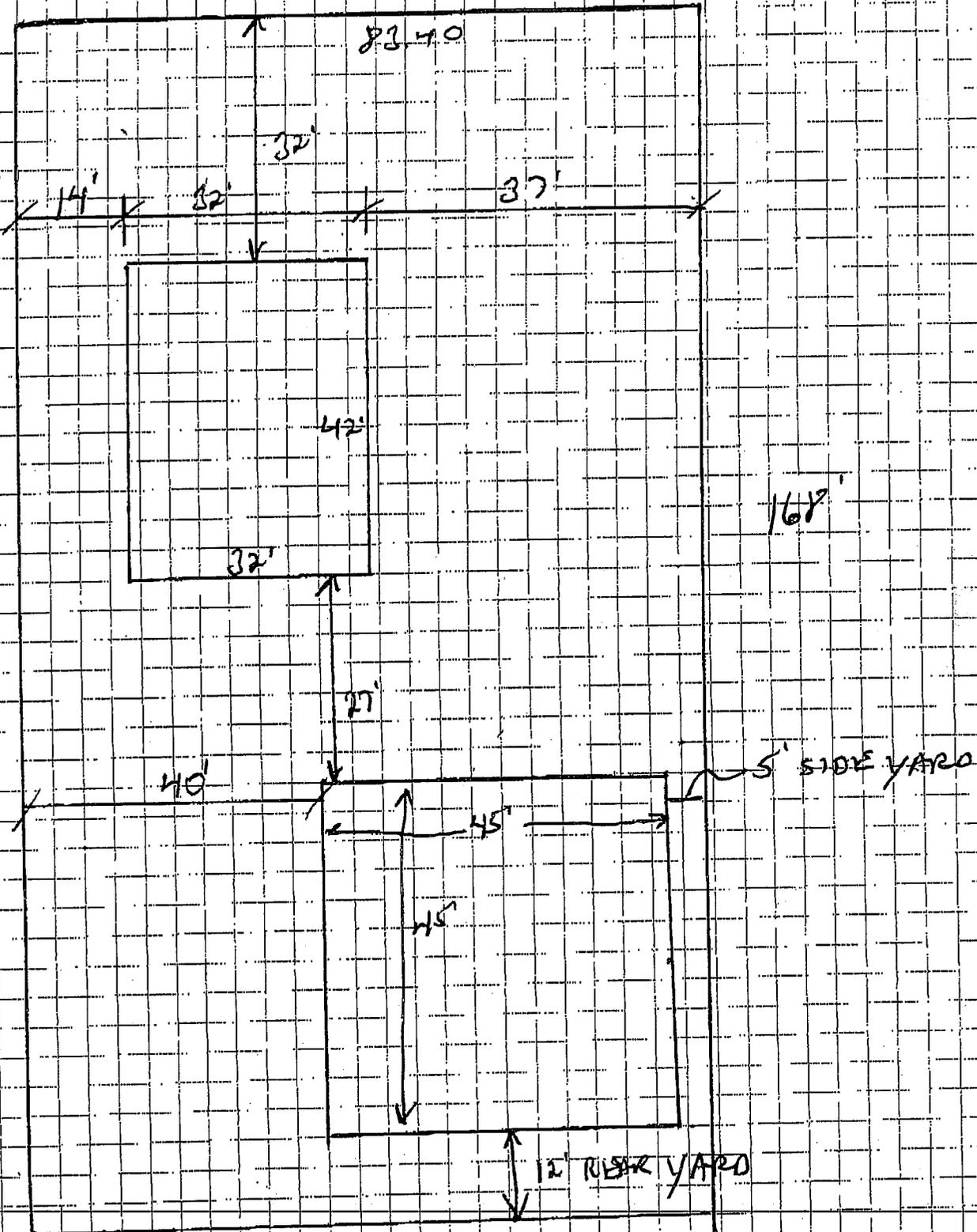
This request was presented to the commission at the June 4, 2008 meeting and was referred to the Architectural Committee for an onsite evaluation. The Architectural and Demolition committee met on site and will give a report to the commission.

COMMISSION ACTION:

Approved as submitted.

Kay Hinder
Interim Historic Preservation Officer

314 E LOCUST



ALLEY

1. FROM 638 E. PARK 2. TO 314 E. LOCUST

3. PRESENT USE: VACANT PROPOSED USE: RESIDENTIAL

4. BUILDING WIDTH: 40' LENGTH: 40' HEIGHT: 15'20' STORIES: 1

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

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

7. SILLS: 4x6 UNDER SIZE: _____ OVERSPANNED _____ SUBSTANDARD _____ CONDITION FAIR

8. 1ST FLOOR JOISTS: ^{Size & span} 2x12 UNDER SIZE: _____ PROPERLY SUPPORTED _____ SUBSTANDARD _____
OVERSPANNED _____ NO BLOCKING _____ NO BRIDGING _____ CONDITION FAIR

9. 2ND FLOOR JOISTS: ^{Size & Span} N/A UNDER SIZE: _____ PROPERLY SUPPORTED _____ SUBSTANDARD _____
OVERSPANNED _____ NO BLOCKING _____ NO BRIDGING _____ CONDITION _____

10. STUDS: 1 UNDER SIZE _____ OVERSPACED _____ SUBSTANDARD _____ BLOCKING _____ CONDITION _____

11. HEADERS: ^{Size & Length} 1 PROPERLY SUPPORTED _____ UNDER SIZE _____ CONDITION _____

12. PLATES: SINGLE 1 DOUBLE _____ PROPER LAP _____ SUBSTANDARD _____ CONDITION _____

13. CEILING JOISTS: 1 SUBSTANDARD _____ OVERPANNED _____ SPLICED _____ CONDITION _____

14. RAFTERS: ^{Size & Span} 1 SUBSTANDARD _____ OVERPANNED _____ BRACES _____ CONDITION _____

15. EXTERIOR WALL COVERING: MATERIAL WOOD SIDING NEED PAINT Y NEEDS REPAIR Y CONDITION FAIR

16. INTERIOR WALLS: MATERIAL SHEETROCK NEED REPAIR Y NEED RECOVERING N CONDITION FAIR

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

18. ROOF COVERING: MATERIAL METAL CONDITION POOR NEED REPAIR NO NEED REPLACING YES

19. PORCHES: NO. 2 NEED REPLACING Y 20. DOORS AND/OR WINDOWS: CONDITION FAIR

21. FLOOR CONDITION: 1 22. SANITARY FACILITIES: 1 23. KITCHEN FACILITIES 1

24. CEILING HEIGHT: 1 25. FIRE DAMAGE: NO 26. NO. OF ACCESSORY BUILDINGS: 0

TYPE _____ CONDITION _____

27. IN YOUR OPINION WHAT IS THE AGE OF STRUCTURE: 50+ YEARS

REMARKS: BUILDING IS STRUCTURALLY SOUND TO BE MOVED.

APPROVED: _____ DISAPPROVED _____ RECOMMENDATION: _____

DATE INSPECTED: 6/3/08 INSPECTOR: Ernest Martinez #126

416 2271

CITY OF SAN ANTONIO
STATE OF TEXAS

ZONING BOARD OF ADJUSTMENT
PLAN OF DEVELOPMENT

SAN ANTONIO, TEXAS
DATE 5-20-08

NAME: DELIA BARA ADDRESS: 323 E. PARK
CITY, ST, ZIP: SAN ANTONIO, TEXAS 78212
FROM LOCATION: 638 E. PARK TO LOCATION: 314 E. PARK
SIZE: 44x44

CURRENT CONSTRUCTION:

INTERIOR WALLS: Sheetrock Panel Other _____
SIDING: Wood Vinyl Other _____
CEILING: Sheetrock Other WOOD
ROOF: Shingles Other METAL
WINDOWS: Wood Aluminum Other _____
INSULATION: Walls Ceiling Floor None
HEATING & COOLING: Window Units Heaters Central None
FLOOR JOIST: 2x12 SILLS: 4x6 STUDS: 2x4

PROPOSED CHANGES:

WINDOWS: Repaint ROOF: New roof Composition
SIDING: Repaint SKIRTING TYPE: Stucco
INSULATION: to insulate bldg. PORCH: Wood
DOORS: Repaint HEATING & COOLING: Central
ELECTRICAL: update PLUMBING: update
CONSTRUCTION OF DRIVEWAY: gravel
FOUNDATION: concret piers
COMMENTS: _____

Basswood

Proposed
2' 8"
Side Setback

Required
5'
Side Setback

Lot - 2
NCB - 10688
Block - 052

Existing
Residence

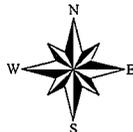
New
Carport

Required
10'
Front Setback

Proposed
1' 8"
Front Setback

Storeywood Dr.

Board of Adjustment
Plot Plan for
Case A-08-072



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

507 Storeywood Dr.

Produced by the City of San Antonio
Development Services Department
(05/23/2008)

Board of Adjustment - Case No. A-08-072

August 4, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 4, 2008** 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-Jorge Gonzalez
Lot 2, Block 52, NCB 10688
507 Storeywood Drive
Zoned: "R-4" Residential Single-Family District

The applicant is requesting 1) an 8-foot, 4-inch variance from the requirement that carports in "R-4" districts shall not sit any closer than 10 feet from the front property line, in order to keep an existing carport 1-foot, 8-inches from the front property line and 2) a 2-foot, 4-inch variance from the requirement that a minimum 5-foot side setback be maintained in "R-4" zoning districts, in order to keep the same carport 2-feet, 8-inches inches from the side property line.

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-08-072

CASE NO: A-08-072

Board of Adjustment – August 4, 2008

Applicant: Jorge Gonzalez

Owner: Jorge Gonzalez

Request(s): The applicant is requesting **1)** an 8-foot, 4-inch variance from the 10-foot front setback requirement in "R-4" districts, in order to keep an existing carport 1-foot, 8-inches from the front property line, and **2)** a 2-foot, 4-inch variance from the requirement that a minimum 5-foot side setback be maintained in "R-4" zoning districts, in order to keep the same carport 2 feet, 8 inches from the side property line.

Legal Description: Lot 2, Block 52, NCB 10688

Address: 507 Storeywood Drive

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

Existing Use: Single-Family Residence

Neigh. Assoc: Dellview Area Neighborhood Association

Neigh. Plan: Greater Dellview Neighborhood Plan

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

35-310 Zoning District Purpose Statements and Design Regulations: A minimum 5-foot side setback is required in "R-4" zoning districts. A minimum 10-foot front setback is required in "R-4" zoning districts.

Background: The subject property is located on Storeywood Drive, which is one lot removed from the intersection of Storeywood Drive and Panda. The subject property is located in an established single-family residential neighborhood that is zoned "R-4". The existing carport currently encroaches into both the side and front yard setbacks. No permits have been issued for the construction of the carport. The investigation was initiated by a citizen complaint.

Recommendation: The intent of the front and side setback requirements are to allow for air flow, light penetration, neighborhood uniformity, to prevent the overcrowding of lots, and to maintain a reasonable amount of open space that is desired in single-family residential neighborhoods. The carport at 507 Storeywood was constructed without permits and does not conform to the overall character (i.e. overall scale, etc.) of the carports in the surrounding neighborhood that appear to meet the current development standards. Furthermore, this lot does not appear to be characterized by any unique terrain features where literal enforcement of the side setback requirement would result in an unnecessary hardship. Should the Board grant the applicant's request for a variance; the applicant has been made aware of the necessity of the construction of a firewall. This is a requirement as per International Residential Code for One- and Two-Family Dwellings – Section R302.1: Exterior Walls (Table R302.1). Staff recommends **denial** of the requested variances.

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

NEIGHBORHOOD AI URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-08-072

Property Address: 507 Storeywood Dr.

Zoning: R-4

Hearing Date: 08/04/08

Type / Scope of BOA Request:

1) 8-foot, 4-inch variance from the 10-foot from setback UDC requirement in "R-4" districts, to allow an existing carport 1-foot, 8-inches from the front property line, and 2) a 2-foot, 4-inch variance from the UDC requirement that a minimum 5-foot side setback be maintained in "R-4" zoning districts, in order to keep the same carport 2-feet, 8-inches from the side property line.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): Dellview Area Neighborhood Association

Neighborhood or Community Plan: Greater Dellview Area Community Plan

Neighborhood Conservation District: n/a

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

ANALYSIS STATEMENT

The Community Plan does not specifically address setbacks and carports, however, it does stress the importance of maintaining neighborhood character and consistency with existing development patterns. Objective 5.2 of the Housing and Neighborhoods Chapter addresses Housing Design Standards and Certainty and states, "Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development" (pg. 57). The subject structure is out of character and inconsistent with the neighborhood, particularly with regards to massing and proportion.

The Plan also stresses the maintenance and improvement of neighborhood appearance through the compliance of City codes. Objective 6.1 addresses code compliance and states the promotion of "proper maintenance of public and private spaces and work with the City Code Compliance Department to mitigate code compliance infractions that affect neighborhood appearance" (pg. 62). The applicant's failure to acquire permits, as stated in his application, is also contrary to neighborhood goals.

In addition, the applicant does not point to any extenuating topographical constraints or similar issues related to the subject parcel for which the literal enforcement of the ordinance would result in unnecessary hardship.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

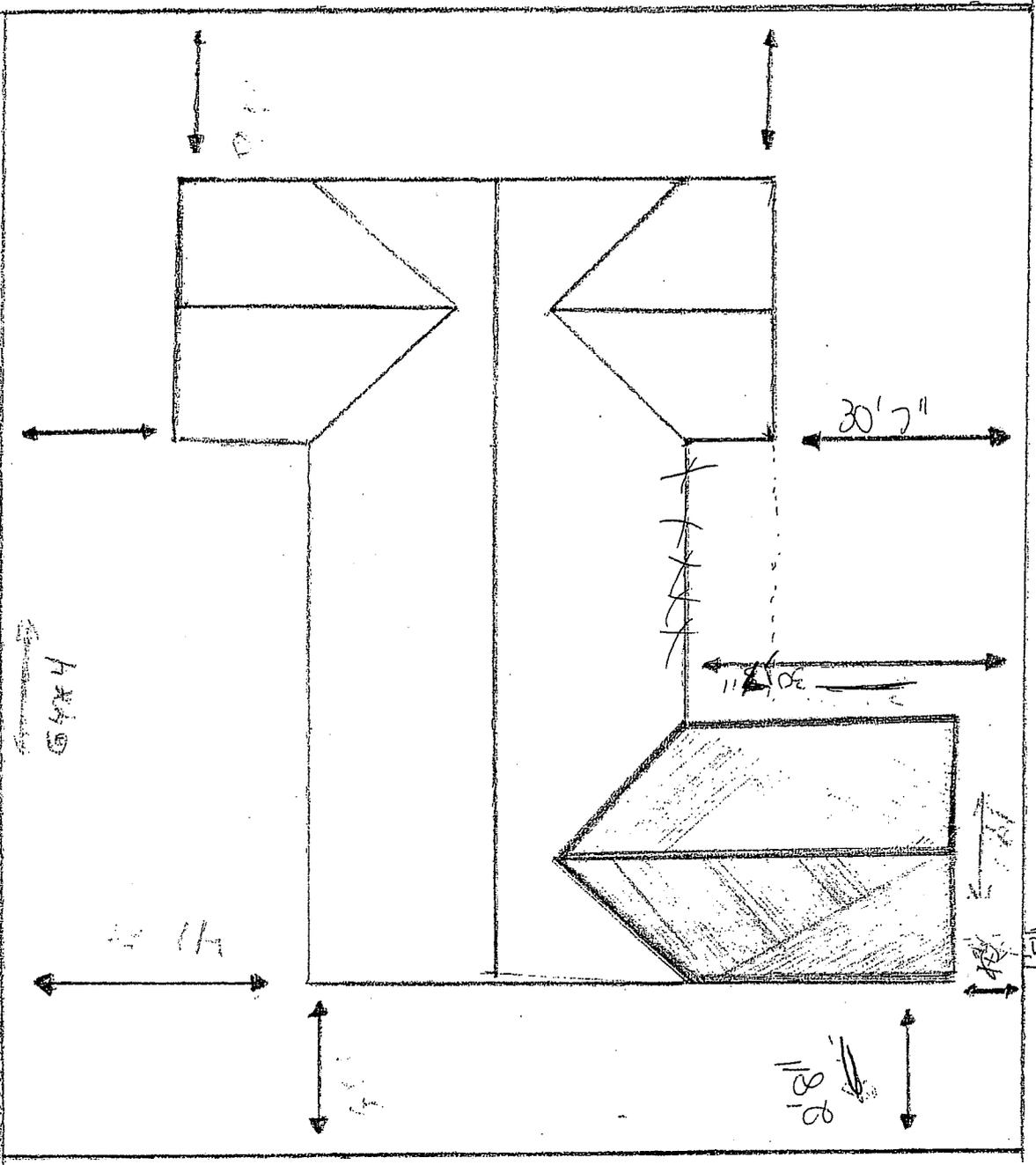
Support Request _____

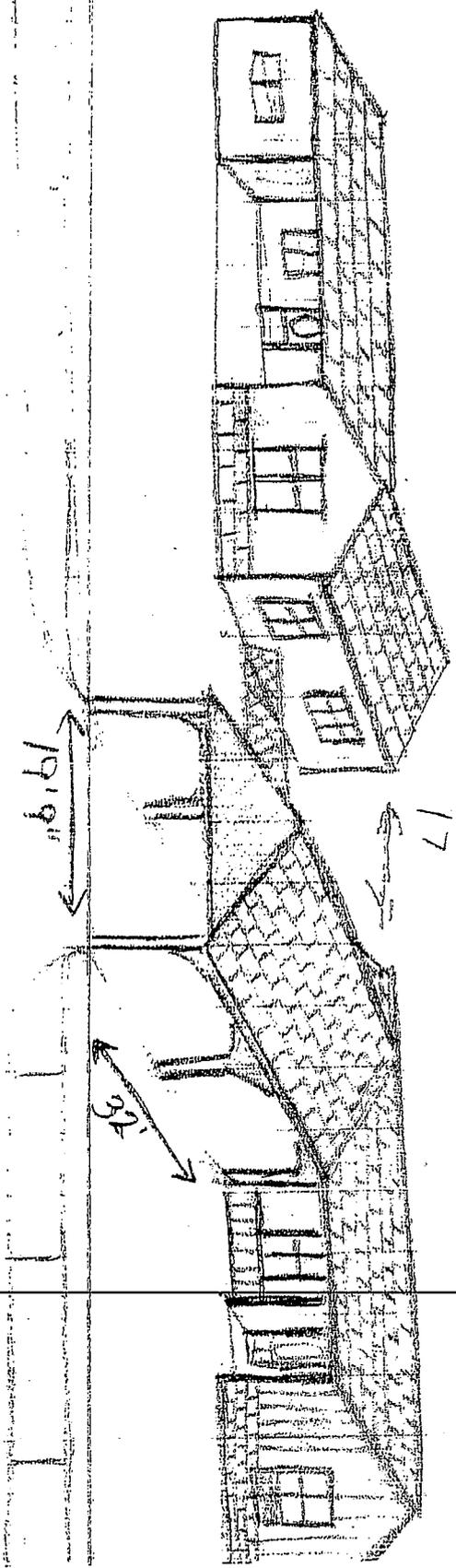
Deny Request X

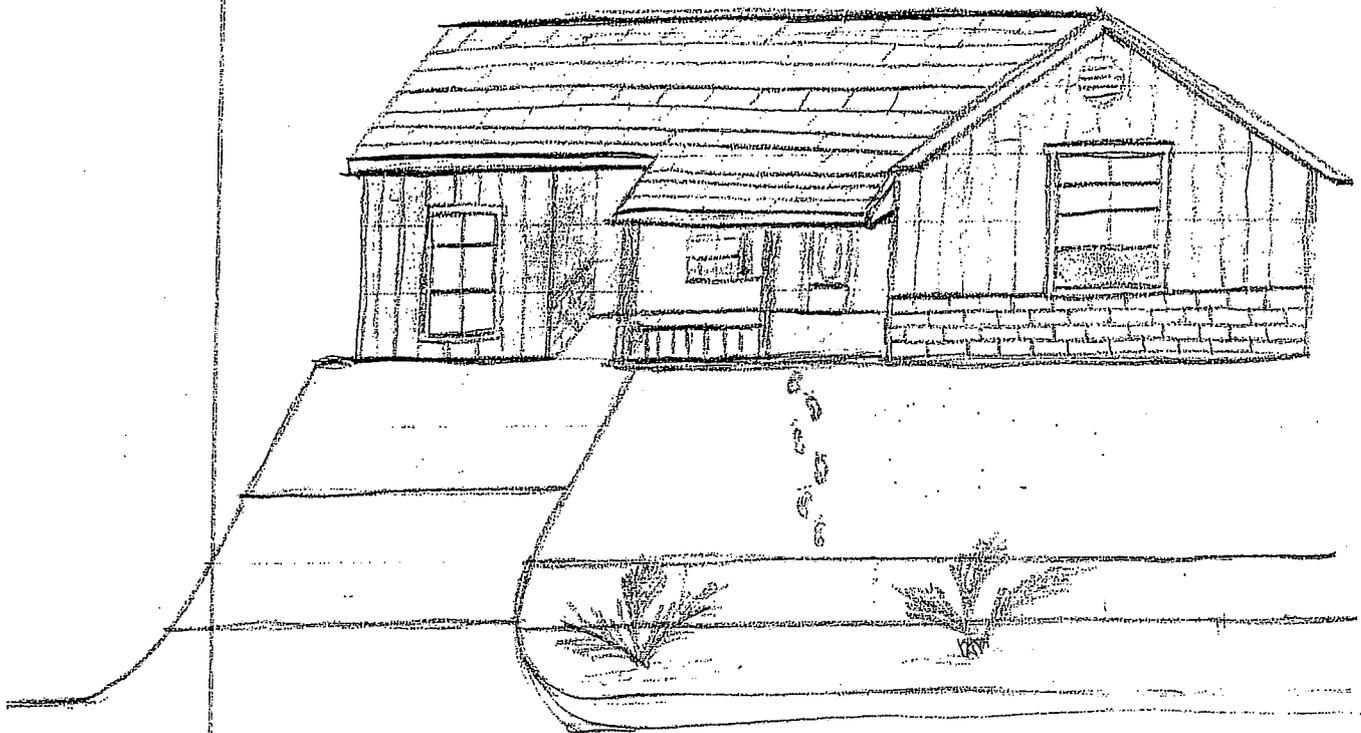
REVIEWER INFORMATION

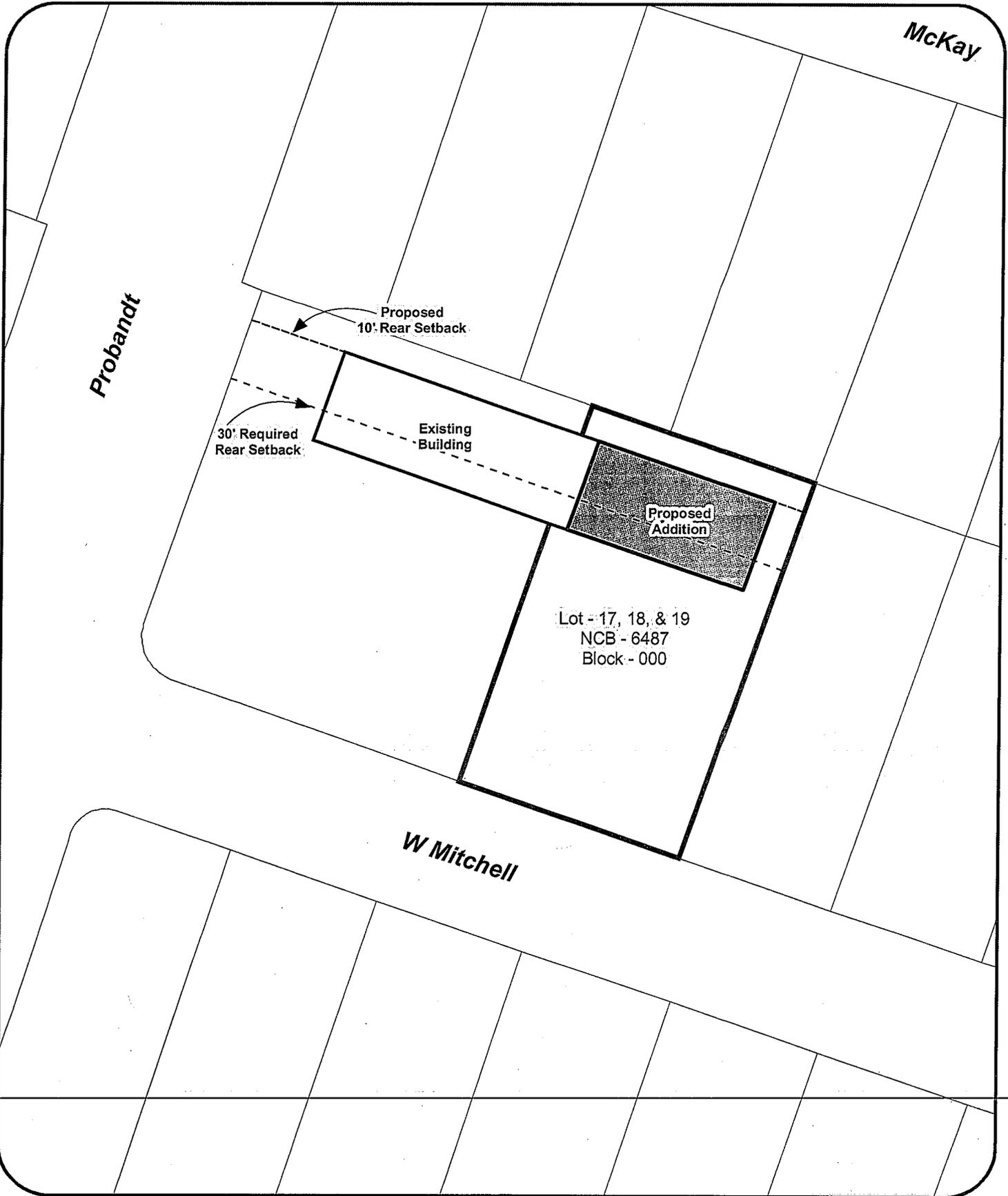
Neighborhood Planner Reviewing: Andrea Gilles, Sr. Planner

Date Review Completed: June 25, 2008

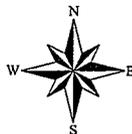








Board of Adjustment
Plot Plan for
Case A-08-075



Scale: 1" approx. = 40'
 Council District 5

423 W Mitchell

Produced by the City of San Antonio
 Development Services Department
 (07/9/2008)

Board of Adjustment - Case No. A-08-075

August 4, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 4, 2008** 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-Leopoldo Vera
Lot 17, 18 & 19, NCB 6487
423 West Mitchell Street
Zoned: "C-2 RIO-4" Commercial River Improvement Overlay District

The applicant is requesting a 20-foot variance from the requirement that a minimum 30-foot rear setback be maintained in "C-2 RIO-4" zoning districts, in order to build a structure 10 feet from the rear property line.

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-08-075

CASE NO: A-08-075

Board of Adjustment – August 4, 2008

Applicant: Leopoldo Vera
Owner: Leopoldo Vera
Request(s): The applicant is requesting a 20-foot variance from the requirement that a minimum 30-foot rear setback be maintained in "C-2 RIO-4" zoning districts, in order to build a structure 10 feet from the rear property line.
Legal Description: Lot 17, 18 and 19, NCB 6487
Address: 423 West Mitchell Street
Zoning: "C-2 RIO-4" Commercial River Improvement Overlay District
Existing Use: Commercial
Neigh. Assoc: None
Neigh. Plan: South Central Neighborhood Plan

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

35-310 Minimum Rear Setbacks: The minimum rear setback in a "C-2" zoning district shall be 30-feet.

Background: The subject property is located just south of downtown, south of IH-10 and east of Probandt Street, near the corner of West Mitchell and Probandt. The surrounding neighborhood consists primarily of single-family uses, but includes some commercial uses. The block face on which the subject property is located, which fronts on Mitchell, as well as the opposite block face, is zoned "C-2 RIO-4", but consists primarily of single-family residences. "MF-33 RIO-4" zoning abuts the property to the north, along McKay Street, while "R-6 RIO-4" zoning is located to the south of the subject property, along Tipton Avenue.

The applicant is requesting a variance in order to construct an addition to the existing building, located at 1230 Probandt, which is 10 feet from the rear property line.

Recommendation: The intent of the rear setback requirements is to provide a reasonable buffer to protect abutting residences from the noise, light, and traffic typically generated by commercial uses, to allow for air flow and light penetration, and to prevent the overcrowding of lots. The property does not appear to be characterized by any unique terrain features where the literal enforcement of the rear setback requirements would result in undue hardship and it appears that a reasonably sized structure could be built that accommodates the rear setback requirements. Furthermore, if the addition were to be constructed within the rear setback, an unnecessary hardship would be imposed on the property abutting to the rear. ~~The applicant has not provided sufficient argument to demonstrate the necessity of a variance in this case.~~ Staff recommends **denial** of the requested variance.

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

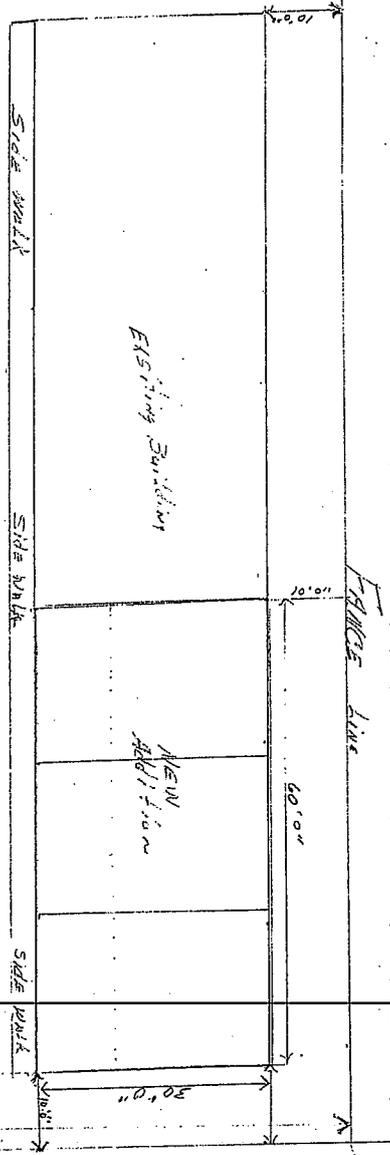
PROBANDT ST

W ←

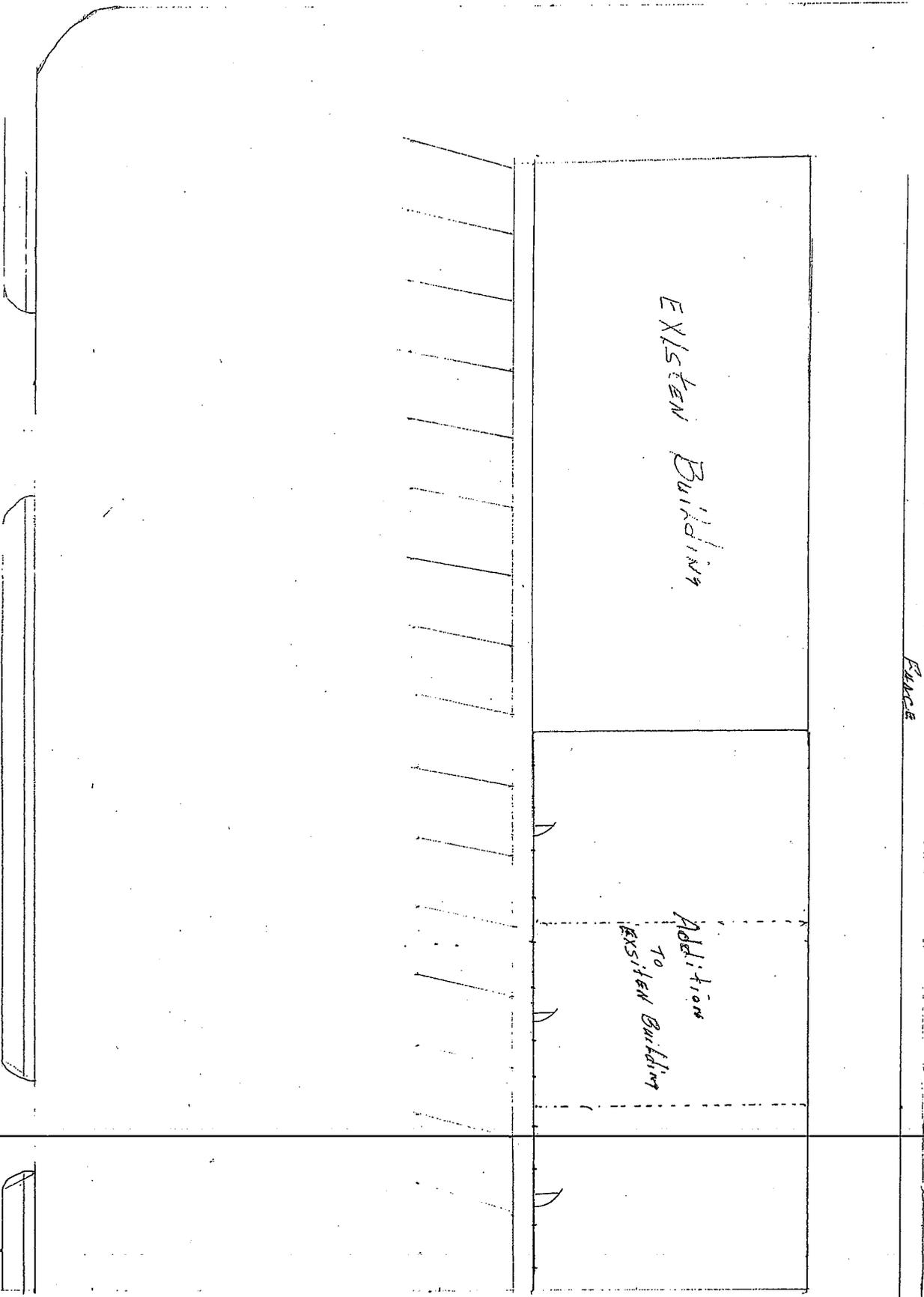
→ N

→ SE

MICHELL ST



Prob. 4th St



FENCE

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

CASE INFORMATION

Case #: **A-08-075**

Property Address: 423 W. Mitchell

Zoning: C-2 RIO-4

Hearing Date: 07/21/08

Type / Scope of BOA Request:

20-foot variance from the UDC requirement that a minimum 30-foot rear setback be maintained in "C-2 RIO-4" zoning districts, in order to build a structure 10-feet from the rear property line.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): None

Neighborhood or Community Plan: South Central San Antonio 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 South Central San Antonio Community Land Use Plan. Low density residential land use is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Low density residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and school.

Surrounding parcels on the Land Use Map are designated Low Density Residential to the north, east and south of the subject property and Neighborhood Commercial to the west. The subject parcel is surrounded by low density residential uses, including the parcels to which the rear property line backs up. The proposed development would create a monolithic wall very near the rear property lines that adjoin the multiple residences to the north. Not complying with rear setback requirements, particularly on parcels adjacent to residentially zoned properties has the potential to create an environment in which the safety, health and well-being of the community is put at risk. The subject proposal also pushes commercial development further into the residential neighborhood, which is not in accordance with the goals of low density residential land uses.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

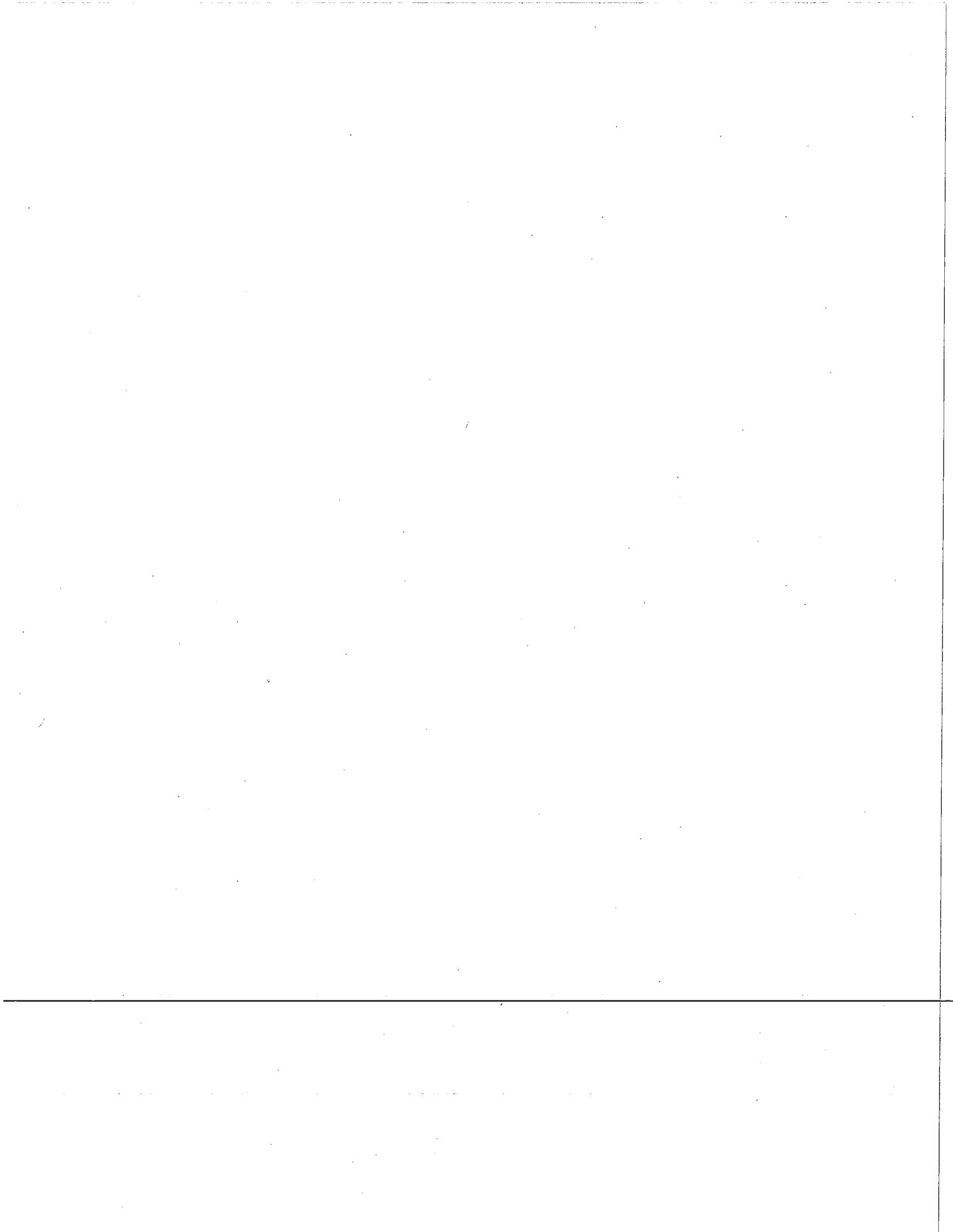
Support Request _____

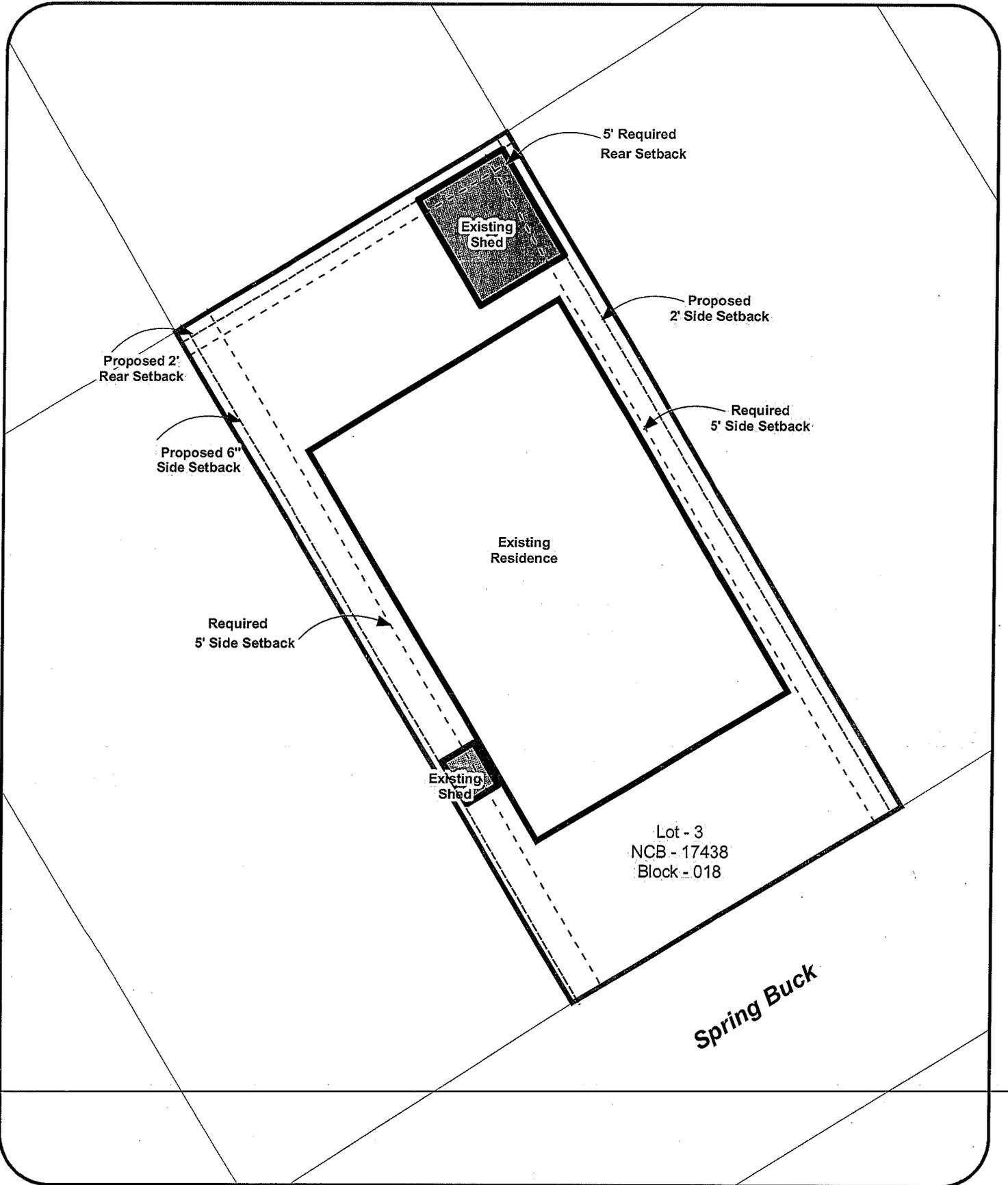
Deny Request X

REVIEWER INFORMATION

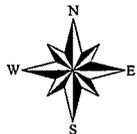
Neighborhood Planner Reviewing: Andrea Gilles, Sr. Planner

Date Review Completed: July 8, 2008





Board of Adjustment
Plot Plan for
Case A-08-076



Scale: 1" approx. = 20'
 Council District 10

5951 Spring Buck

Produced by the City of San Antonio
 Development Services Department
 (07/9/2008)

Board of Adjustment - Case No. A-08-076

August 4, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 4, 2008** 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-Thomas Howell
Lot 3, Block 18, NCB 17438
5951 Spring Buck
Zoned: "R-6" Residential Single-Family District

The applicant is requesting **1)** a 3-foot variance from the requirement that accessory structures exceeding 30-inches in height be located a minimum of 5 feet from any side or rear property line, in order to keep an existing accessory structure 2 feet from the rear and east side property lines, and **2)** a 4-foot, 6-inch variance from the requirement that accessory structures exceeding 30-inches in height be located a minimum of 5 feet from any side or rear property line, in order to keep an existing accessory structure 6 inches from the west side property line.

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: _____

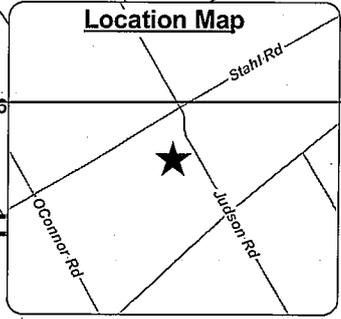
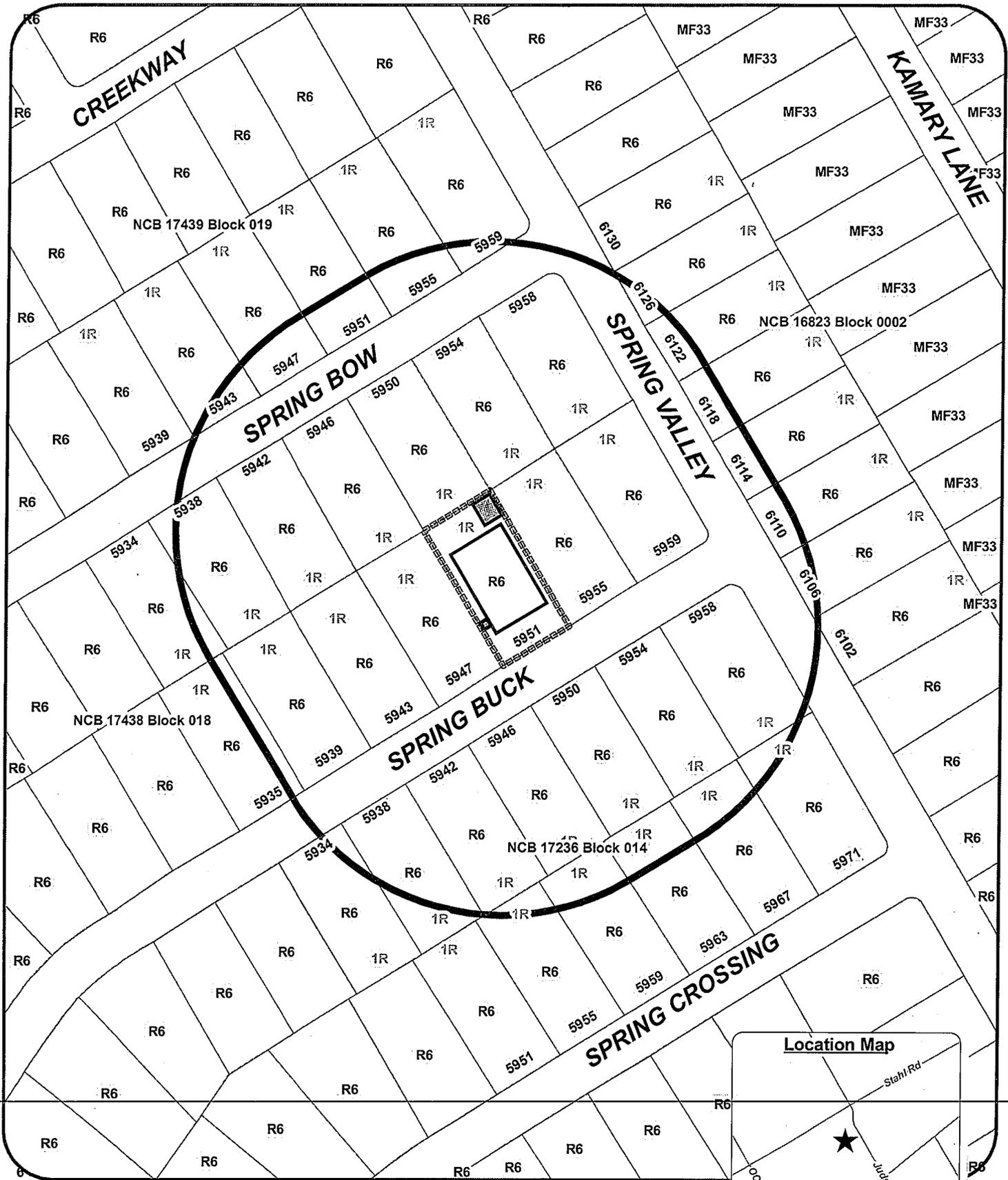
Address/Direccion: _____

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

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

Comments/Comentarios: _____

A-08-076



Board of Adjustment
Notification Plan for
Case A-08-076



Legend
 Subject Property 
 200' Notification Buffer 

Scale: 1" approx. = 100'
 Council District 10

Produced by the City of San Antonio
 Development Services Department
 (07/9/2008)

CASE NO: A-08-076

Board of Adjustment – August 4, 2008

Applicant: Thomas Howell
Owner: Thomas Howell
Request(s): The applicant is requesting 1) a 3-foot variance from the requirement that accessory structures exceeding 30-inches in height be located a minimum of 5 feet from any side or rear property line, in order to keep an existing accessory structure 2 feet from the rear and east side property lines, and 2) a 4-foot, 6-inch variance from the requirement that accessory structures exceeding 30-inches in height be located a minimum of 5 feet from any side or rear property line, in order to keep an existing accessory structure 6 inches from the west side property line.

Legal Description: Lot 3, Block 18, NCB 17438
Address: 5951 Spring Buck
Zoning: "R-6" Single-Family Residential District
Existing Use: Single-Family Residential
Neigh. Assoc: Spring Creek Neighborhood Alliance
Neigh. Plan: None

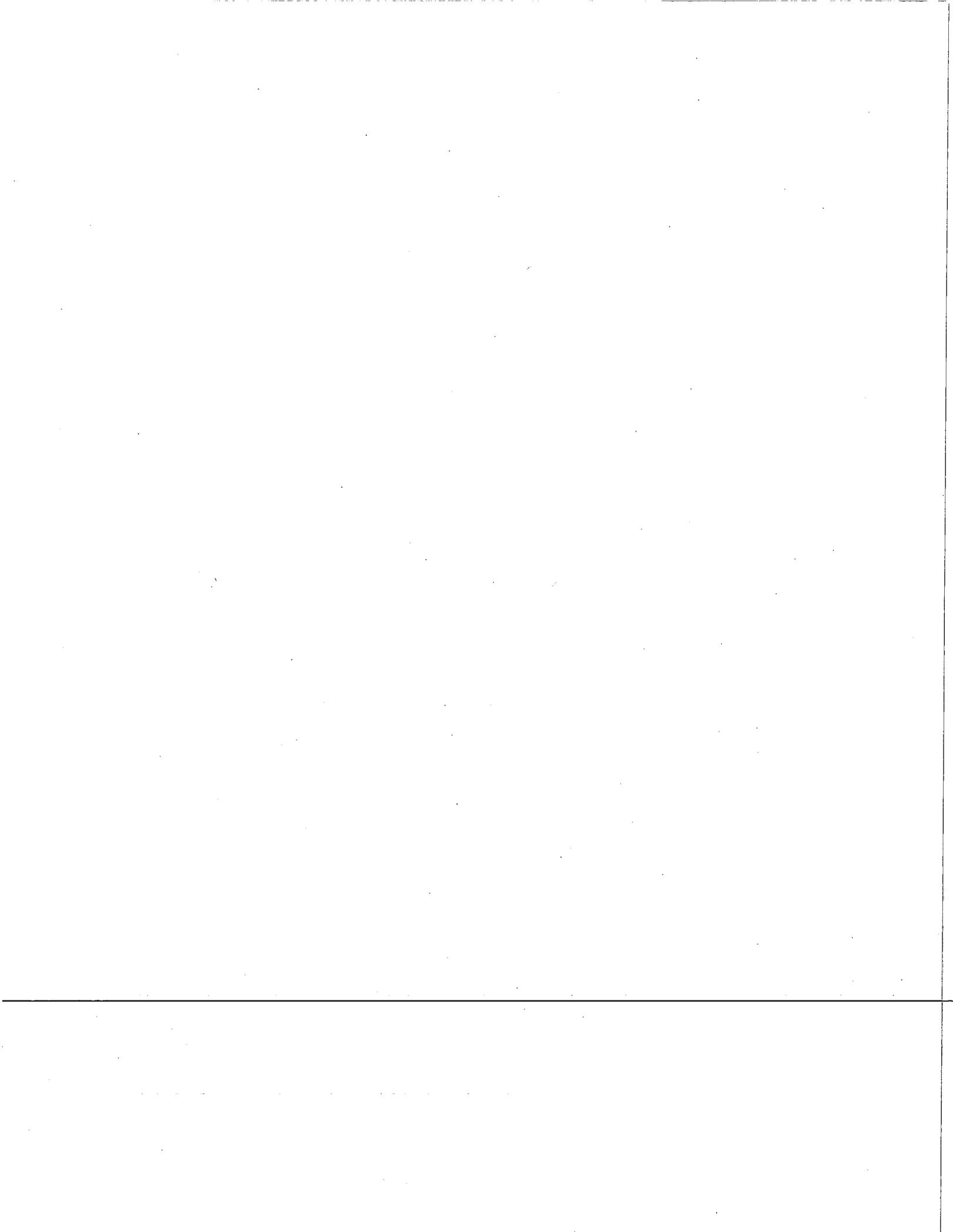
Section of the City Code from which this variance is requested:

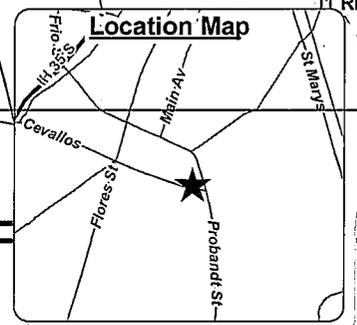
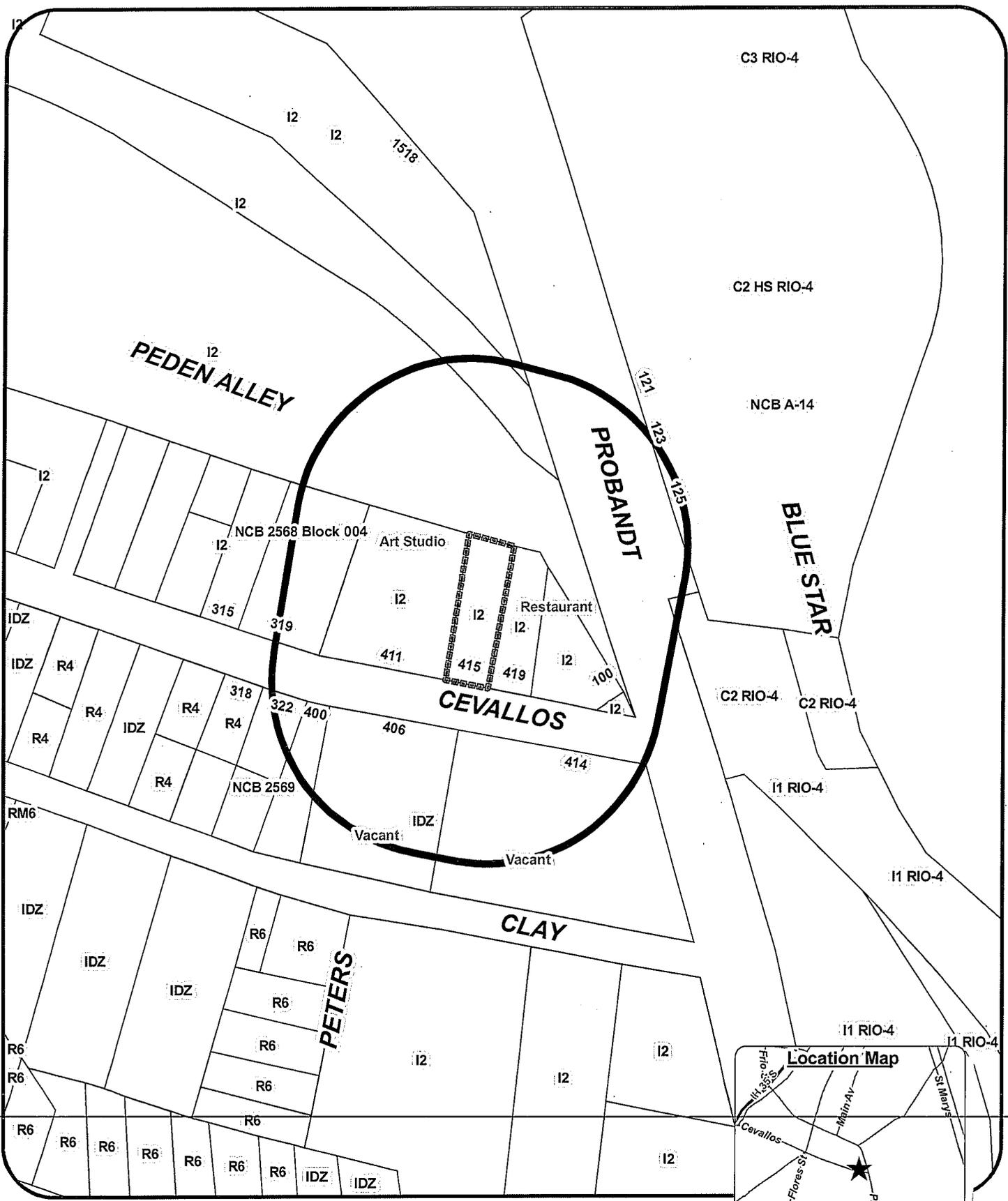
35-370 Accessory Use Regulations: Accessory structures exceeding thirty (30) inches in height shall be located a minimum distance of five (5) feet from any side or rear property line.

Background: The subject property is located in an established single-family neighborhood on the city's Northeast side, within the Spring Creek neighborhood, and is currently occupied by a single-family residence. Single-family residential zoning and uses surround the site, with the neighborhood being primarily characterized as single-family residential. The lot itself is typical of lots found in "R-6" zoning districts. An existing accessory structure sits in the northeast corner of the property, 2 feet away from the rear and east property lines. An additional accessory structure sits along the west property line, 6 inches away from the west property line and 6 inches away from the wall of the primary structure. The applicant is requesting these variances in order to keep an existing shed 2 feet from the rear and east side property line and an existing shed 6 inches from the west side property line.

Recommendation: The intent of the side and rear setback requirements is to allow for air flow, light penetration, neighborhood uniformity, and to prevent the overcrowding of lots and help achieve a reasonable amount of open space desired in single-family residential neighborhoods. The subject property does not appear to be characterized by any unique terrain features where literal enforcement of the side and rear setback requirements would result in unnecessary hardship. The applicant has not provided sufficient evidence demonstrating the necessity for the variance. Staff recommends **denial** of the requested variances.

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





Board of Adjustment
Notification Plan for
Case A-08-078



Legend
 Subject Property 
 200' Notification Buffer 

Scale: 1" approx. = 150'
 Council District 5

Produced by the City of San Antonio
 Development Services Department
 (07/9/2008)

Board of Adjustment - Case No. A-08-078

August 4, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 4, 2008** 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- The City of San Antonio
Lot 11 24, Block 4, NCB 2568
415 East Cevallos
Zoned: "I-2" Heavy Industrial District

The Development Services Department is initiating procedures, as outlined in Section 406 of the Unified Development Code, to revoke the Certificate of Occupancy for Larry's Sports Bar and Grill.

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-08-078

CASE NO: A-08-078

Board of Adjustment – August 4, 2008

Applicant: City of San Antonio, Development Services Department

Owner: Andrea Garcia

Request(s): The Development Services Department is initiating procedures, as outlined in Section 406 of the Unified Development Code, to revoke the Certificate of Occupancy for Larry's Sports Bar and Grill.

Legal Description: Lot 11 24, Block 4, NCB 2568

Address: 415 East Cevallos

Zoning: "I-2" Heavy Industrial District

Existing Use: Bar and Grill

Neigh. Assoc: None

Neigh. Plan: South Central Neighborhood Plan

Applicable Sections of City Code:

Section 35-406 Revocation of Permit or Approval

Section 35-526 Parking and Loading Standards, Table 35-526 (b) Parking in Nonresidential Use Districts: The minimum vehicle spaces for a bar, lounge, tavern, nightclub or dancehall with the sale of alcohol shall be no fewer than 1 space per 100 square feet of gross square footage.

Background: The subject property is located on East Cevallos, just west of Probandt Street and south of the central downtown area. The subject property is currently zoned I-2 and is occupied by a sports bar and grill. I-2 zoning exists to the east and west of the subject property. The lot to the east of the subject property is occupied by a bar and grill, and the lot to the west is occupied by an art studio. IDZ zoning exists to the north and south, and a vacant parking lot sits to the south across East Cevallos Street.

The Development Services Department is initiating procedures to revoke the Certificate of Occupancy for the sports bar located at 415 East Cevallos due to the lack of adequate parking at the facility as required in Section 35-526. According to the owner of the parking lot at 242 East Cevallos, a cooperative parking agreement had previously been in effect between himself and the previous tenant at 415 East Cevallos, known as Cargo's. This informal agreement gave the property at 415 East Cevallos (the subject property) the required number of parking spaces. According to correspondence from the parking lot owner, said parking agreement was nullified when the previous owners of the sports bar and grill at 415 East Cevallos lost their lease to the bar.

The property owner of 242 East Cevallos indicates that, as of January 2008, a new cooperative parking agreement was made between himself and the property owner at 231 East Cevallos, also known as The Beach. However, no record of any cooperative parking agreement between the property owner of the parking lot at 242 East Cevallos, and either the present or former tenant of the property at 415 East Cevallos, has/had been filed with the City.

Recommendation: In order to meet the minimum required parking standards for the structure and use on the subject property at 415 East Cevallos, approximately 8 parking spaces (7 regular, 1 van accessible) would be required. The current parking situation accommodates roughly 3 vehicles on the property. The applicant indicated on several occasions, through conversations with various city staff members, that a cooperative parking agreement exists between himself and the owner of the parking lot at 242 East Cevallos. However, no such documentation has since been provided, and no such parking agreement has been filed with the City. The applicant has been given several opportunities to seek relief to the parking situation at 415 East Cevallos by means of a possible rezoning to IDZ (which would waive the parking requirements); a request for a parking space adjustment and perhaps seeking another cooperative parking agreement. None of these solutions have been pursued by the property owner, though the property owner maintains that a cooperative parking agreement still exists between himself and the owner of 242 East Cevallos. The Director of Development Services maintains that incorrect information was provided by the property owner regarding the cooperative parking agreement. As outlined in the International Building Code, Section 110.4: Revocation, the Director of Development Services is seeking to revoke the Certificate of Occupancy for Larry's Sports Bar and Grill.

In an effort to correct the deficiency in the number of parking spaces, a subsequent parking agreement was submitted to the Development Services Department on July 16, 2008. This parking agreement was deemed insufficient because owner of Larry's Sports Bar and grill submitted a cooperative parking agreement for review without the required signature of the agreeing property owner.

The Director requests that the Board of Adjustment support the recommendation of the Development Services Department and revoke the Certificate of Occupancy of Larry's Sports Bar and Grill, which is located at 415 East Cevallos Street.

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

NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-08-078

Property Address: 415 E. Cevallos

Zoning: I-2

Hearing Date: 07/21/08

Type / Scope of BOA Request:

The Development Services Department is initiating procedures, as outlined in Section 406 of the UDC, to revoke the Certificate of Occupancy for Larry's Sports Bar and Grill.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): None

Neighborhood or Community Plan: South Central San Antonio Community Plan

Neighborhood Conservation District: n/a

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

ANALYSIS STATEMENT

The subject parcel is designated Mixed Use land use in the South Central San Antonio Community Land Use Plan. Mixed Use provides for a concentrated blend of residential, retail, professional service, office, etc. at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings.

Page 5 of the Land Use Plan Update specifically identifies goals, including parking standards, for Cevallos Street. In particular: "Mixed uses are desired along Cevallos St., provided that zoning standards include conditional use strategies to promote walkability while protecting adjacent residential areas:

- 10-foot maximum front setback
- Parking allowed only at the rear of the lot, and behind the buildings, and
- No ingress or egress on Clay St. to prevent traffic in residential areas"

Given the recommended development pattern within the Plan update and the prioritization for a pedestrian-oriented environment that lends protection to adjacent residential areas, all necessary measures should be taken to ensure resident safety, neighborhood organization and compliance with City regulations.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request _____ Deny Request _____ Other X

Staff supports DSD recommendation

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Planner

Date Review Completed: July 8, 2008

RATIFICATION

The Cooperative Parking Plan Agreement signed on July 15, 2008 by Todd Ellis, acting on behalf of Bohls Bearings, ~~(was signed at the direction and behest of Mr. Bohls. Specifically, Mr. Bohls orally agreed to the CCPA, but was not going to be in the office so he authorized Todd Ellis to act for him and sign the CCPA.)~~ ^{BTE} Todd Ellis acted with full authority on behalf of Bohls Bearing in entering into the CCPA with Larry Sanchez and Raymond and Andrea Garcia.

Dated: July 28, 2008

Signed: Todd Ellis
As agent for Bohls Bearings

RECEIVED
JULY 29 11 11 AM '08

APPLICATION FOR COOPERATIVE PARKING PLAN
(JANUARY 2006 UDC, SECTION 35-526 (g))
<http://www.municode.com/Resources/gateway.asp?pid=14228&sid=43>

APPLICABILITY

Should an establishment be unable to provide the appropriate/adequate off-street parking requirements as per UDC Parking and Storage Standards , either part or all of the required off-street parking facilities may be located on a site other than the one occupied by the use or structure.

Two (2) or more uses may share the same off-street parking facilities and each use may be considered as having provided such shared space individually. Such shared parking space, however, shall not be considered as having been provided individually unless the schedules of operation of all such uses are such that none of the uses sharing the facilities require the off-street parking facilities at the same time. This arrangement for sharing of off-street parking facilities shall be known as a Cooperative Parking Plan (CPP).

ELIGIBLE PARTICIPANTS

An application for approval of a CPP shall be filed with the Director of Development and Business Services by the owner of the entire land area to be included within the cooperative parking plan, the owner or owners of all structures then existing on such land area, and all parties having a legal interest in such land area and structures.

CPP CHECKLIST

The following items shall be included for review:

- A/P # and Project Title;
 - List of all CPP participants;
 - Sufficient evidence to establish the status of the applicants as owners or interested parties
(e.g. copies of deeds, leases, etc.);
-
- Building use and gross floor area (square feet) of all CPP participants;
 - Number of parking spaces that CPP participants agree they will be sharing;
 - Schedules of operation for all facilities entering the CPP;

Map clearly showing and highlighting location of all CPP participants

(<http://maps.sanantonio.gov/>);

CPP Agreement with original signatures (see attached); and

Site/dimensional plan drawn to scale (separate site/dimensional plan for each CPP

participant). Include the following:

- Property lines, power poles, fire hydrants, trees, etc.
- Existing/proposed approaches; and
- Existing/proposed parking spaces (denote spaces to be shared by CPP participants).

Applications shall be signed by all CPP participants (see above Checklist, "CPP Agreement").

Please submit 3 copies of all the aforementioned information (includes all checklist items and CPP agreement) with original signatures to:

Development and Business Services Center

ATTN: Development Services Department – Plans & Permits

1901 S. Alamo

San Antonio, TX 78204

COOPERATIVE PARKING PLAN AGREEMENT (CPP AGREEMENT)

Please fully read all stipulations of the CPP Agreement before signing this document.

I assert that all the information I am submitting to the City of San Antonio, Texas is true and accurate as stated.

I understand that by signing this agreement, upon approval, a copy of the plan shall be registered among the records of the director of development services and shall thereafter be binding upon the applicants, their heirs, successors and assigns. The registration shall limit and control the issuance and validity of permits and certifications and shall restrict, limit, and control the use and operation of all land and structures included within such cooperative parking plan (UDC Section 35-526 (g)(3)).

I further understand that pursuant to the same procedure and subject to the same limitations and requirements by which the cooperative parking plan was approved and registered, any such plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under such plan comply with all the conditions and limitations of the plan and all land and structures withdrawn from such plan comply with the regulations of this chapter (UDC Section 35-526 (g)(4)).

Furthermore, all off-street parking must conform to the standards and specifications of the Parking and Storage Standards of the City of San Antonio, Texas and other applicable ordinances of the City of San Antonio (UDC, Article V – Development Standards, Division 6 – Parking and Storage Standards).

CPP Participant: Andrea Garcia

Name and Address of Establishment: 415 E. Cevallos

Relationship to land/Structure: Owner of land

Lot, Block, and NCB: NCB 2568, block 4, lots 11 & 24

Andrea Garcia Andrea Garcia 7-16-08
Printed Name Signed Name Date

CPP Participant: Raymond Garcia

Name and Address of Establishment: 415 E. Cevallos

Relationship to land/Structure: owner/Managing partner

Lot, Block, and NCB: NCB 2568 Block 4 Lots 11 & 24

RAYMOND R GARCIA Raymond R Garcia 7-15-08
Printed Name Signed Name Date

COOPERATIVE PARKING PLAN AGREEMENT (CONTINUED)

Please fully read all stipulations of the CPP Agreement before signing this document.

I assert that all the information I am submitting to the City of San Antonio, Texas is true and accurate as stated.

I understand that by signing this agreement, upon approval, a copy of the plan shall be registered among the records of the director of development services and shall thereafter be binding upon the applicants, their heirs, successors and assigns. The registration shall limit and control the issuance and validity of permits and certifications and shall restrict, limit, and control the use and operation of all land and structures included within such cooperative parking plan (UDC Section 35-526 (g)(3)).

I further understand that pursuant to the same procedure and subject to the same limitations and requirements by which the cooperative parking plan was approved and registered, any such plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under such plan comply with all the conditions and limitations of the plan and all land and structures withdrawn from such plan comply with the regulations of this chapter (UDC Section 35-526 (g)(4)).

Furthermore, all off-street parking must conform to the standards and specifications of the Parking and Storage Standards of the City of San Antonio, Texas and other applicable ordinances of the City of San Antonio (UDC, Article V – Development Standards, Division 6 – Parking and Storage Standards).

CPP Participant: Bohls Bearings/Louis Bohls

Name and Address of Establishment: BohlsBearings

Relationship to land/Structure: owner

Lot, Block, and NCB: ncb 15, lot 8, blk (430 clay street)
ncb A-15, lot 9, blk #201 Probandt

TODD ELLIS Todd Ellis 07-15-08
Printed Name Signed Name Date

CPP Participant: Larry's sports Bar

Name and Address of Establishment: 415 E, cevallos

Relationship to land/Structure: tenant

Lot, Block, and NCB: NCB 2568, Block 4, Lots 11 & 24

Larry Sanchez Larry Sanchez 7-15-08
Printed Name Signed Name Date

For Office Use Only

A/P# _____

PROJECT TITLE _____

APPROVAL / DISAPPROVAL

Printed Name
Director of Development and Business Services

Date

Signed Name
Director of Development and Business Services

Date



City of San Antonio Development Services

PO BOX 839966
SAN ANTONIO TEXAS 78283-3966

June 25, 2008

Mr. Larry Sanchez and Ms Sandra Sanchez
Larry's Sports Bar and Grill
415 E. Cevallos
San Antonio, Texas 78204

RE: Revocation of Certificate of Occupancy

Dear Owner:

This notice is to inform you that the Certificate of Occupancy issued to you on April 10, 2008 A/P #1447817 has been revoked as of June 25, 2008. Section 110.4 of the 2006 International Building Code states:

"Revocation: The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code."

It has been brought to this department's attention that Larry's Sports Bar and Grill has failed to meet the parking requirements stated in the Unified Development Code section 35-526(b).

Please contact Mr. Tom Herbster, Construction Inspector Supervisor at (210) 416-9397 who will be able to assist you with any questions or concerns regarding the parking violations.

After obtaining compliance with these identified parking requirements, please contact Chief Building Inspector, Ernest Martinez at (210) 207-8314 who will be able to assist you with a new Certificate of Occupancy and any further questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick J. Sanchez".

Roderick J. Sanchez, AICP, CBO
Director, Development Services

NO. 1447817

DATE: 04/10/2008

CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES DEPARTMENT

CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the building located at:

Address of Location 415 E CEVALLOS

Lot: 11 Block: 4 NCB: 2568

has been inspected and the following occupancy thereof is hereby authorized:

Occupant Group: A2 Occupant Load: 106

Occupant: SANDRA & LARRY SANCHEZ

Description of Business: BAR & GRILL

DBA Name: LARRY'S SPORTS BAR & GRILL


DIRECTOR OF DEVELOPMENT SERVICES

**CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES DEPARTMENT**

415 E CEVALLOS

SAN ANTONIO TX 78204-0000

MAXIMUM OCCUPANT LOAD

106

04/10/2008

NO. 1447817


DIRECTOR OF DEVELOPMENT SERVICES

parking plan, the owner or owners of all structures then existing on such land area, and all parties having a legal interest in such land area and structures. Sufficient evidence to establish the status of applicants as owners of parties in interest shall be provided. The application shall include plans showing the location of the uses or structures for which off-street parking facilities are required, the location of the off-street parking facilities, and the schedule of times used by those sharing in common.

- (3) **Registration of Cooperative Parking Plan.** The application shall be reviewed and approved or disapproved by the director of development services. Upon approval, a copy of the plan shall be registered among the records of the director of development services and shall thereafter be binding upon the applicants, their heirs, successors and assigns. The registration shall limit and control the issuance and validity of permits and certifications and shall restrict, limit, and control the use and operation of all land and structures included within such cooperative parking plan.
- (4) **Amendment or Withdrawal of Cooperative Parking Plan.** Pursuant to the same procedure and subject to the same limitations and requirements by which the coopera-

tive parking plan was approved and registered, any such plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under such plan comply with all the conditions and limitations of the plan and all land and structures withdrawn from such plan comply with the regulations of this chapter.

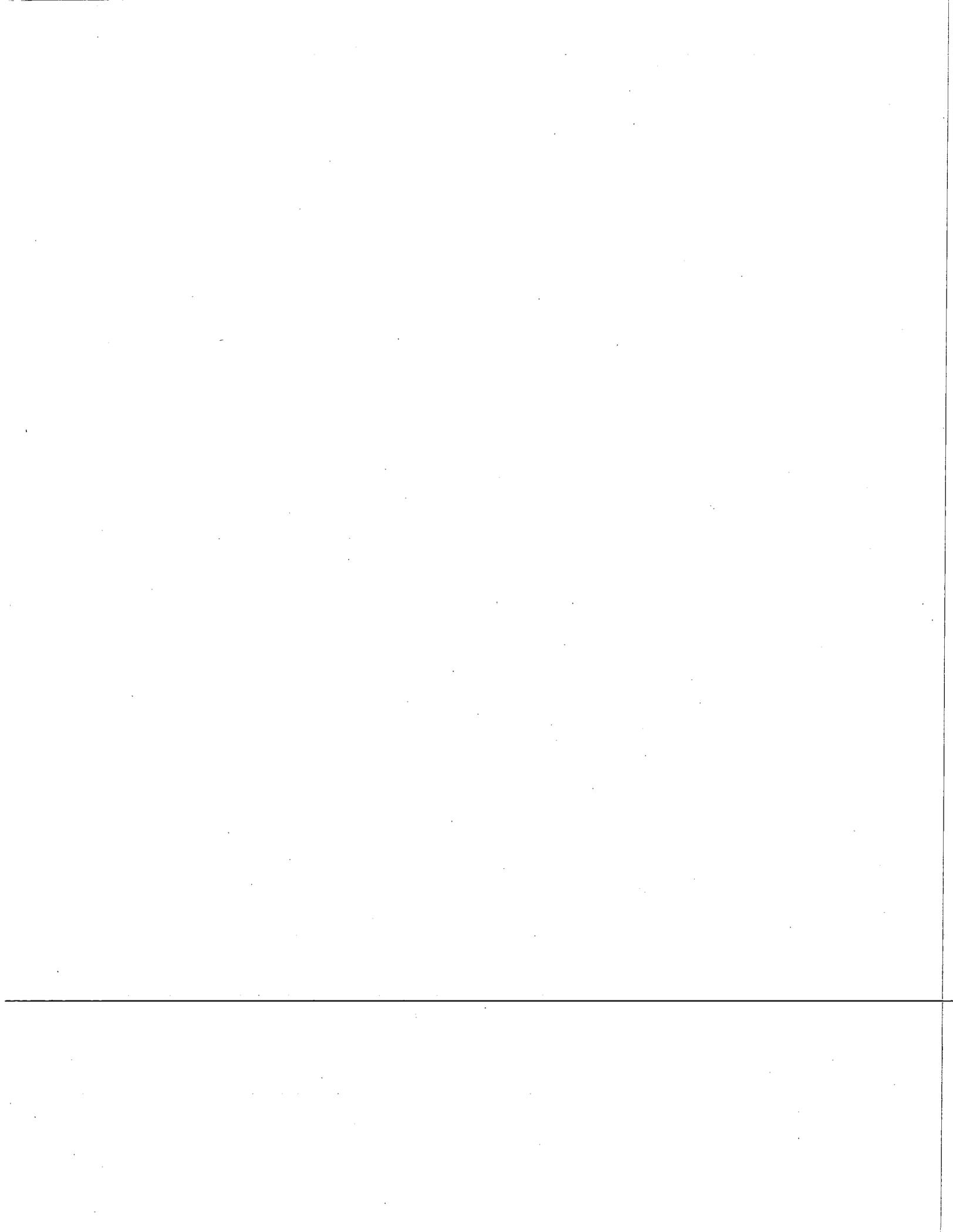
- (h) **Shared Parking Facilities - Mixed-Use Developments.** Developments which contain a mix of uses on the same parcel, as set forth in Table 526-2 below, may reduce the amount of required parking in accordance with the following methodology:

- (1) Determine the minimum parking requirements in accordance with Table 526-2 for each land use as if it were a separate use;
- (2) Multiply each amount by the corresponding percentages for each of the five (5) time periods set forth in columns (B) through (F) of Table 526-2;
- (3) Calculate the total for each time period; and
- (4) Select the total with the highest value as the required minimum number of parking spaces.

The number of parking spaces may be reduced in accordance with this table without a cooperative parking plan.

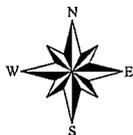
Table 526-2

(A) Land Use	Weekday		Weekend		(F) Nighttime (midnight - 6 a.m.)
	(B) Daytime (9 a.m. - 4 p.m.)	(C) Evening (6 p.m. - midnight)	(D) Daytime (9 a.m. - 4 p.m.)	(E) Evening (6 p.m. - midnight)	
Office/ Industrial	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Hotel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%





Board of Adjustment
Plot Plan for
Case A-08-080



Scale: 1" approx. = 20'
Council District 5

1050 Barclay

Produced by the City of San Antonio
Development Services Department
(07/9/2008)

Board of Adjustment - Case No. A-08-080

August 4, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 4, 2008** 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- Patricia Rodriguez

The north 60 feet of Lots 23, 24, 25, 26 & 27, Block 9, NCB 6242

1050 Barclay Street

Zoned: "MF-33" Multi-Family District

The applicant is requesting a Special Exception to relocate a residential structure from 18555 Leal Road to 1050 Barclay Street.

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: _____

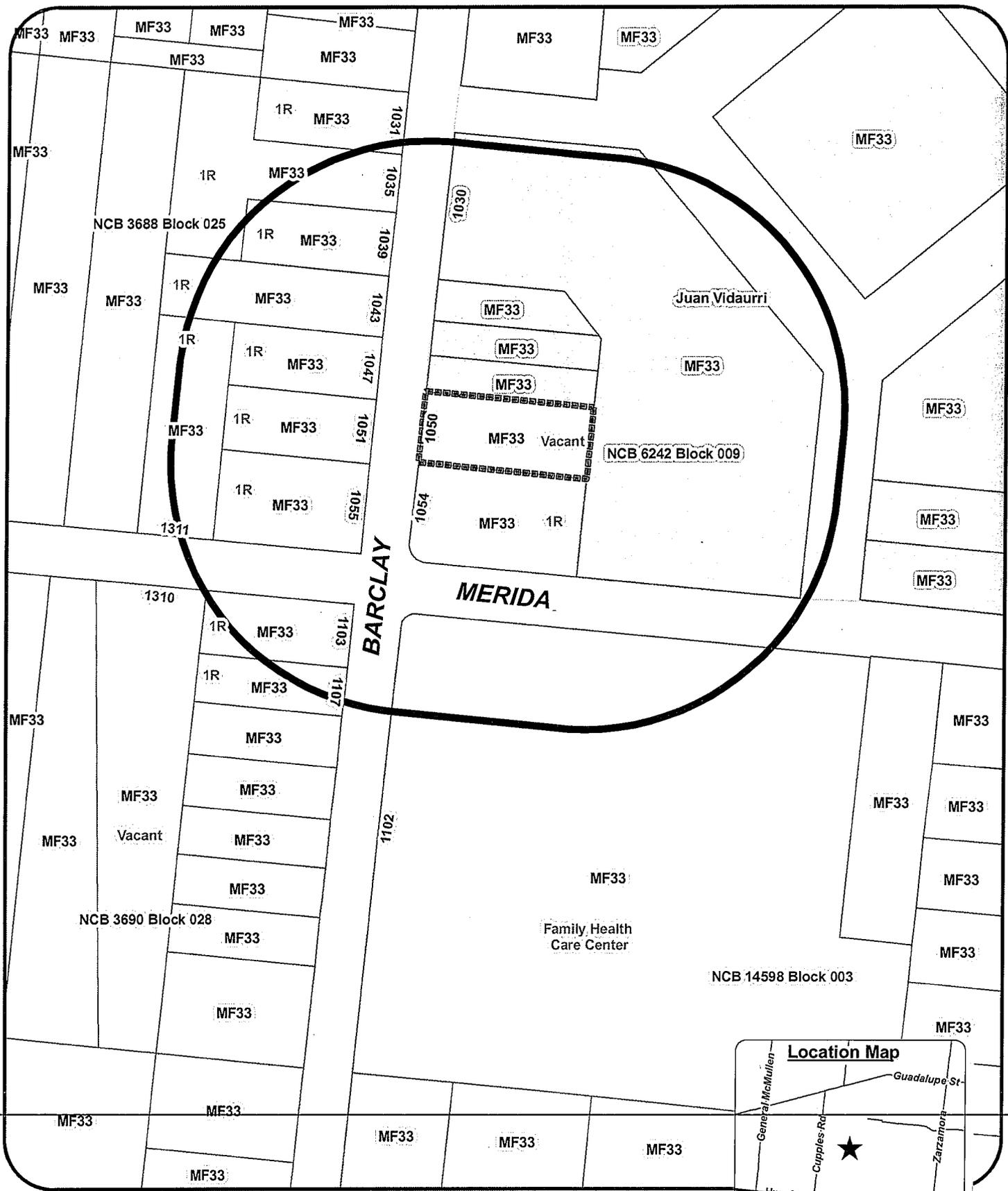
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-08-080



Board of Adjustment
Notification Plan for
Case A-08-080



Legend
 Subject Property
 200' Notification Buffer

Scale: 1" approx. = 100'
 Council District 5

Produced by the City of San Antonio
 Development Services Department
 (05/23/2008)

CASE NO: A-08-080

Board of Adjustment – August 4, 2008

Applicant: Patricia Rodriguez

Owner: Patricia Rodriguez

Request(s): The applicant is requesting a Special Exception to relocate a residential structure from 18555 Leal Road to 1050 Barclay Street.

Legal Description: The north 60 feet of Lots 23, 24, 25, 26 & 27, Block 9, NCB 6242

Address: 1050 Barclay Street

Zoning: "MF-33" Multi-Family District

Existing Use: Vacant

Neigh. Assoc: None

Neigh. Plan: None

Section of the City Code from which this variance 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. This subject lot (the lot to which the house in question is proposed to be moved) is located on Barclay Street, bound by Merida Street to the south and Saltillo Street to the north. This lot sits adjacent to a single-family residence to the south, which is zoned "MF-33", and a park which is also zoned "MF-33". This structure is proposed to be used as a single-family dwelling. The structure appears to conform to the character of the block face on which it is proposed to be moved.

Recommendation: 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. Although the proposed relocation plans show the house to be facing the side-yard of the property, staff believes that the house will maintain the character of the surrounding neighborhood. ~~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 house 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

Hansen Case # 74351
COUNTY OF BEXAR
STATE OF TEXAS
Hearing Date 8-4-08

ZONING BOARD OF ADJUSTMENT

SAN ANTONIO, TEXAS

CASE NO.: A-08-080

APPLICATION DATE: 7/1/08
DEVELOPER'S OFFICES RECEIVED

Against the decision of the Building Official
of the City of San Antonio in accordance
with the provisions of the Unified
Development Code Regulations

2008 JUL -1 PH 2:03

TO THE HONORABLE ZONING BOARD OF ADJUSTMENT

Lot N 60 Ft. of 23, 24, 25, 26, & 27
Blk 9 NCB 6242
Zoning MF33
Platting required: Yes No

Now comes Patricia Rodriguez
A citizen of Bexar County, and affirms that on the 01 day of July 2008,
he/she applied for a permit to move a building from

18555 Leal Rd. 71707 to 1050 Barclay 61467
(address) (address)
on a lot 60 feet by 125 feet.

Applicant also requests a variance(s) for the following: N/A

Therefore, the applicant now appeals, in accordance with the provisions of the Unified Development Code Regulations to the
Honorable Zoning board of Adjustment to grant the heretofore requested permit and to permit him/her to occupy or rent the completed
premises as Single family Home
(proposed use of the building)

Owner/Representative Responsibilities:
If the Special Exception is approved, the Owner/Representative shall ensure:

- (1.) Mover secures foundation and building move permits, and calls for inspections.
- (2.) A performance bond of up to \$5,000.00 may be required as per Section 6-13 of the City Code and is based on the Director's estimate of the cost of repairs to comply with all city codes.
- (3.) Owner secure repair permits for exterior and interior repairs to bring house up to city code and secures appropriate inspections.
- (4.) Permits for electrical, plumbing, sewer, gas and mechanical work, when applicable, shall be secured by licensed and bonded contractors who shall be responsible for securing approval of inspections.

*Please submit:

- (1) plot plan
- (2) two pictures of the building
- (3) Plan of development with application
- (4) Filing Fee - \$400.00 check/money order
Made payable to the "City of San Antonio"

Respectfully submitted:
Applicant's Name Patricia Rodriguez
Mailing Address 1054 Barclay
Telephone (251-0976 cell) 435 9269
(home)
Telephone 509 8400
(business)

I hereby authorize Rosa Cardona of Patricia Rodriguez
To represent me in matters pertaining to this case Telephone 251 2510976 - 4359269
cell

Owner/Applicant has (90) ninety days in
which to bring the structure into compliance
with all applicable codes as per Section 6-137
of the city code.

Owner's Signature Patricia Rodriguez
Telephone 2510976
Date 7-1-08

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT ALL REQUIRED DOCUMENTATION

NO APPLICATION WILL BE ACCEPTED BY MAIL, MESSENGER, OR FAX. APPLICATIONS CAN ONLY BE ACCEPTED
IN PERSON.

CITY OF SAN ANTONIO
STATE OF TEXAS

ZONING BOARD OF ADJUSTMENT
PLAN OF DEVELOPMENT

SAN ANTONIO, TEXAS
DATE 6-28-68

NAME: Patricia Rodriguez ADDRESS: 1054 Barclay

CITY, ST, ZIP: San Antonio TX 78207

From LOCATION: 18555 Leal Rd. TO LOCATION: 1050 Barclay

SIZE: +2000. sq. ft.

CURRENT CONSTRUCTION:

INTERIOR WALLS: Sheetrock Panel Other _____

SIDING: Wood Vinyl Other _____

CEILING: Sheetrock Other _____

ROOF: Shingles Other _____

WINDOWS: Wood Aluminum Other _____

INSULATION: Walls Ceiling Floor

HEATING & COOLING: Window Units Heaters Central

FLOOR JOIST: 2x10 SILLS: 6 feet STUDS: 2x4 on 16" O.C.

on
12" center

PROPOSED CHANGES:

WINDOWS: N/A

ROOF: N/A

SIDING: Hardy Plank

SKIRTING TYPE: same as proposed siding

INSULATION: N/A

PORCH: N/A

DOORS: N/A

HEATING & COOLING: N/A

ELECTRICAL: N/A

PLUMBING: N/A

CONSTRUCTION OF DRIVEWAY: N/A

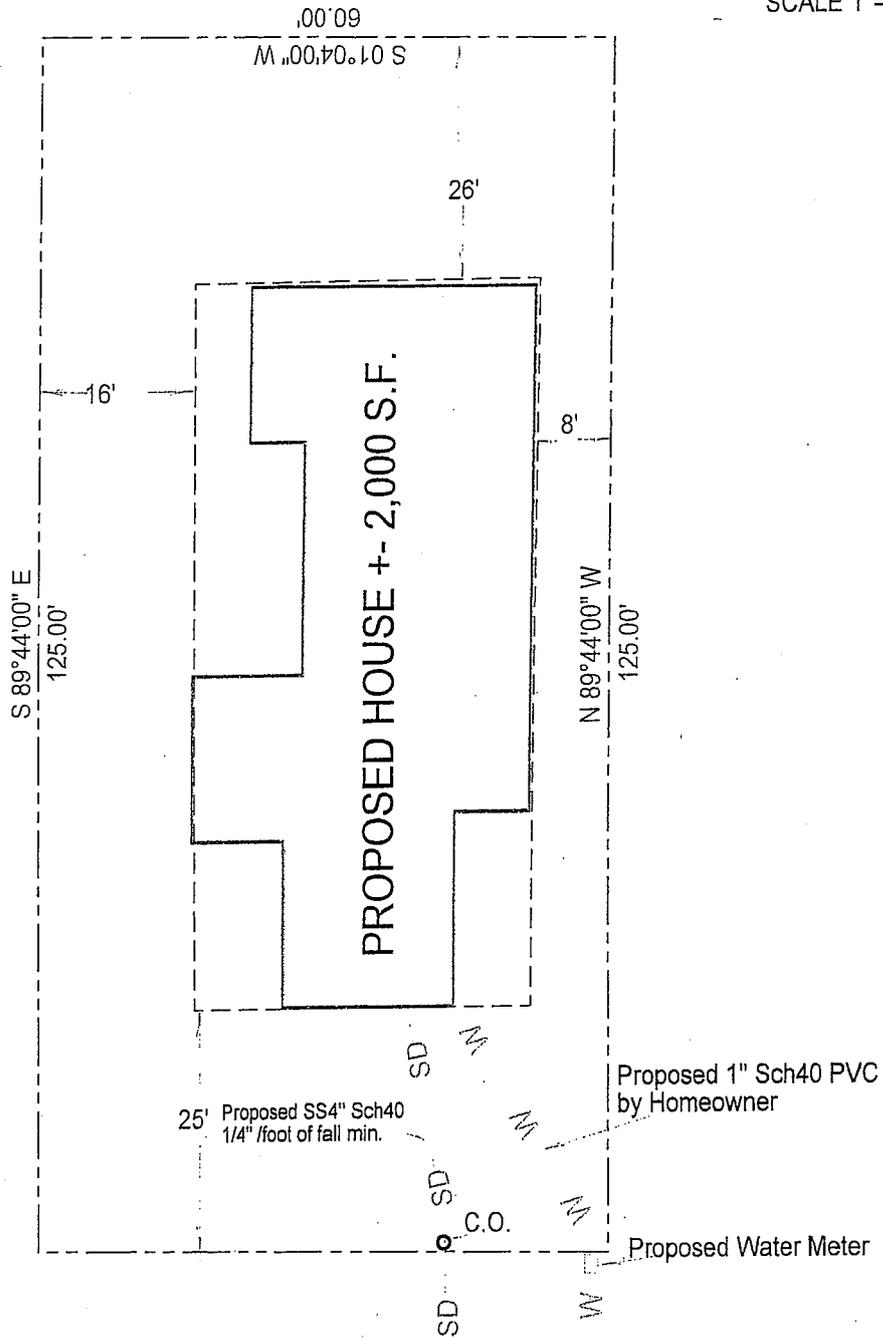
FOUNDATION: Pier on Beam system (concrete)

COMMENTS: Proposed to installed new siding around outside
the building w/

OWNER: PATRICIA ANN RODRIGUEZ



SCALE 1"=20'



1050 BARCLAY (paved) STREET

1. FROM 1955 LEAL RD 2. TO 1050 BARCLAY

3. PRESENT USE: OFFICE PROPOSED USE: RESIDENTIAL

4. BUILDING WIDTH: 51' LENGTH: 51' HEIGHT: 13' STORIES: 1

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

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

7. SILLS: _____ UNDER SIZE: _____ OVERSPANNED _____ SUBSTANDARD _____ CONDITION _____

8. 1ST FLOOR JOISTS: 2X10 Size & span UNDERSIZE: _____ PROPERLY SUPPORTED _____ SUBSTANDARD _____

OVERSPANNED _____ NO BLOCKING _____ NO BRIDGING _____ CONDITION FAIR

9. 2ND FLOOR JOISTS: N/A Size & Span UNDERSIZE: _____ PROPERLY SUPPORTED _____ SUBSTANDARD _____

OVERSPANNED _____ NO BLOCKING _____ NO BRIDGING _____ CONDITION _____

10. STUDS: 1 Size & Length UNDERSIZE _____ OVERSPACED _____ SUBSTANDARD _____ BLOCKING _____ CONDITION _____

11. HEADERS: 1 Size & Length PROPERLY SUPPORTED _____ UNDERSIZE _____ CONDITION _____

12. PLATES: SINGLE 1 DOUBLE _____ PROPER LAP _____ SUBSTANDARD _____ CONDITION _____

13. CEILING JOISTS: 1 SUBSTANDARD _____ OVERPANNED _____ SPLICED _____ CONDITION _____

14. RAFTERS: 1 Size & span SUBSTANDARD _____ OVERPANNED _____ BRACES _____ CONDITION _____

15. EXTERIOR WALL COVERING: MATERIAL siding NEED PAINT _____ NEEDS REPAIR YES CONDITION FAIR

16. INTERIOR WALLS: MATERIAL SHEETROCK NEED REPAIR NO 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 NO 20. DOORS AND/OR WINDOWS: CONDITION FAIR

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

24. CEILING HEIGHT: 8'-0" 25. FIRE DAMAGE: NO 26. NO. OF ACCESSORY BUILDINGS: 1

TYPE STORAGE CONDITION FAIR

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

REMARKS: structure OK to relocate

1 SHEETROCKED

APPROVED: _____ DISAPPROVED _____ RECOMMENDATION: _____

DATE INSPECTED: 7/25/08

INSPECTOR: Ernest Martony #126
416 2271

BOARD OF ADJUSTMENT
Special Exception for Relocation

Case #: A-08-080

Proposed Relocation
 FROM: 18555 LEAL RD
 TO: 1050 BARCLAY ST.

Meeting Date:
 August 4, 2008

Compatibility Standard	Existing Condition (Block of St)	Applicant's Proposed Condition
Lot Size	Range: N/A Average: 9071 sf	7500 sf
Structure Age	Range: 42 yrs	40+years
Structure Size	Range: N/A Average: 1288 sf	2000 sf
Structure Height	Range: 1 story	1 story
Setbacks (Front)	Range: 20 - 30 ft	25 ft
Structure Width (front facade)	Range: 40 ft (appx)	24 ft
Garage/Carport Location & Setback	Primarily Side Carports	None Proposed
Front Entry, Porch, Walkway	Doors Face Street; Open Front Porches	Door Faces Side Yard; Open Front Porch
Windows (front facade)	Number: 2 - 7 Type: Vertical & Horizontal	Vertical
Building Materials	Exterior siding: Horizontal Wood or Synthetic Roofing: Metal and Composition Shingles	Hardy Plank
Foundation Type	Pier and Beam; Concrete Slab	Pier and Beam

**BOARD OF ADJUSTMENT
Special Exception for Relocation**

Case #: A-08-080

Proposed Relocation
FROM: 18555 LEAL RD
TO: 1050 BARCLAY ST.

Meeting Date:
August 4, 2008

Compatibility Standard	Existing Condition (Block of St)	Applicant's Proposed Condition
Roof Line/Pitch	Hipped, Side-Gabled	Gabled
Sidewalk Width/ Placement, Greenway	Existing 3' Sidewalks Along Curbs	Existing 3' Sidewalks Along Curbs
Curb Cut & Driveway Width	Single width curb cuts and concrete or unimproved driveways	Existing single width curb cut
Fencing	4ft tall chain link	None Proposed

INSPECTOR'S REPORT

Structurally Sound to Be Moved:

YES

NO