

**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, June 16, 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-08-064:** The request of Carlos Abelar, for a 2-foot, 9-inch variance from the requirement that a predominantly open front yard fence shall be no taller than 4 feet, in order to keep an existing 5-foot, 6-inch tall fence with 6-foot, 9-inch tall gate posts in the front yard, 841 Southwest 34<sup>th</sup> Street.
5. **A-08-066:** The request of Kaufman & Associates, Inc., for 1) A 65-foot variance from the Unified Development Code Standard that the maximum building setback in “C-1” zoning districts shall not exceed 20 feet, in order to erect a structure that would sit 85 feet from the front property line. 2) A 22,000 square-foot variance from the Unified Development Code Standard that the maximum building size in “C-1” zoning districts shall not exceed 5,000 square feet, in order to erect a structure that would not exceed 27,000 square feet. 3) A 20-foot variance from the Unified Development Code Standard that buildings in “C-1” zoning districts may not exceed 25 feet in height, in order to erect a structure that would stand 45 feet in height. 4) A variance from the Unified Development Code Standard that parking in “C-1” zoning districts be restricted to the rear of the principal use or building, in order to keep an existing parking area at the front of the proposed principal structure, 4111 Medical Drive Building 2.

6. **A-08-067:** The request of David Perez, for a 25-foot variance from the minimum 30-foot rear setback required in "I-1" zoning districts when abutting residential uses or residential zoning districts, in order to build a structure 5 feet from the rear property line, 111 Crane Avenue.
7. **A-08-068:** The request of B&E Contractors, Inc., for a 5-foot, 5-inch variance from the minimum 20-foot setback required for garages, in order to keep an existing garage 14 feet, 7 inches from the front property line, 13206 Monte Rio.
8. Consideration of **Sign Master Plan No. 08-010**, Alamo Ranch Marketplace, located at North Loop 1604 West and Alamo Ranch Parkway.
9. Consideration of **Sign Master Plan No. 08-011**, Goliad-Dorado, located at Goliad and IH 37 South.
10. Consideration of **Sign Master Plan No. 08-012**, Santa Barbara Properties.
11. Briefing on the proposed Arts and Entertainment District by the Planning and Community Development Department.
12. Approval of the minutes from the regular meeting on May 19, 2008 and June 2, 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](http://www.sanantonio.gov/dsd)

At any time prior to the meeting, you may contact a case manager at 207-6944 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 - Case No. A-08-064

June 16, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 16, 2008** in the Board Room on the 1<sup>st</sup> floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application

Applicant – Carlos Abelar  
The West 326.06 feet of Lot 17, Block 8, NCB 8992  
841 Southwest 34<sup>th</sup> Street  
Zoned: “R-6” Residential Single-Family District

The applicant is requesting a 2-foot 9-inch variance from the Unified Development Code standard that a predominantly open front-yard fence shall be no taller than 4-feet, in order to keep an existing 5-foot 6-inch tall fence with 6-foot 9-inch tall gate posts 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.

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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-08-064

Lot - W. 326.06 ft of 17  
NCB - 8992  
Block - 008

Existing  
Residence

Proposed  
6' 9" Fence

SW 34th St

**Board of Adjustment**  
Plot Plan for  
**Case A-08-064**



Scale: 1" approx. = 50'  
Council District 4

**841 SW 43th St**

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

# CASE NO: A-08-064

Board of Adjustment – June 16, 2008

**Applicant:** Carlos Abelar

**Owner:** Nicolas Campos

**Request(s):** A 2-foot, 9-inch variance from the requirement that a predominantly open front yard fence shall be no taller than 4 feet, in order to keep an existing 5-foot, 6-inch tall fence with 6-foot, 9-inch tall gate posts in the front yard.

**Legal Description:** The West 326.06 feet of Lot 17, Block 8, NCB 8992

**Address:** 841 Southwest 34<sup>th</sup> Street

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

**Existing Use:** Single-Family Residence (Under Construction)

**Neigh. Assoc:** Los Jardines Neighborhood Association

**Neigh. Plan:** None

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

**35-514 Fences:** The maximum height of Predominantly open fences in front yards is 4 feet..

**Background:** The subject property is located in an established single-family neighborhood west of Downtown, between Castroville Road to the south and Old U.S. Highway 90 West to the north. A single-family residence is currently being built on the property. The area on the west side of 34<sup>th</sup> Street (same side as subject property) is predominately zoned "R-6" Residential Single-Family District, while the east side of 34<sup>th</sup> Street (opposite the subject property) is predominately zoned "R-4" Residential Single-Family District. The existing fence is 6-foot 9-inches in height at the gate posts, with the majority of the fence being 5-foot 6-inches in height. This case was initiated by the Development Services Department's Inspections Division on May 13, 2008, as a result of a standard building inspection.

**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, the fence height in front yards is limited because the presence can detract from the streetscape and pedestrian friendliness of a neighborhood. There does not appear to be any unique physical or topographic condition on the subject property where the literal enforcement of the front yard fence height limit would result in any unnecessary hardship. Staff recommends **denial** of the requested variance. However, if the Board were to entertain a motion to approve the requested variance, it would not be a negative influence on the character of the neighborhood due to a number of fences of similar height and design in the surrounding area, though the compliance of said fences is questionable.

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

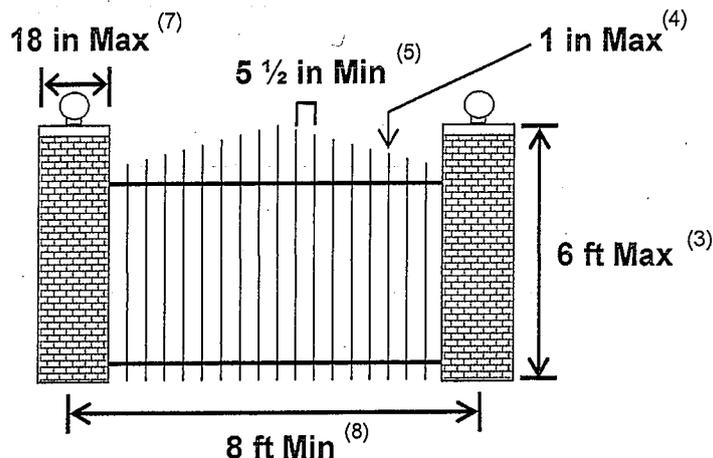
## Ornamental-Iron Front Yard Fence Special Exception

	General Requirements	Conditions Met?
1.	Must <u>not</u> be zoned Historic, designated as a Historic Landmark, or located within a Historic District	<input checked="" type="radio"/> Yes / No / NA
2.	Must <u>not</u> be located within an Overlay District which includes design standards that limit the height and design of front yard fences	<input checked="" type="radio"/> Yes / No / NA
3.	Tallest element of the fence shall not exceed 6 feet in height <ul style="list-style-type: none"> <li>• Measured from the grade on the outside of the fence</li> <li>• Fixtures attached to the top of any column, pillar or post are not factored into height</li> </ul>	Yes / <input checked="" type="radio"/> No / NA
4.	Vertical bars/balusters shall be no wider than 1 inch	<input checked="" type="radio"/> Yes / No / NA
5.	There shall be a minimum of 5 ½ inches of spacing between vertical bars/balusters	Yes / <input checked="" type="radio"/> No / NA
6.	The overall design of that area of the fence above 3 feet in height shall be a minimum of 70% open	<input checked="" type="radio"/> Yes / No / NA
7.	Columns, pillars, or posts shall be no wider than 18 inches each	<input checked="" type="radio"/> Yes / No / NA
8.	Columns, pillars, or posts shall be spaced a minimum of 8 feet apart <ul style="list-style-type: none"> <li>• Measured from center-of-post to center-of-post</li> <li>• The distance between columns/pillars/posts may be less than 8 feet if necessary for structure soundness or to accommodate a gate (see item 9 for gate requirements)</li> </ul>	<input checked="" type="radio"/> Yes / No / NA
9.	Columns/pillars/posts shall be at least 3 feet apart where accommodating a pedestrian gate and at least 8 feet apart where accommodating a vehicle gate <ul style="list-style-type: none"> <li>• Measured from the inside edges of the two columns/pillars/posts</li> </ul>	<input checked="" type="radio"/> Yes / No / NA

6'9"

4.5"

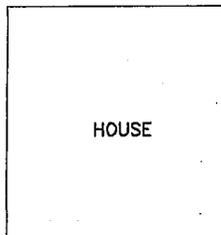
8'6"



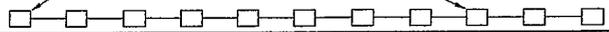
129'

326'

LOT 18  
BLOCK 8  
NCB 8992



ROD IRON FENCE



# 68289-

STATE OF TEXAS  
COUNTY OF BEXAR

We the Lady of the Lake Gardens Co, owners of the  
following described land situated in Bexar County, Texas, containing 501  
acres more or less and being known as Farm Blocks 12-20-21-22-23 of  
subdivision recorded in Vol 105, page 160 of the plat Record of  
Bexar County, Texas.

Do hereby declare that we have divided said tracts  
of land into tracts, Blocks and Streets as shown by the accompanying  
plan.

The said subdivision being known as the Lady of the Lake Gardens,  
and we hereby dedicate to the public the free use of said streets.

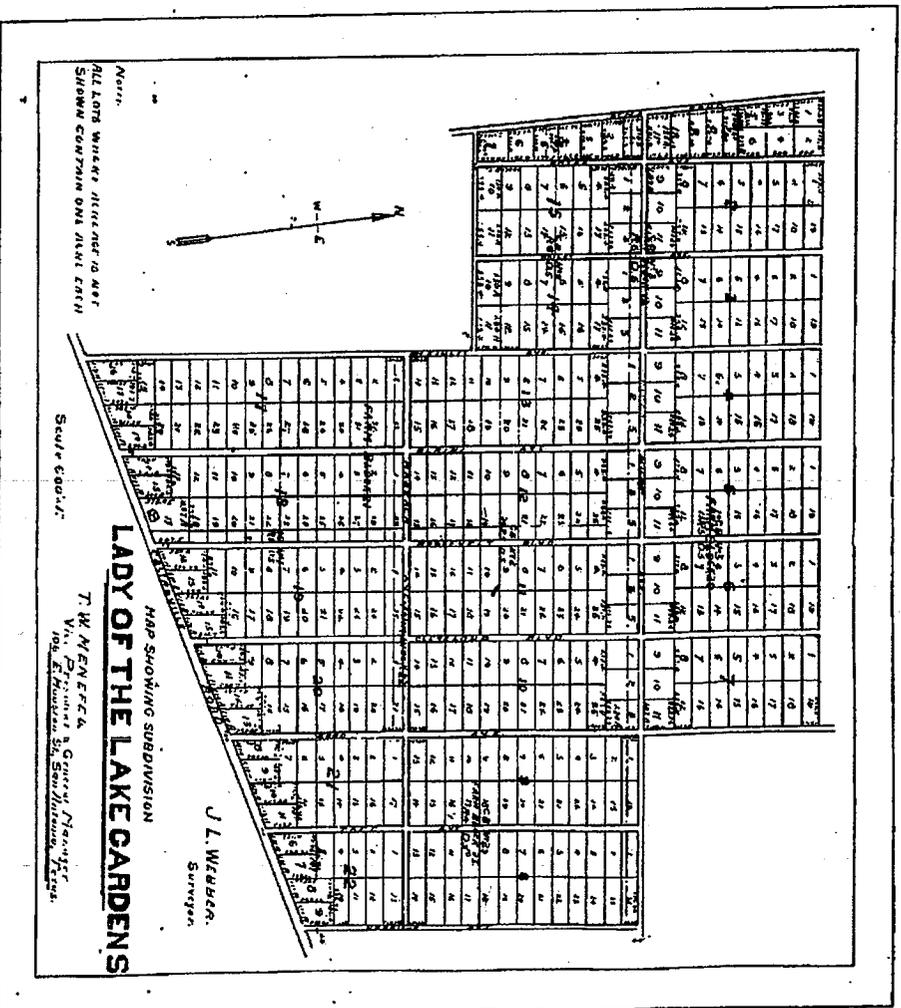
Witness  
My hand and seal  
The Lady of the Lake Gardens Co.  
R. D. Barclay, Secretary  
By T. W. Menefee, Vice President.

State of Texas  
County of Bexar

Before me, L. C. Smith, a Notary Public, in and  
for Bexar County, Texas, on this day personally came and  
appeared, T. W. Menefee and R. D. Barclay, known to me to be let-  
tersons whose names are subscribed to the above and foregoing  
instrument as Vice-President and Secretary, respectively, of the  
Lady of the Lake Gardens Co, the said T. W. Menefee having  
150 signed thereto the corporate name of the Lady of the  
Lake Gardens Co, and severally acknowledged to me that they  
executed the same for the purposes and considerations therein  
expressed, in the respective capacities therein stated, and for  
and as the act and deed of said corporation.

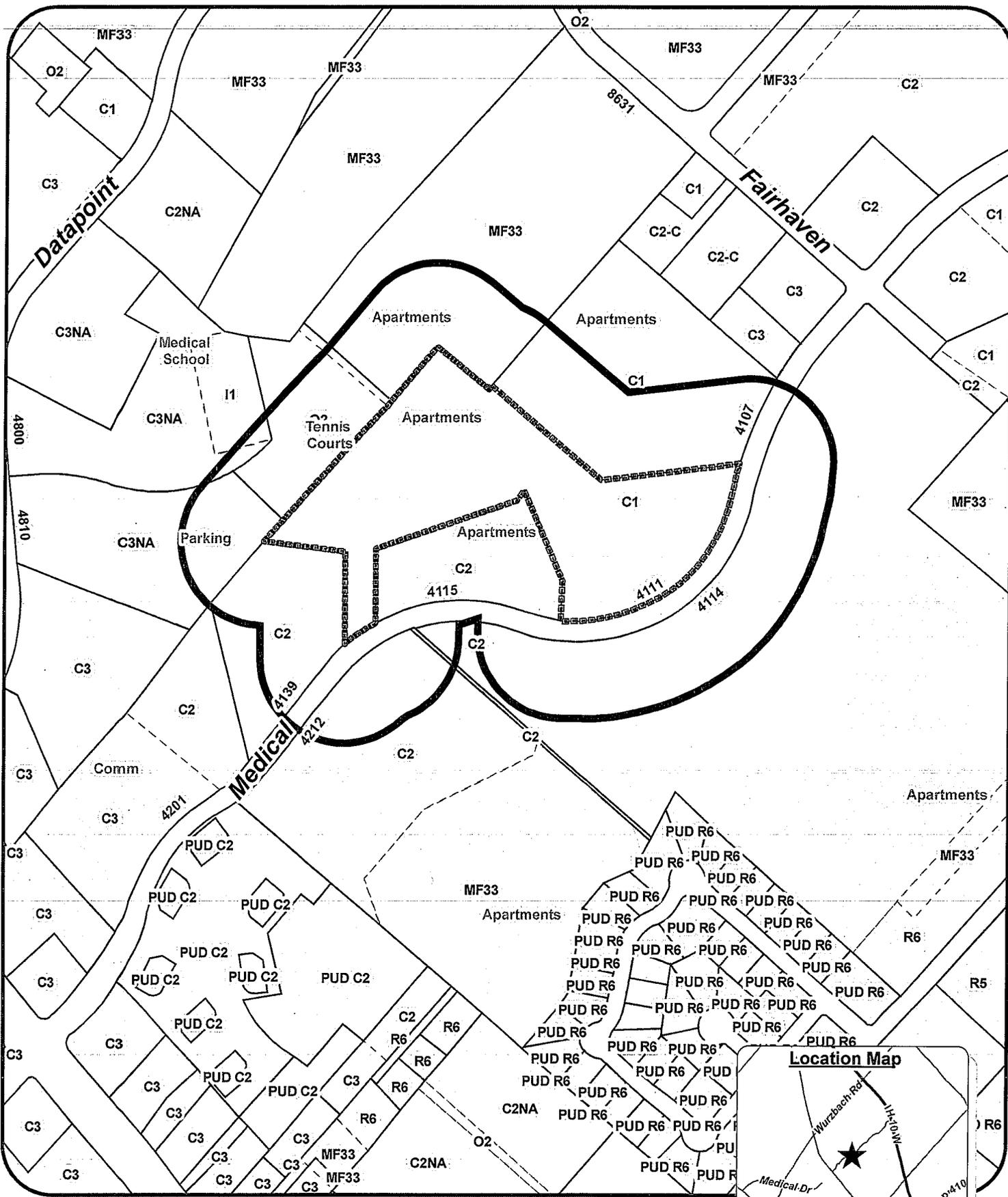
Given under my hand and seal of office, this the 8 day  
of Dec. A. D. 1919.  
L. C. Smith  
Notary Public, Bexar County, Texas.

Filed for record Jan. 22, 1920, at 10:55 o'clock P. M.  
Recorded Jan 27, 1920, at 5:00 o'clock P. M.  
Frank H. Newton, County Clerk, Bexar Co., Texas.  
By H. H. Coates, Deputy

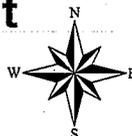


REPLAT  
Vol. 9509  
PAGE 59

368/143



**Board of Adjustment**  
**Notification Plan for**  
**Case A-08-066**



**Legend**  
 Subject Property [dashed line]  
 200' Notification Buffer [thick black line]

Scale: 1" approx. = 300'  
 Council District 8



Produced by the City of San Antonio  
 Development Services Department  
 (05/02/2008)

# Board of Adjustment - Case No. A-08-066

June 16, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 16, 2008** in the Board Room on the 1<sup>st</sup> floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application

Applicant – Kaufman & Associates, Inc.

Lot 13, NCB 14595

4111 Medical Drive, Building 2

Zoned: "C-1" Light Commercial District.

The applicant is requesting **1)** A 65-foot variance from the Unified Development Code Standard that the maximum building setback in "C-1" zoning districts shall not exceed 20-feet, in order to erect a structure that will sit 85-feet from the front property line. **2)** A 22,000 square-foot variance from the Unified Development Code Standard that the maximum building size in "C-1" zoning districts shall not exceed 5,000 square-feet in size, in order to erect a structure that will not exceed 27,000 square-feet. **3)** A 20-foot variance from the Unified Development Code Standard that buildings in "C-1" zoning districts may not exceed 25-feet in height, in order to erect a structure that will stand 45-feet in height. **4)** A variance from the Unified Development Code Standard that parking in "C-1" zoning districts be restricted to the rear of the principal use or building, in order to keep an existing parking area at the front of the existing principal structure.

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.

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**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.**

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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: \_\_\_\_\_

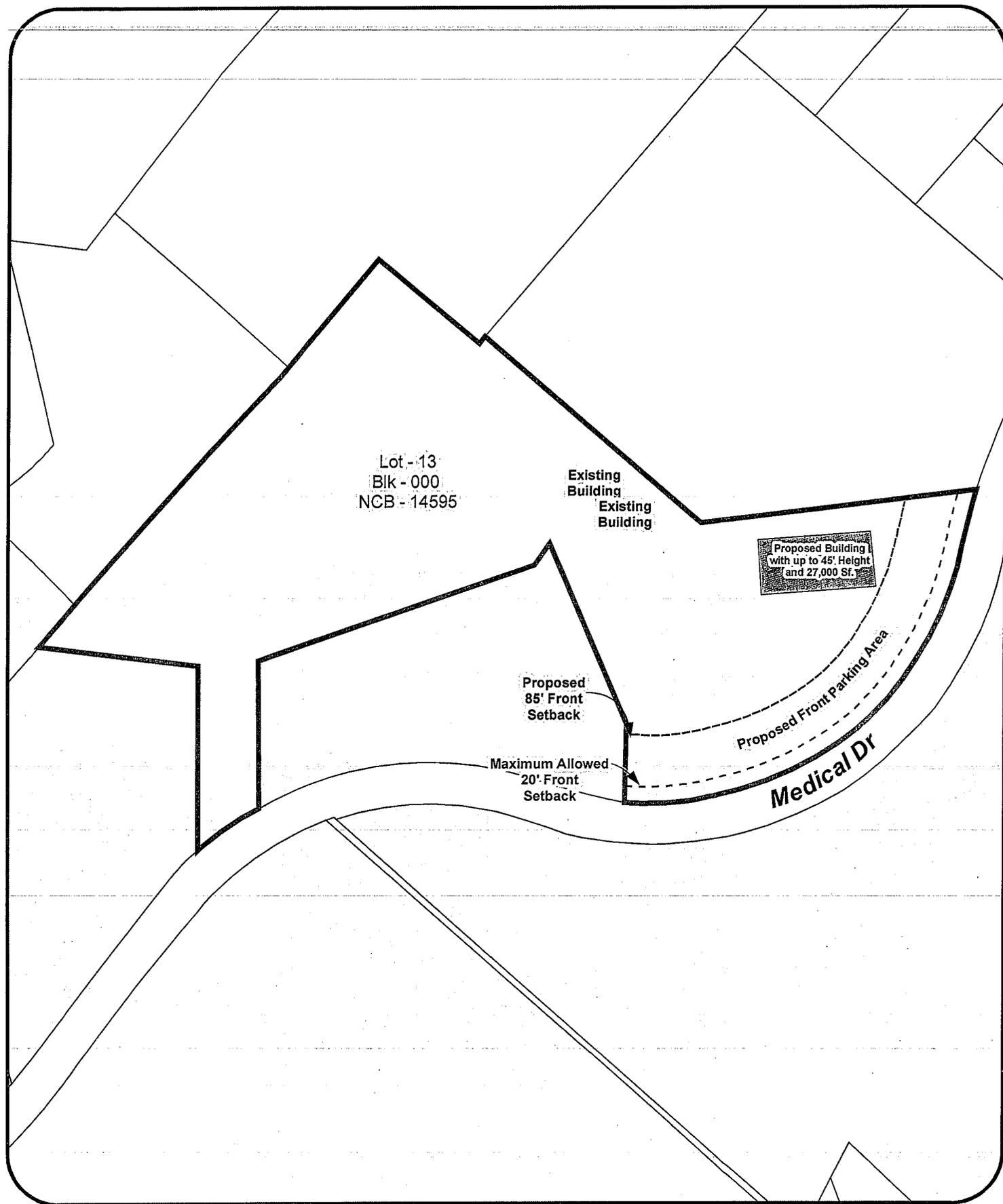
( ) In Favor/A Favor

( ) In Opposition/En Oposicion

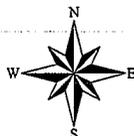
Comments/Comentarios: \_\_\_\_\_

\_\_\_\_\_

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**Board of Adjustment**  
 Plot Plan for  
 Case A-08-066



Scale: 1" approx. = 150'  
 Council District 8

**4111 Medical Dr**

Produced by the City of San Antonio  
 Development Services Department  
 (05/16/2008)

# CASE NO: A-08-066

Board of Adjustment – June 16, 2008

**Applicant:** Kaufman & Associates, Inc.

**Owner:** Castlewood Condominium Property Owners

**Request(s):** 1) A 65-foot variance from the Unified Development Code Standard that the maximum building setback in "C-1" zoning districts shall not exceed 20-feet, in order to erect a structure that would sit 85 feet from the front property line. 2) A 22,000 square-foot variance from the Unified Development Code Standard that the maximum building size in "C-1" zoning districts shall not exceed 5,000 square feet, in order to erect a structure that would not exceed 27,000 square feet. 3) A 20-foot variance from the Unified Development Code Standard that buildings in "C-1" zoning districts may not exceed 25 feet in height, in order to erect a structure that would stand 45 feet in height. 4) A variance from the Unified Development Code Standard that parking in "C-1" zoning districts be restricted to the rear of the principal use or building, in order to keep an existing parking area at the front of the proposed principal structure.

**Legal Description:** Lot 13, NCB 14595

**Address:** 4111 Medical Drive, Building 2

**Zoning:** "C-1" Light Commercial District

**Existing Use:** Condominiums

**Neigh. Assoc:** None

**Neigh. Plan:** None

**Sections of the City Code from which this variance is requested:**

**35-310.01 Maximum Front Building Setback:** The maximum front building setback in "C-1" zoning districts is twenty-five (25) feet.

**35-310.01 Maximum Building Size:** The maximum building size in "C-1" zoning districts is five-thousand (5,000) square feet.

**35-310.01 Maximum Building Height:** The maximum building height in "C-1" zoning districts is twenty (20) feet.

**35-310.10-1 Design Standards:** Parking in "C-1" zoning districts shall be located in the rear of the principal use or principal building.

**Background:** The subject property is located on Medical Drive, bound by Fairhaven Drive to the north and Fredericksburg Road to the south. Multi-family and commercial uses and zoning districts surround the subject property. Apartments and/or condominiums surround the subject property, save the structure at 4115 Medical Drive, which is being utilized for professional offices. The subject property is zoned C-1, which converted from the previous B-1 zoning district, which allowed the condominiums by-right on the subject property. The conversion deemed the multi-family use to be non-conforming. According to Article VII of the UDC, a non-conforming structure may not be rebuilt if said damage amounts to more than 50% of the valuation. According to the information provided by the applicant, a fire destroyed Building 2 of the Castlewood Condominiums

in August of 2007, and the building was subsequently condemned and razed. The applicant is requesting the aforementioned variances from the C-1 development standards in order to reconstruct Building 2 of the Castlewood Condominiums.

**Recommendation:** By definition, a variance denotes an incremental change to a requirement or regulation in a specific zoning category. In this case, the variances being requested are far greater than incremental. That being the case, these requests are atypical of the variance requests normally considered by the Board. Staff believes the variance requests listed above to be excessive for the Board of Adjustment to consider and that these issues can be better resolved through a rezoning of the property. The applicant was made aware in April 2008 that a request to rezone this property to a multi-family category would better accommodate the interests of the property owners. The applicant indicated at that time that due to time constraints, that they wished to move forward with their requests before the Board of Adjustment. Staff also believes that there is no physical hardship in this case, as the hardships presented by the applicant seem to have little to do with the physical or topographic characteristics of the property. Staff finds that the hardships presented could best be remedied with a rezoning to an appropriate multi-family district. For these reasons, Staff recommends **denial** of the requested variances.

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



SCALE  
1" = 20'-0"

- LEGEND**
- 1. CENTER LINE OF ROAD AND PROPERTY LINE DIVISION
  - 2. EXISTING SIDEWALK
  - 3. EXISTING DRIVEWAY
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**LEGEND**

1. CENTER LINE OF ROAD AND PROPERTY LINE DIVISION

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68. EXISTING DRIVEWAY

69. EXISTING DRIVEWAY

70. EXISTING DRIVEWAY

71. EXISTING DRIVEWAY

72. EXISTING DRIVEWAY

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81. EXISTING DRIVEWAY

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92. EXISTING DRIVEWAY

93. EXISTING DRIVEWAY

94. EXISTING DRIVEWAY

95. EXISTING DRIVEWAY

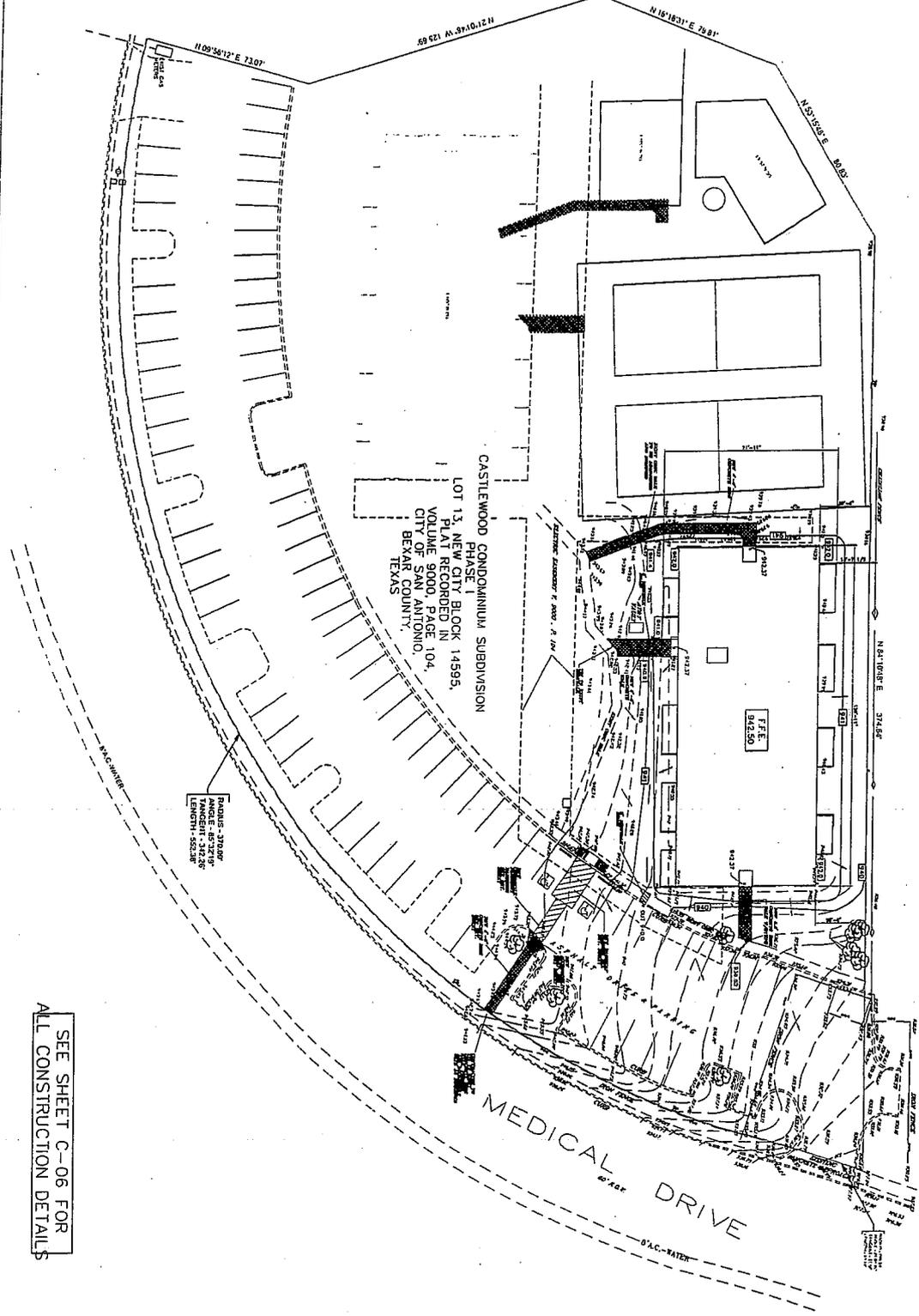
96. EXISTING DRIVEWAY

97. EXISTING DRIVEWAY

98. EXISTING DRIVEWAY

99. EXISTING DRIVEWAY

100. EXISTING DRIVEWAY

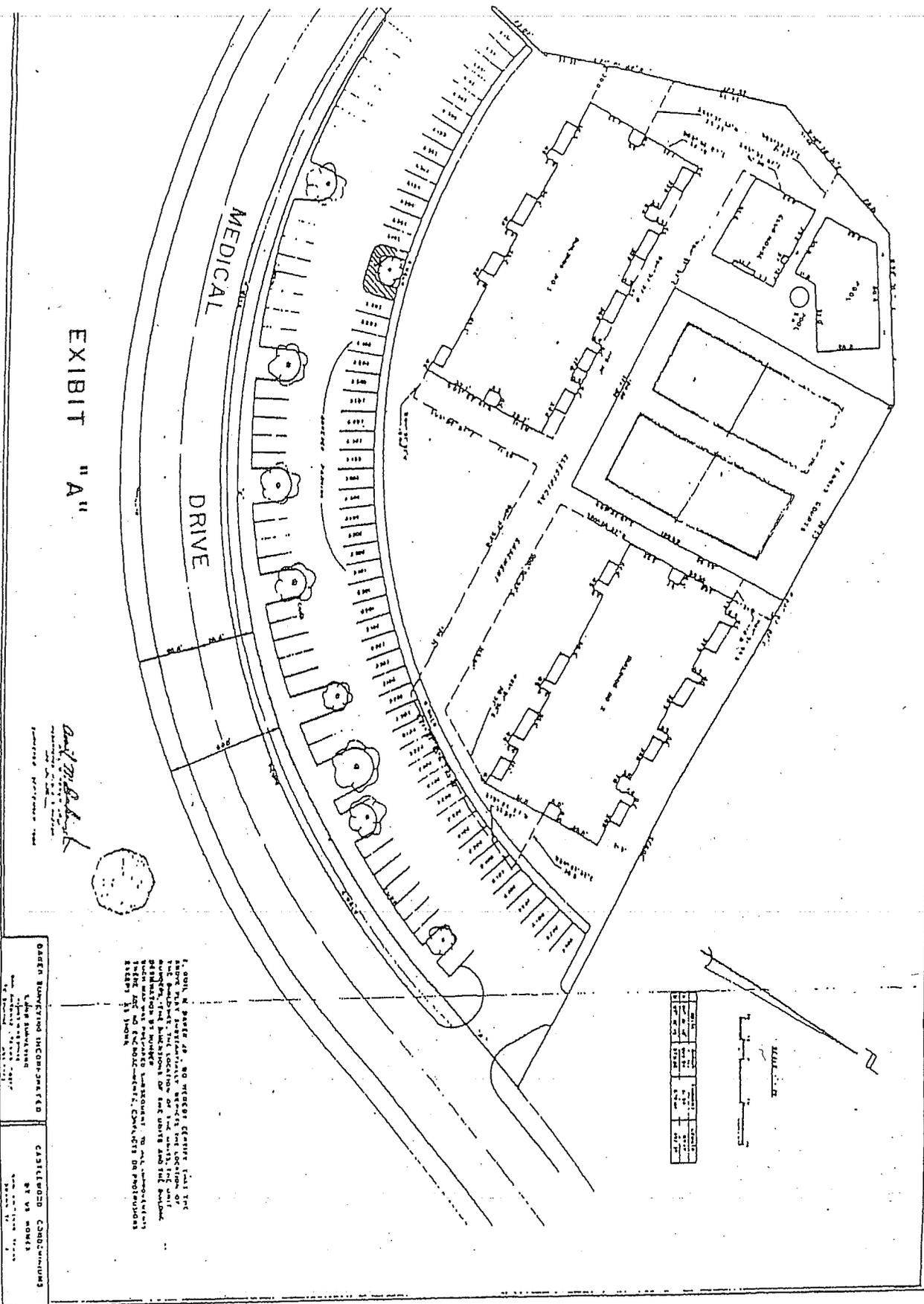


- ACCESSIBILITY REQUIREMENTS**
1. All Construction on part of this project shall be completed in strict accordance with the steps, standards, and specifications of Accessibility Standards (1993).
  2. The General Contractor shall provide a copy of the Accessibility Standards (1993) to the Owner/Contractor prior to and during construction.
  3. The General Contractor shall utilize extreme care to ensure accuracy and shall maintain, and document or construct.
  4. The General Contractor is required to take any and all actions to ensure accessibility in relation to the location of the building and shall be held responsible for the construction.

SEE SHEET C-06 FOR ALL CONSTRUCTION DETAILS

653-7270

EXHIBIT "A"



*Handwritten signature*  
 Surveyor's Name  
 State of New York

DARBY SURVEYING INCORPORATED  
 1000 BROADWAY  
 NEW YORK, N.Y. 10018  
 Phone: (212) 512-1111

CASILLWOOD CONSULTING  
 81 VA ROAD  
 NEW YORK, N.Y. 10011  
 Phone: (212) 512-1111

FROM A SET OF 20 REEPLY CENTER PLAN OF  
 THE FACILITY AND LOCATION OF THE WELL, LOT AND  
 BUILDING FOOTPRINTS OF THE DRIVE AND THE BUILDING  
 WHICH WAS NOT PREVIOUSLY UNDEVELOPED IN THE UNDEVELOPED  
 THERE ARE NO ENCUMBRANCES, EASEMENTS OR PROVISIONS  
 THEREIN.

ORIGINAL FINAL Survey  
 DATED MARCH 20, 1980



Phase I

Field notes of a 2.655 acre tract of land situated in the City of San Antonio, Bexar County, Texas being part of Lot 17, New City Block 11622, Donore Place Subdivision, Unit Two, containing 29.784 acres, Plat Recorded in Volume 8000, page 19, Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in curve in the west line of Medical Drive for the east corner of this tract, said point being 512.66 feet in a southerly direction along the west and north west line of Medical Drive from the south west line of Fairhaven Drive.

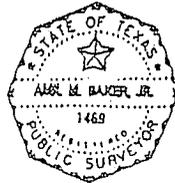
Thence in a southerly direction along the west line of Medical Drive and the arc of said curve to the left whose radius is 899.99 feet and a central angle of  $04^{\circ} 42' 23''$ , a distance of 77.93 feet to a point of reverse curvature.

Thence in a south westerly direction along the north west and north line of Medical Drive and the arc of a curve to the right having a radius of 370.00 feet and a central angle of  $85^{\circ} 32' 19''$ , a distance of 552.38 feet to an iron pin set for the south west corner of this tract.

Thence  $N 09^{\circ} 58' 12'' E. 73.07$  feet,  $N 21^{\circ} 01' 48'' W. 125.54$  feet and  $N 16^{\circ} 18' 31'' E. 79.51$  feet with the east line of a drain Easement to an iron pin set for the northwest corner of this tract.

Thence  $N 53^{\circ} 38' 50'' E. 100.37$  feet and  $N 84^{\circ} 57' 53'' E. 363.27$  feet to the place of beginning and containing 2.655 acres of land according to a survey on the ground by Baker Surveying Inc.

Surveyed March 20, 1980  
Job No. 79-128  
September, 1980



*Amil M. Baker, Jr.*  
AMIL M. BAKER, JR.  
REGISTERED PUBLIC SURVEYOR # 1469

Vol 1 Page 352

BUILDING TABULATION SHEET

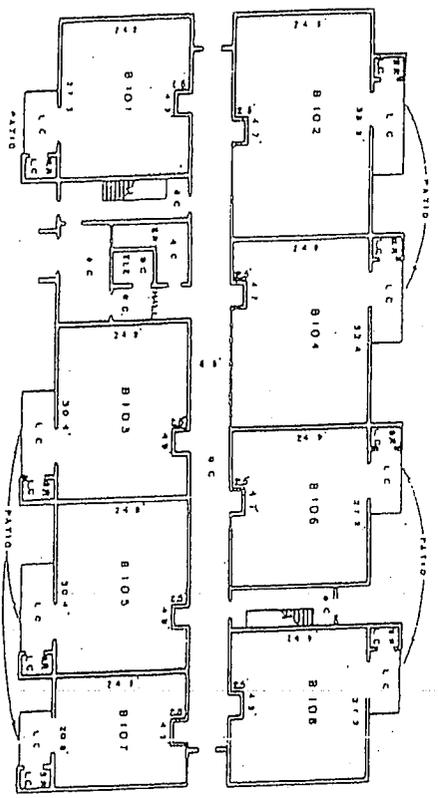
Exhibit C

BLDG. NO.	UNIT NO.	FINISH FLOOR ELEV.	FINISH CEILING ELEV.	TOTAL AREA SQ. FT.	% OF OWNERSHIP	PARKING	BLDG. NO.	UNIT NO.	FINISH FLOOR ELEV.	FINISH CEILING ELEV.	TOTAL AREA SQ. FT.	% OF OWNERSHIP	PARKING
1	A-101	946.76	954.76	954	2.648	A-101	2	B-101	941.57	949.57	669	1.857	B-101
1	A-102	946.76	954.76	669	1.857	A-102	2	B-102	941.57	949.57	669	1.857	B-102
1	A-103	946.76	954.76	745	2.068	A-103	2	B-103	941.57	949.57	745	2.068	B-103
1	A-104	946.76	954.76	795	2.206	A-104	2	B-104	941.57	949.57	795	2.206	B-104
1	A-105	946.76	954.76	669	1.857	A-105	2	B-105	941.57	949.57	669	1.857	B-105
1	A-106	946.76	954.76	745	2.068	A-106	2	B-106	941.57	949.57	745	2.068	B-106
1	A-107	946.76	954.76	506	1.404	A-107	2	B-107	941.57	949.57	506	1.404	B-107
1	A-108	946.76	954.76	506	1.404	A-108	2	B-108	941.57	949.57	506	1.404	B-108
1	A-109	946.76	954.76	669	1.857	A-109	2	B-109	941.57	949.57	669	1.857	B-109
1	A-201	956.76	964.76	954	2.648	A-201	2	B-201	951.57	959.57	669	1.857	B-201
1	A-202	956.76	964.76	669	1.857	A-202	2	B-202	951.57	959.57	669	1.857	B-202
1	A-203	956.76	964.76	745	2.068	A-203	2	B-203	951.57	959.57	745	2.068	B-203
1	A-204	956.76	964.76	795	2.206	A-204	2	B-204	951.57	959.57	795	2.206	B-204
1	A-205	956.76	964.76	669	1.857	A-205	2	B-205	951.57	959.57	669	1.857	B-205
1	A-206	956.76	964.76	745	2.068	A-206	2	B-206	951.57	959.57	745	2.068	B-206
1	A-207	956.76	964.76	506	1.404	A-207	2	B-207	951.57	959.57	506	1.404	B-207
1	A-208	956.76	964.76	506	1.404	A-208	2	B-208	951.57	959.57	506	1.404	B-208
1	A-209	956.76	964.76	669	1.857	A-209	2	B-209	951.57	959.57	669	1.857	B-209
1	A-301	966.76	974.76	954	2.648	A-301	2	B-301	961.57	969.57	669	1.857	B-301
1	A-302	966.76	974.76	669	1.857	A-302	2	B-302	961.57	969.57	669	1.857	B-302
1	A-303	966.76	974.76	745	2.068	A-303	2	B-303	961.57	969.57	745	2.068	B-303
1	A-304	966.76	974.76	795	2.206	A-304	2	B-304	961.57	969.57	795	2.206	B-304
1	A-305	966.76	974.76	669	1.857	A-305	2	B-305	961.57	969.57	669	1.857	B-305
1	A-306	966.76	974.76	745	2.068	A-306	2	B-306	961.57	969.57	745	2.068	B-306
1	A-307	966.76	974.76	506	1.404	A-307	2	B-307	961.57	969.57	506	1.404	B-307
1	A-308	966.76	974.76	506	1.404	A-308	2	B-308	961.57	969.57	506	1.404	B-308
1	A-309	966.76	974.76	669	1.857	A-309	2	B-309	961.57	969.57	669	1.857	B-309
TOTAL											100.00%		



LEGEND  
 L.C. - LIMITED COMMON  
 C.O. - COMMON  
 S.F. - STORAGE ROOM

FIRST FLOOR  
 BUILDING 2

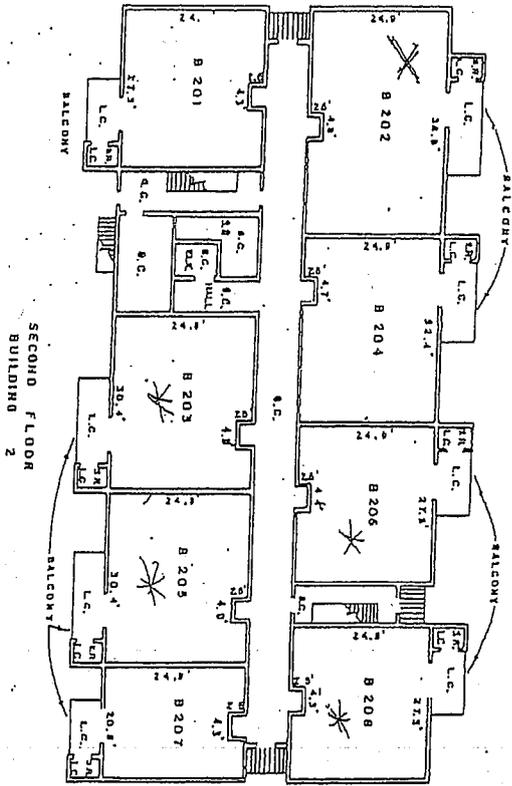
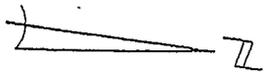


BAKER SURVEYING INCORPORATED  
 LAND SURVEYING  
 11003 WYE DRIVE  
 148 AMSTOWN, TEXAS 75817  
 TELEPHONE 858-1120

CASTLEWOOD CONDOMINIUM  
 BY US HOMES  
 848 ASTORIA, TEXAS

SCALE 1"=20'

PLAN 6 PAGE 350



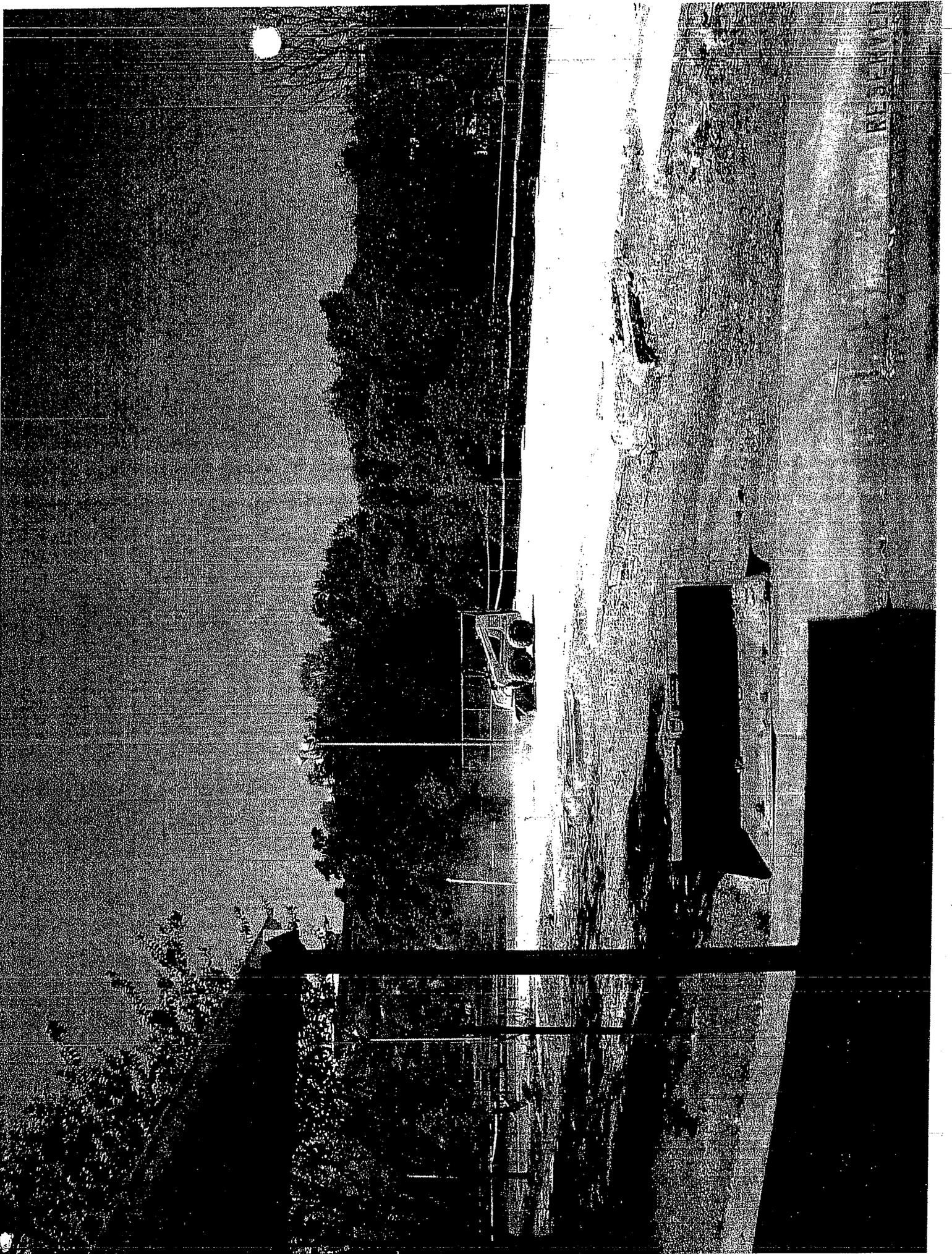
SECOND FLOOR  
BUILDING 2

SCALE: 1" = 120'

BAKER SURVEYING INCORPORATED  
 LAND SURVEYING  
 11005 WYDE DRIVE  
 SAN ANTONIO, TEXAS 78217  
 TELEPHONE 521-1310

CASTLEWOOD CONDOMINIUMS  
 BY U.S. HOMES  
 SAN ANTONIO, TEXAS





Post-it* Fax Note	7671	Date	# of pages
To	ELIZABETH ORTIZ	From	ERNEST MARTINEZ
Co./Dept.		Co.	CITY OF SAN ANTONIO
Phone #	541-9887	Phone #	416-2271
Fax #	541-9680	Fax #	207-6073

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

Date 8/26/07

Address of Violation 4111 MEDICAL DRIVE Date of Birth \_\_\_\_\_

Name DAVID STANLEY Driver's License No. \_\_\_\_\_

Address \_\_\_\_\_

Your attention is called to a violation of Code No. \_\_\_\_\_ on above premises. RECOMMENDING  
DEMOLITION OF BLDG B DUE TO EXTENSIVE FIRE DAMAGE AND WATER  
DAMAGE. ENTRANCE INTO BUILDING IS NOT ALLOWED. REQUIRE TO  
ERECT FENCE AROUND BUILDING AND CLOSE OFF TENNIS COURTS.  
REQUIRE TO HIRE SECURITY OFFICER TO MONITOR BUILDING TO ENSURE  
NO ONE GOES INTO BUILDING

Section of Code violated 2006 IBC SECTION 115

You are hereby notified to remedy the conditions as stated above within \_\_\_\_\_ (days) (hours) from the date of service of this notice or show cause why you should not be required to do so. If, at the expiration of this time, the same conditions exists and no cause aforesaid be shown, such further action will be taken as the law requires.

By Order of the Director #126  
 Inspector Ernest Martinez

- 06 Mechanical Code
- 06 Building Code
- 10 Electrical Code

- 24 Plumbing Code 210-4162271
- 28 Signs & Billboards (Posting, Carrying, Etc.)
- 35 Zoning Regulations (City Code)
- 35 Landscape
- 35 Tree Preservation



Back

Act Type:	Status:	Status By:	Waived:	Issued:	Started:	Started By:	Completed:	Completed By:	Act Number:
BUILDING	DENIED	VF16203	Y	2/21/2008 4:23:00 PM	2/29/2008 12:23:00 PM	VF16203	2/29/2008 12:23:00 PM	VF16203	608729
BUILDING	DENIED	VF16203	Y	4/3/2008 10:16:00 AM	4/8/2008 4:07:00 PM	VF16203	4/8/2008 4:07:00 PM	VF16203	617438
DRAINAGE	DENIED	SS16277	Y	2/21/2008 4:23:00 PM	2/25/2008 9:46:00 AM	SS16277	2/25/2008 9:46:00 AM	SS16277	608730
02/25/08- Please provide existing and proposed impervious calculations.									
DRAINAGE	APPROVED	SS16277	N	4/3/2008 10:16:00 AM	4/17/2008 2:26:00 PM	SS16277	4/17/2008 2:26:00 PM	SS16277	617439
04/17/08- proposed conditions impervious cover is less than existing conditions, therefore, no fees are req'd.									
ELECTRIC	DENIED	VF03575	Y	3/28/2008 10:08:00 AM	3/28/2008 10:24:00 AM	VF03575	3/28/2008 10:30:00 AM	VF03575	615987
ELECTRIC	APPROVED	VF03575	N	4/3/2008 10:16:00 AM	4/10/2008 11:15:00 AM	VF03575	4/10/2008 11:45:00 AM	VF03575	617441
PE SEAL APPROVED...APPROVED ONLY FOR THE INSTALLATION OF THE CONCRETE ENCASED ELECTRODE IN THE FOUNDATION...SEE ATTACHMENT TO FRONT OF PLANS.									
FIRE	APPROVED	KC07193	N	2/21/2008 4:23:00 PM	3/14/2008 10:42:00 AM	KC07193	3/14/2008 10:42:00 AM	KC07193	608732
IRRIGATION	APPROVED	JS06180	N	2/21/2008 4:23:00 PM	3/16/2008 6:43:00 PM	JS06180	3/16/2008 6:43:00 PM	JS06180	608738
LANDSCAPE	DENIED	JS06180	Y	2/21/2008 4:23:00 PM	3/16/2008 6:30:00 PM	JS06180	3/16/2008 6:30:00 PM	JS06180	608737
LANDSCAPE	APPROVED	JS06180	N		3/28/2008 11:36:00 AM	JS06180	3/28/2008 11:36:00 AM	JS06180	616017
PLUMBING	DENIED	KM12762	Y	2/21/2008 4:35:00 PM	2/22/2008 10:00:00 AM	KM12762	2/22/2008 1:55:00 PM	KM12762	608765
PLUMBING	APPROVED	KM12762	N	4/9/2008 11:35:00 AM	4/9/2008 11:40:00 AM	KM12762	4/9/2008 11:40:00 AM	KM12762	618145
THE FOLLOWING ARE GENERAL COMMENTS BASED ON THE 2006 UNIFORM PLUMBING CODE. ALL PLUMBING SYSTEMS SHALL COMPLY WITH THE PROVISIONS OF THIS CODE AND LOCAL AMENDMENTS. NOTE: Please be advised that responses to the general comments are not required. 1. This review is for FOUNDATION ONLY and limited to sewer water. Rough in, top outs and finish outs are not approved. 2. UPC 310.4 Plumbing systems shall be installed in a manner conforming to this code, applicable standards, and the manufacturer's installation instructions. 3. UPC 715.1 The building sewer, beginning two (2) feet from any building shall be SDR 35 PVC for six (6) inch and larger. 4. UPC 718.1 Drainage piping shall be sloped in accordance with this section. PLEASE CONTACT SAN ANTONIO WATER SYSTEMS (SAWS) FOR INFORMATION ON BACKFLOW PREVENTER CONTAINMENT DEVICES AT (210) 233-3332.									
PLUMBING	DENIED	KM12762	Y	4/3/2008 10:16:00 AM	4/8/2008 10:20:00 AM	KM12762	4/8/2008 10:20:00 AM	KM12762	617440
THE PREVIOUS DENIAL COMMENTS STILL APPLY.									
				2/21/2008	3/3/2008		3/3/2008		

SIDEWALK	INCOMPLETE	JA10726	Y	4:23:00 PM	4:13:00 PM	JA10726	4:13:00 PM	JA10726	<u>608735</u>
TRAFFIC	INCOMPLETE		Y	2/21/2008 4:23:00 PM	3/3/2008 4:07:00 PM	JA10726	3/3/2008 4:07:00 PM	JA10726	<u>608734</u>
TREE	DENIED	JS06180	Y	2/21/2008 4:23:00 PM	3/16/2008 5:36:00 PM	JS06180	3/16/2008 5:36:00 PM	JS06180	<u>608736</u>
TREE	APPROVED	JS06180	N		3/28/2008 10:24:00 AM	JS06180	3/28/2008 10:24:00 AM	JS06180	<u>615990</u>
ZONING	APPROVED	MC06996	N		2/21/2008 4:20:00 PM	MC06996	2/21/2008 4:20:00 PM	MC06996	<u>608725</u>
OK PER UDC 35-D101(d)APARTMENTS IN FORMER COMMERCIAL ZONING DISTRICTS									
ZONING	DENIED	VF16203	N	5/1/2008 9:01:00 AM	5/1/2008 9:01:00 AM	VF16203	5/1/2008 9:01:00 AM	VF16203	<u>622608</u>

Legend	
Logon Id:	Name:
JA10726	JOHNNY AGUILAR
JS06180	JACOB SANCHEZ
KC07193	KEVIN CARR
KM12762	KENNETH MCCANTS
MC06996	MARK CELESTINO
SS16277	SABRINA SANTIAGO
VF03575	VALERIE GLEASON
VF16203	VINCENT FASONE

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with screen resolution settings of 800x600.



## Log Entries [Back](#)

Comments:

## Prob Entries

Comments:

2. IBC Section 1603.1.3, Section 1608, Figure 1608.2. The structural plans do not provide design criteria which show the snow load. Please provide the snow load in accordance with IBC Section 1603.1.3, Section 1608, and Figure 1608.2\*\*Still needs to address\*\*

3. IBC Section 1603.1.4, Section 1609, Figure 1609. The structural plans do not provide design criteria showing the wind loads. Please provide the wind loads in accordance with IBC Section 1603.1.4, Section 1609, and Figure 1609.\*\*still needs to address\*\*

5. IBC Section 1603.1.5, Section 1613. The structural plans do not provide design criteria showing the earthquake loads. Please provide the earthquake loads in accordance with IBC Section 1603.1.5 and Section 1613.\*\*provided\*\*

6. IBC Section 1603.1.5m Section 1613.5.1, Figure 1613.5(1) to 1613.5(14). The structural plans do not provide design criteria showing the mapped spectral response accelerations  $S_s$  and  $S_1$ . Please provide the mapped spectral response accelerations  $S_s$  and  $S_1$  in accordance with IBC Section 1603.1.5, Section 1613.5.1, and Figure 1613.5(1) to 1613.5(14).\*\*provided\*\*

Per UDC 35-310.01 (Zoning Matrix), the front setback requirement for a C-1 zone is (20) feet. Also, moreover, building size limitation is (5000) square feet for an individual building and (15000) square feet for aggregate buildings. Please clarify compliance. Contact Mr. Rudy Nino 207-8389 in Zoning for a variance option.\*\*Moved to zoning\*\*

Your current zoning is C1. Based upon the current UDC Matrix Table (35-310.01), this type of development is not permitted. In addition, the size limitations for buildings located within this zone is limited to (5000) square feet per building and (15,000) square feet for multiple buildings. Furthermore, there is a front setback maximum of (20) feet for the building. However, per UDC 35-D102 (D), allows your type of use to continue since you were operating in that capacity prior to the zoning changes of 2001, given you meet the limitation of (33) units or less per acre. (Please review this section for further details.) It has been stated that this section as aforementioned allows the permitted use, but the current zoning requirement, such as setbacks, height, area, etc will be applicable. Please demonstrate you comply with the following items: (1) you are meeting the unit quantity limitation of (33) or less per acre. (2) the (20') front setback requirement. (3) the building area size of (5000) square feet max. If you can not meet or comply with any or all of the conditions herein. You may have to apply for variances through the Board of Adjustments. Please contact/ask for the zoning planner of the day for further options of resolution.\*\*Moved to zoning\*\*



**CITY OF SAN ANTONIO**  
DEVELOPMENT SERVICES DEPARTMENT

**CONDITIONAL BUILDING PERMIT REQUEST FORM**

A. PROJECT: (Please complete all of the following information. Please print.)				
A/P #:	1441082			
Project Name:	CASTLEWOOD CONDOMINIUMS			
Project Address:	4111 MEDICAL DR.	Building:	B	Space: -
Description of Work:	BUILDING FOUNDATION			

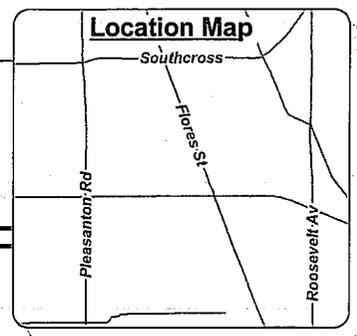
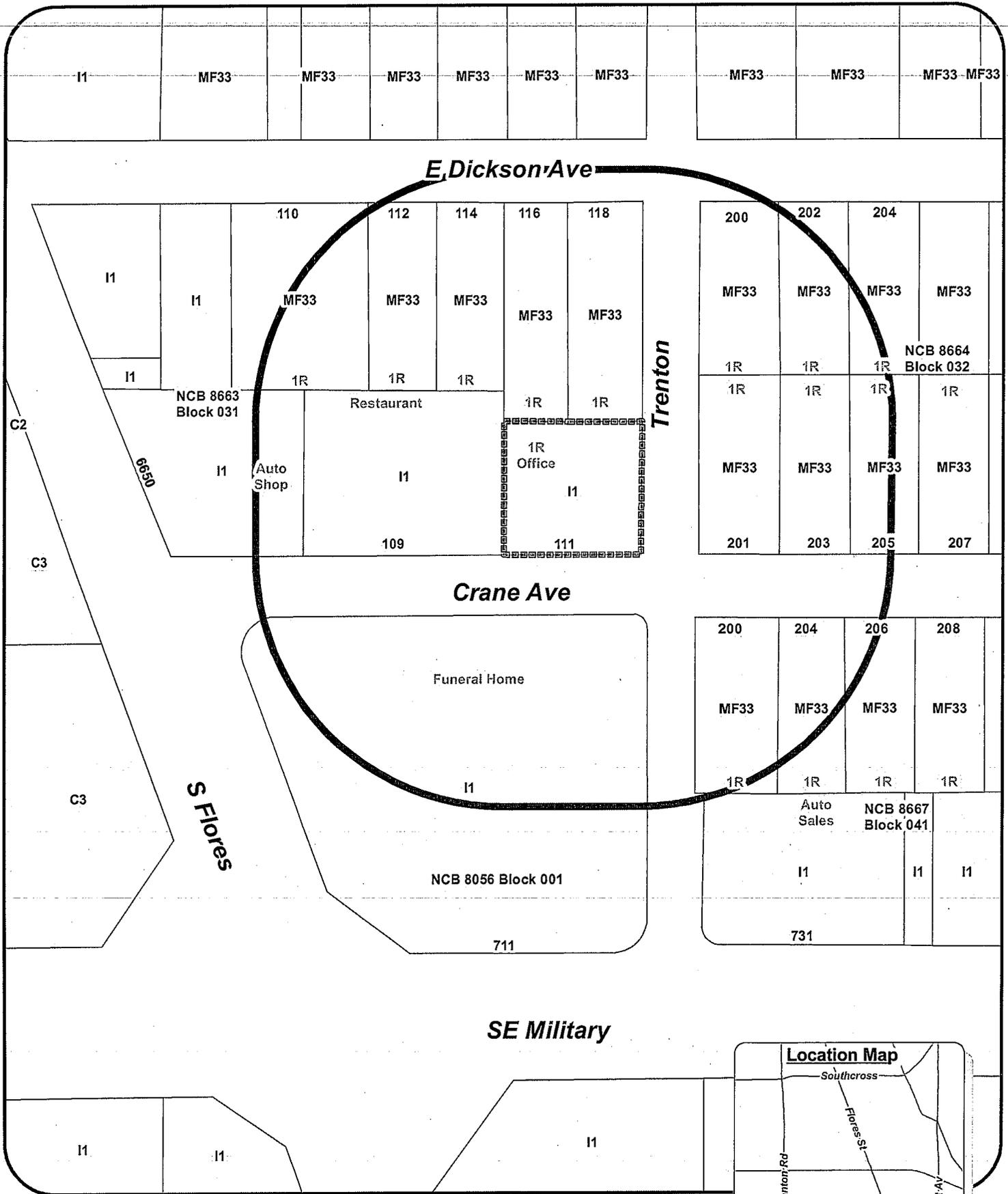
**STATEMENT OF UNDERSTANDING**

The undersigned requests that a Conditional Building Permit be granted for the above referenced project for the scope of work described above in order for construction to proceed prior to the issuance of the full building permit. It is understood by all parties that issuance of a conditional building permit is completely at the applicant's and owner's risk and provides no assurance that either a full building permit or a Certificate of Occupancy will be issued by DSD. The undersigned also agrees to each of the following conditions:

- Any work that is found to not comply with the final approved plans shall be corrected by the design/ construction team.
- The undersigned shall proceed with the plans review resubmittal and denial comment resolution process as soon as possible.
- If this request is approved, all outstanding plan review denial comments shall be resolved to the satisfaction of the DSD by the Conditional Building Permit expiration date noted in Section C below.
- In event that final approval for the project cannot be obtained, the owner will be responsible to return the site to the conditions prior to commencement of construction.
- The design and construction teams shall abide by any special terms of acceptance noted in Section C.

B. APPLICANT:				
Applicant's Name:	DAVE PEARSON	Co. Name:	GERLOFF COMPANY INC.	
Applicant's Position:	CONST. SUPERINTENDENT	Co. Address:	14955 BULLVERDE ROAD	
Applicant's Signature:	<i>Dave Pearson</i>	Date:	4/28/08	
Telephone #:	394-7349	Fax#:	210 494-0610	
Email address:	dpearson@gerloffinc.com			
C. OWNER:				
Owner's Name:	DAVID STANLEY, AGENT	Co. Name:	CASTLEWOOD CONDOMINIUMS, INC	
Owner's Signature:	<i>David Stanley</i>	Date:	4/28/08	

C. DSD OFFICIAL ACTION: <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED		EXPIRATION DATE: 6-1-08
Plans to be released to customer?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Signature:	<i>Mike Shannon</i>	Date: 5-1-08
Printed Name:	Mike Shannon	Title: DSD Engineer
Comments: Approved for foundation only. Owner is to proceed at his/her own risk.		



**Board of Adjustment**  
**Notification Plan for**  
**Case A-08-067**



**Legend**  
 Subject Property   
 200' Notification Buffer 

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

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

# Board of Adjustment - Case No. A-08-067

June 16, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 16, 2008** in the Board Room on the 1<sup>st</sup> floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application

Applicant – David Perez  
Lots 10 and 11, Block 31, NCB 8663  
111 Crane Avenue  
Zoned: "I-1" General Industrial District

The applicant is requesting a 25-foot variance from the minimum 30-foot setback requirement in "I-1" zoning districts when abutting residential uses or residential zoning districts, in order to build a structure 5-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 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: \_\_\_\_\_

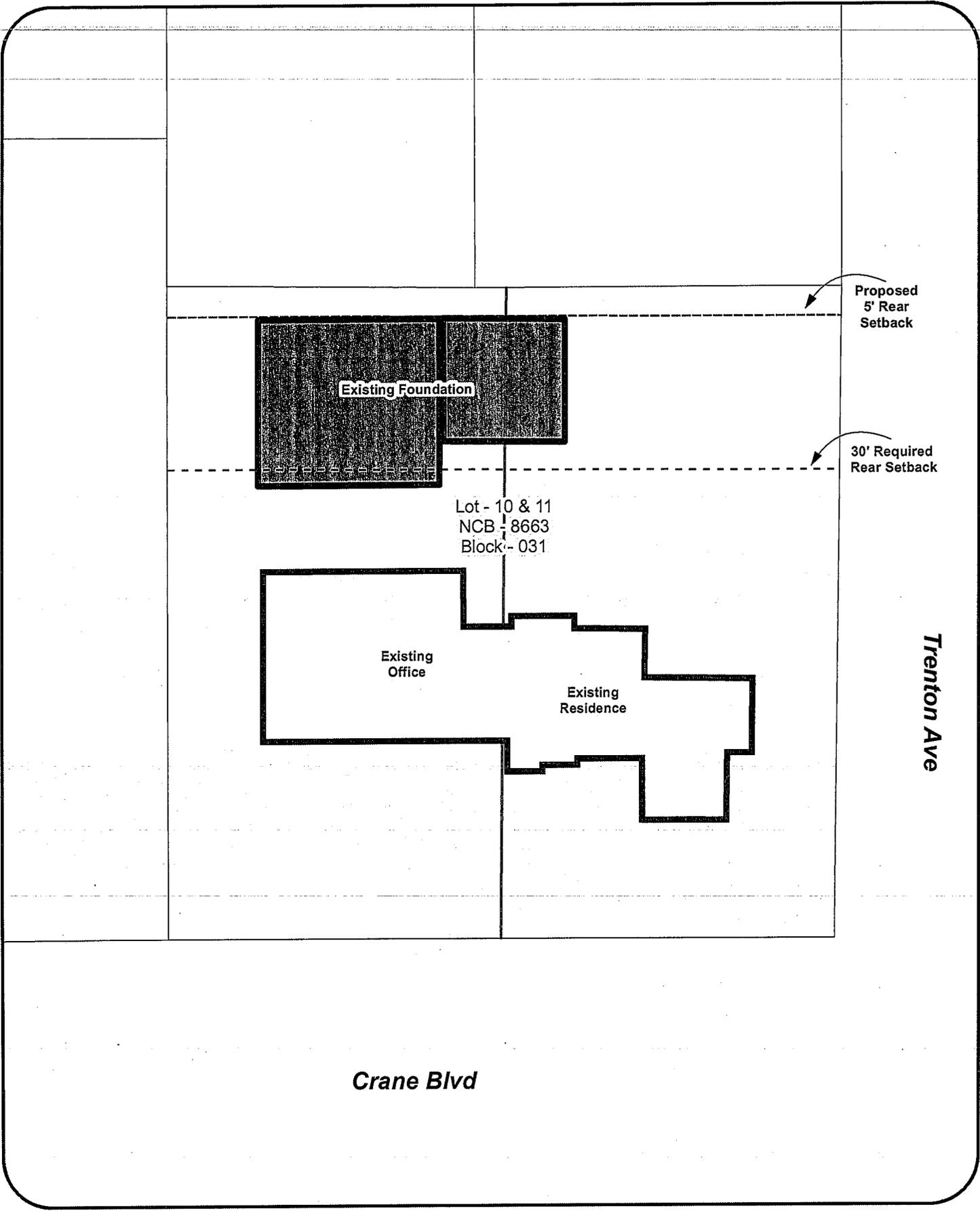
Address/Direccion: \_\_\_\_\_

Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

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

Comments/Comentarios: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**A-08-067**



**Board of Adjustment**  
Plot Plan for  
**Case A-08-067**



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

**111 Crane Ave**

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

# CASE NO: A-08-067

Board of Adjustment – June 16, 2008

**Applicant:** David Perez  
**Owner:** David Perez  
**Request(s):** A 25-foot variance from the minimum 30-foot rear setback required in "I-1" zoning districts when abutting residential uses or residential zoning districts, in order to build a structure 5 feet from the rear property line.  
**Legal Description:** Lots 10 and 11, Block 31, NCB 8663  
**Address:** 111 Crane Avenue  
**Zoning:** "I-1" General Industrial District  
**Existing Use:** Single-Family Residence, Office  
**Neigh. Assoc:** Mission San Jose Neighborhood Association  
**Neigh. Plan:** South Central San Antonio Community Plan

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

**35-310 Zoning District Purpose Statements and Design Regulations:** A minimum 30-foot rear setback is required in "I-1" zoning districts when abutting residential uses or residential zoning districts.

**Background:** The subject property is located just east of South Flores Street and north of South East Military Drive. Currently, the property is occupied by a single-family residence with an attached office space. The surrounding area consists of single-family residential uses to the north and east, commercial uses to the south, and a mix of commercial and residential to the west. The lots immediately adjacent to the subject property to the north and east are zoned "MF-33" Multi-Family District, but are currently occupied by single-family residences. The existing foundation slab is 5 feet from the rear property line shared with a single-family residence. The lots adjacent to the subject property to the west are currently occupied by commercial buildings and the property across the street is occupied by a funeral home. The applicant intends to use the proposed building as an office for his business. A permit was issued 4/19/2006 for an 800 square foot foundation for a future granny flat which was "to comply with all setbacks." A residential building permit (#1248326) was also issued 5/12/2006 for a new two-story accessory dwelling (garage on first floor, 800 square-foot dwelling on the second floor).

**Recommendation:** The intent of the rear setback requirement for industrial uses is to provide a reasonable buffer to protect abutting areas from noise, light, and traffic generally generated by industrial uses, to allow for air flow and light penetration, and to prevent the overcrowding of lots. Professional Office uses are allowed in "I-1" zoning districts, however, accessory structures (with the exception of carports) are prohibited within the side and rear setback areas of lots adjacent to residential districts. The applicant has not provided sufficient evidence to prove the necessity of a variance in this case. Furthermore, the lot itself does not appear to be characterized by any unique terrain features where literal enforcement of the rear setback requirement would result in unnecessary hardship. Staff recommends **denial** of the requested variance.

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

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

**CASE INFORMATION**

Case #: **A-08-067**

Property Address: 111 Crane

Zoning: I-1

Hearing Date: 06/16/08

**Type / Scope of BOA Request:**

25-foot variance from the UDC requirement, to allow an existing foundation 5-feet from the rear property line.

**PLANNING PROGRAM / PROJECT OVERLAP**

Neighborhood Association(s): Mission San Jose

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.

Surrounding parcels on the Land Use Map are designated Low Density Residential to the north and east of the subject property, Mixed Use to the west, and Regional Commercial to the south. The subject parcel is adjacent to single family residences to the north, to which the rear property line backs up. Ignoring 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. 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

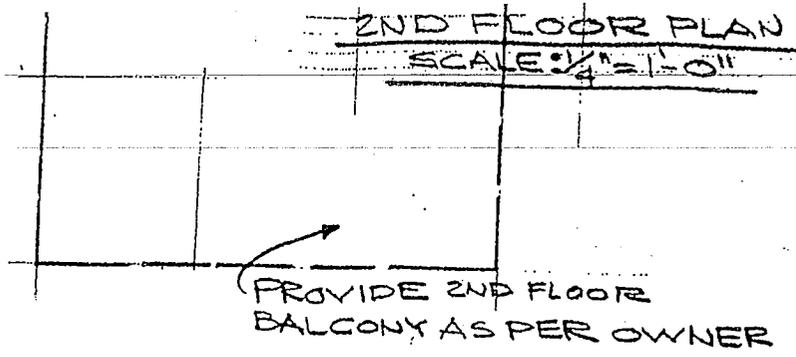
**REVIEWER INFORMATION**

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Planner

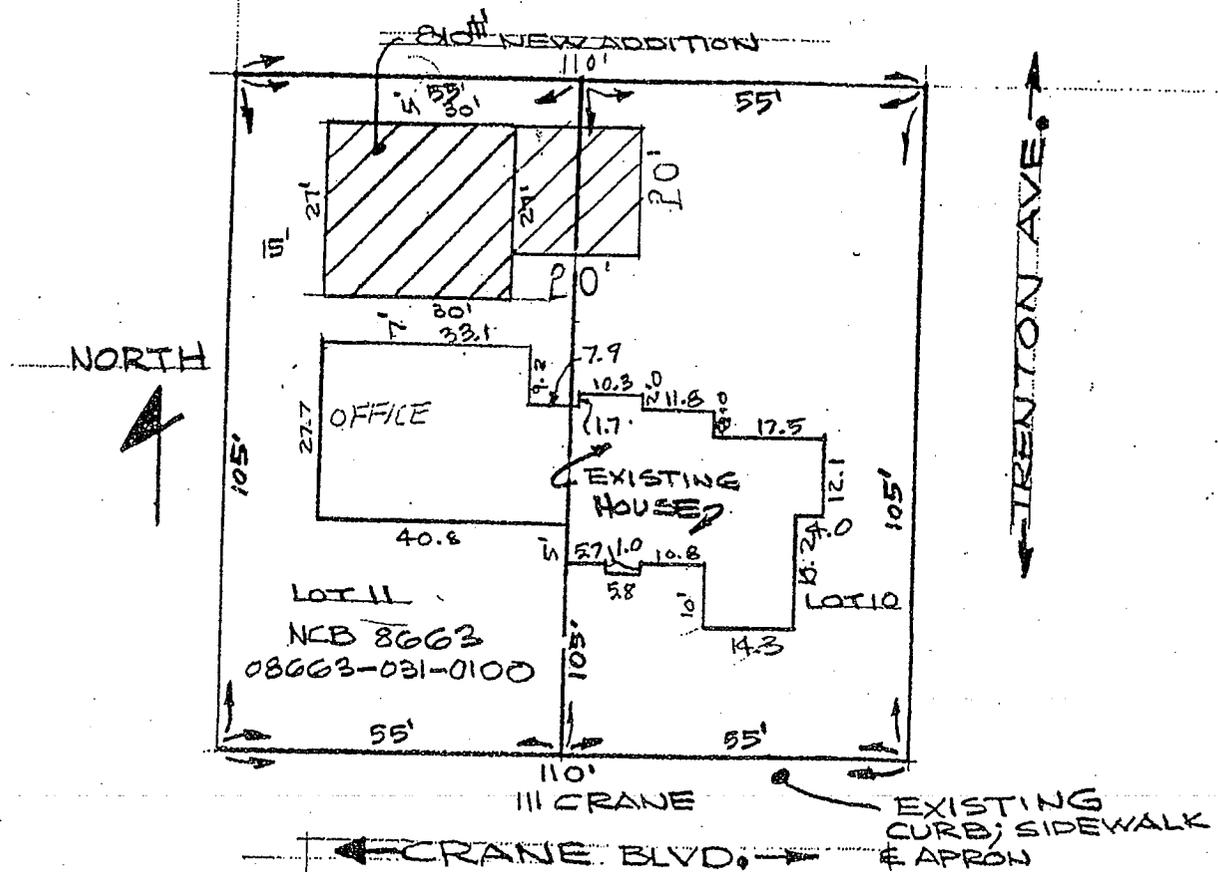
Date Review Completed: May 21, 2008

SCALE: 1/4" = 1'-0"

2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



PERMIT # 1248326



|| CRANE BLVD. ||

|| PLOT PLAN ||

@ III CRANE

SCALE: 1" = 30'-0"

City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

# MISUNOREV Building Application

Report Date 06/06/2008 02:08 PM

Submitted By

Page 1

A/P # 1245981

## Application Information

Stages	Date / Time	By	Date / Time	By
Processed	04/19/2006 10:19	RS08953	Temp COO	
Issued	04/19/2006 10:29	GE94560	COO	
Final			Expires	

## Associated Information

Type of Work	NEW	NEW	# Plans	2
Dept of Commerce	RESID	RESIDENTIAL CONSTRUCTION	# Pages	0
Priority	1	RESIDENTIAL STANDARD	<input checked="" type="checkbox"/> Auto Reviews	
Square Footage	0.00	Name	DAVID PEREZ	

## Valuation

Declared Valuation	5872.50
Calculated Valuation	0.00
Actual Valuation	0.00

## Description of Work

new 800 sq.ft. foundation for future granny flat to comply w/all setbacks & 2000 irc & udc.

Parent A/P #	Project/Phase Name	Phase #
Project #	Size Description	
Size/Area		

## Property/Site Information

Address 111 CRANE AVE  
SAN ANTONIO TX 78214-0000

Location

## Owner/Tenant

Contact ID AC38767	Name DAVID PEREZ	Organization
Mailing Address PO BOX 40536		State/Province TX
City SAN ANTONIO		Country USA <input type="checkbox"/> Foreign
ZIP/PC 78229-0000		Evening Phone(210)364-6494 x
Day Phone(210)681-7475 x		Mobile #
Fax		

## Linked Addresses

No Addresses are linked to this Application

## A/P Linked Addresses

No Addresses are linked to this Application

## Linked Parcels

164797

## A/P Linked Parcels

No Parcels are linked to this Application

## Applicants/Contacts

Primary Y	Capacity OWNER	Contact ID AC38767	<input type="checkbox"/> Foreign
Effective	Expire		
Name DAVID PEREZ		Address PO BOX 40536	
Day Phone (210)681-7475 x	Eve Phone (210)364-6494 x	SAN ANTONIO	
Pager	PIN #	TX	
Fax	Mobile	78229-0000 USA	
E-Mail			
Organization	Position	Profession	
Comments			
No Comments			

City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

# RESBLDGEN Building Application

Report Date 06/05/2008 09:42 AM

Submitted By

Page 1

A/P # 1248326

## Application Information

### Stages

	Date / Time	By	Date / Time	By
Processed	04/25/2006 13:01	RS08953	Temp COO	
Issued	05/12/2006 11:45	MC06996	COO	
Final			Expires	

### Associated Information

Type of Work	NEW . NEW	# Plans	2
Dept of Commerce	RESID RESIDENTIAL CONSTRUCTION	# Pages	0
Priority	1 RESIDENTIAL STANDARD	<input checked="" type="checkbox"/> Auto Reviews	
Square Footage	1620.00	Name	DAVID PEREZ

### Valuation

Declared Valuation	64800.00
Calculated Valuation	64800.00
Actual Valuation	0.00

### Description of Work

new 2 story accessory dwelling(garage on 1st floor/800 sq. ft. dwelling on 2nd floor) to rear of 1 story exist sin fam res not to go over any easements/to comply w/ 2000 irc & udc/no tree affidavit required\*\*notarized formal application for accessory dwelling recorded at court house and on file/development preservation rights for single family house on file\*\*

10/31/06 - post permit revision submitted/adding 20x20 attached carport, ok, mc \*\* 11/01/2007 renew existing permit per ernest martinez 25% complete

Parent A/P #	Project/Phase Name	Phase #
Project #	Size Description	
Size/Area		

## Property/Site Information

Address 111 CRANE AVE  
SAN ANTONIO TX 78214-0000

Location

## Owner/Tenant

Contact ID AC38767	Name DAVID PEREZ	Organization
Mailing Address PO BOX 40536		State/Province TX
City SAN ANTONIO		Country USA
ZIP/PC 78229-0000		<input type="checkbox"/> Foreign
Day Phone (210)681-7475 x		Evening Phone (210)364-6494 x
Fax		Mobile #

## Linked Addresses

No Addresses are linked to this Application

## A/P Linked Addresses

No Addresses are linked to this Application

## Linked Parcels

164797

## A/P Linked Parcels

No Parcels are linked to this Application

## Applicants/Contacts

Report Date 06/06/2008 02:27 PM

Submitted By

Act # 478962 A/P # 1248326 Act Type BUILDING BUILDING PLAN REVIEW

Property Information

Address 111 CRANE AVE  
SAN ANTONIO TX 78214-0000

Location

Application Information

Type RESBLDGGENRESIDENTIAL BLDG APPLICATION Priority 1 Type of Work NEW Dept of Commerce RESID  
Square Footage 1620.00 Declared Valuation 64800.00 A/P Name DAVID PEREZ  
Desc of Work new 2 story accessory dwelling(garage on 1st floor/800 sq. ft. dwelling on 2nd floor) to rear of 1 story exist sin fam res not to go over any easements/to comply w/2000 irc & udc/no tree affidavit required\*\*notarized formal application for accessory dwelling recorded at court house and on file/development preservation rights for single family house on file\*\*  
10/31/06 - post permit revision submitted/adding 20x20 attached carport, ok, mc \*\* 11/01/2007 renew existing permit per ernest martinez 25% complete

Initial Review

Issued Date/Time Issued By  System Generated  
Scheduled Date/Time Scheduled By  Waived 05/12/2006 MC06996  
Department Assigned To MC06996

Review Results

Reviewed By MC06996  Denied Suspense Date  
Start Date/Time 05/03/2006 09:06 Completed Date/Time 05/03/2006 09:06 Actual Time 0.00

Comments

No Comments

Problems

Violation BLDGGENERAL Description BUILDING GENERAL COMMENTS  
Recorded Date 05/03/2006 00:00 Recorded By MC06996 Recorded Version  
Resolved Date 05/12/2006 00:00 Resolved By MC06996 Resolved Version  
Comments 1. Subject property is zoned I-1, General Industrial District, which does not permit an accessory dwelling. Contact David Arciniega with the Zoning Board of Adjustment at 207-6944 regarding the possibility of applying for non-conforming rights.  
2. Notarized "Formal Application for Accessory Dwelling", which must be recorded at the Bexar County Courthouse, is required.  
3. Clarify roof and floor/ceiling framing members. Wall sections indicate 2x6 purlin roof framing and 2x10 purlin 2nd floor framing.  
4. Insulation required at 2nd floor above the garage.  
5. Exterior stairs as shown on 1st floor plans do not coincide with 2nd floor plans; revise plans. In addition, provide 2nd floor balcony details and include on exterior elevations and site plans.  
6. Hand generated energy report is incorrect. Total wall area should include only the conditioned area and not the garage area. As such, the glazing percentage will increase and REScheck or another approved software program may be required.  
7. An accessory dwelling unit cannot contain more than one (1) bedroom.  
8. City of San Antonio Universal Design Requirements form is checked "yes". Will this project be constructed with city funds?  
Any questions, feel free to contact Mark Celestino @207-8443, e-mail mcelestino@sanantonio.gov or fax 207-6377.\*\*ok, all items addressed/resolved, mc\*\*

Log

No Log Information

Board Members

Name Title  
Comments

No board member data

Activity Review Details

Detail REQUIRED INSPECTIONS Modified By RS08953 Modified Date/Time 04/25/2006 12:49  
Comments

No Comments

Report Date 06/06/2008 02:33 PM

Submitted By

Page 1

Case # 55076

Case Information

Stages

	Date / Time	By
Processed	05/09/2006 00:00	
Resolved		
Expires		

Associated Information

Case Group	DPR	DEVELOPMENT PRESERV RIGHTS	<input checked="" type="checkbox"/> Auto Reviews
Priority			
Resolution Code	RESLV	CASE RESOLVED	
Source			
Name			

Applications Affected

Building Application  Project Application  Use Application  License Application  Case

Description of Case

DPR FOR S/F RESIDENCE

Project #	Project/Phase Name	Phase #
Size/Area	Size Description	

Customer Service	Service #	Problem	Resolution Code	Resolved Date
------------------	-----------	---------	-----------------	---------------

No Customer Service Log Entries

Property/Site Information

Address 111 CRANE AVE  
SAN ANTONIO TX 78214-0000

Location 111 CRANE AV  
NCB: 8663 LOT: 10, BLK: 31 LEGAL: 11

Owner/Tenant

There are no contacts for this site

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

164797

A/P Linked Parcels

No Parcels are linked to this Application

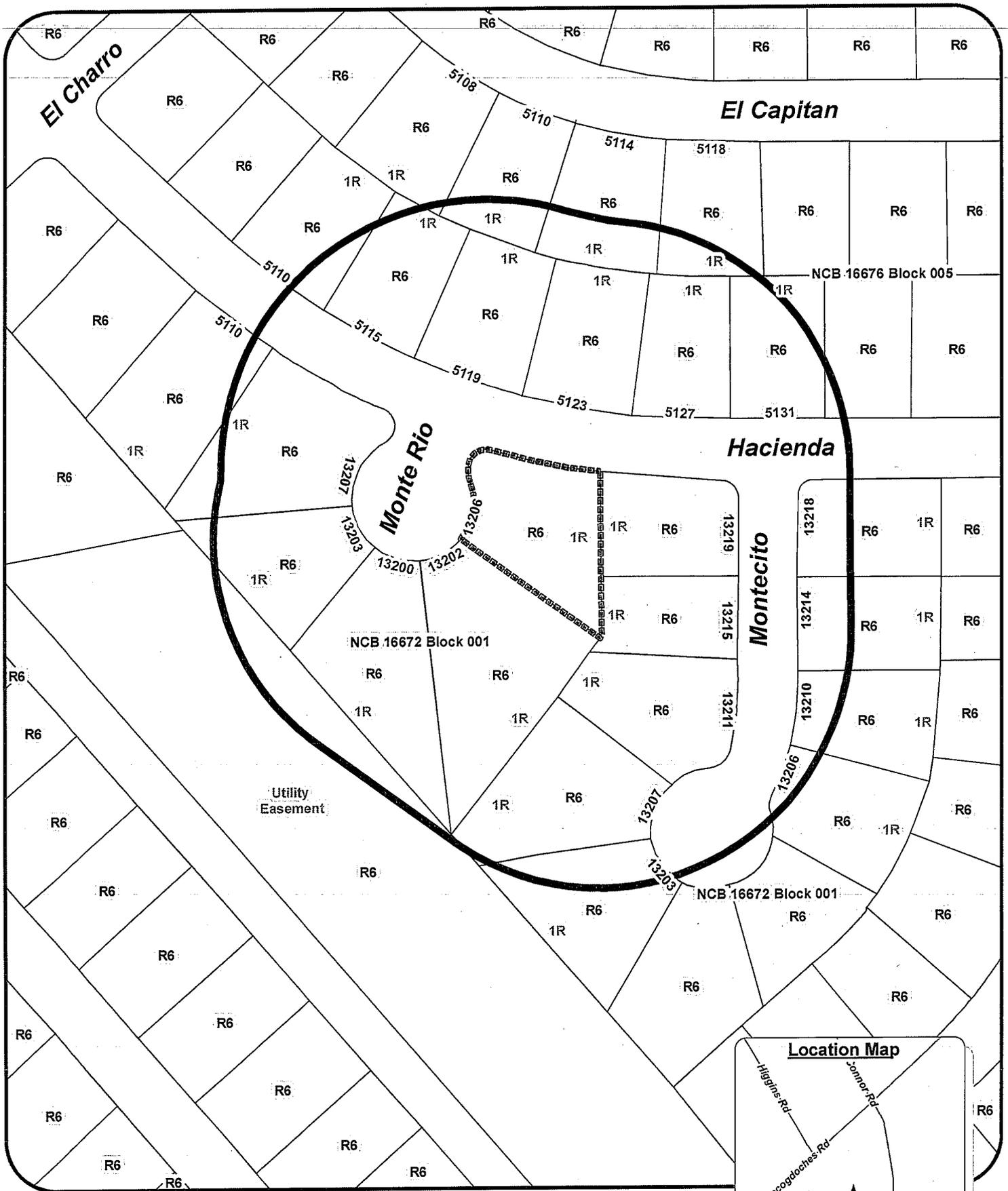
Applicants/Contacts

No Applicant Contacts

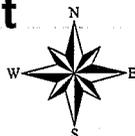
Contractors

No Contractors

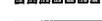
Fees	Status	Paid Date	Amount
	Total Unpaid	0.00	Total Paid 0.00



**Board of Adjustment**  
**Notification Plan for**  
**Case A-08-068**

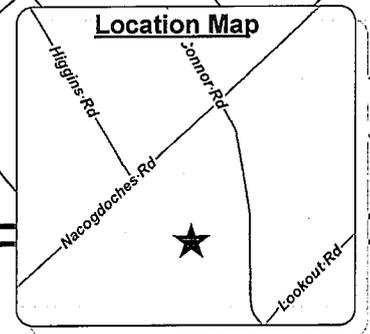


**Legend**

Subject Property   
 200' Notification Buffer 

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

Produced by the City of San Antonio  
 Development Services Department  
 (05/27/2008)



# Board of Adjustment - Case No. A-08-068

June 16, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 16, 2008** in the Board Room on the 1<sup>st</sup> floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – B&E Contractors, Inc.  
Lot 8, Block 1, NCB 16672  
13206 Monte Rio

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

The applicant is requesting a 5-foot, 5-inch variance from the minimum 20-foot setback required for garages, in order to keep an existing garage 14-feet, 7-inches from the front 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: \_\_\_\_\_

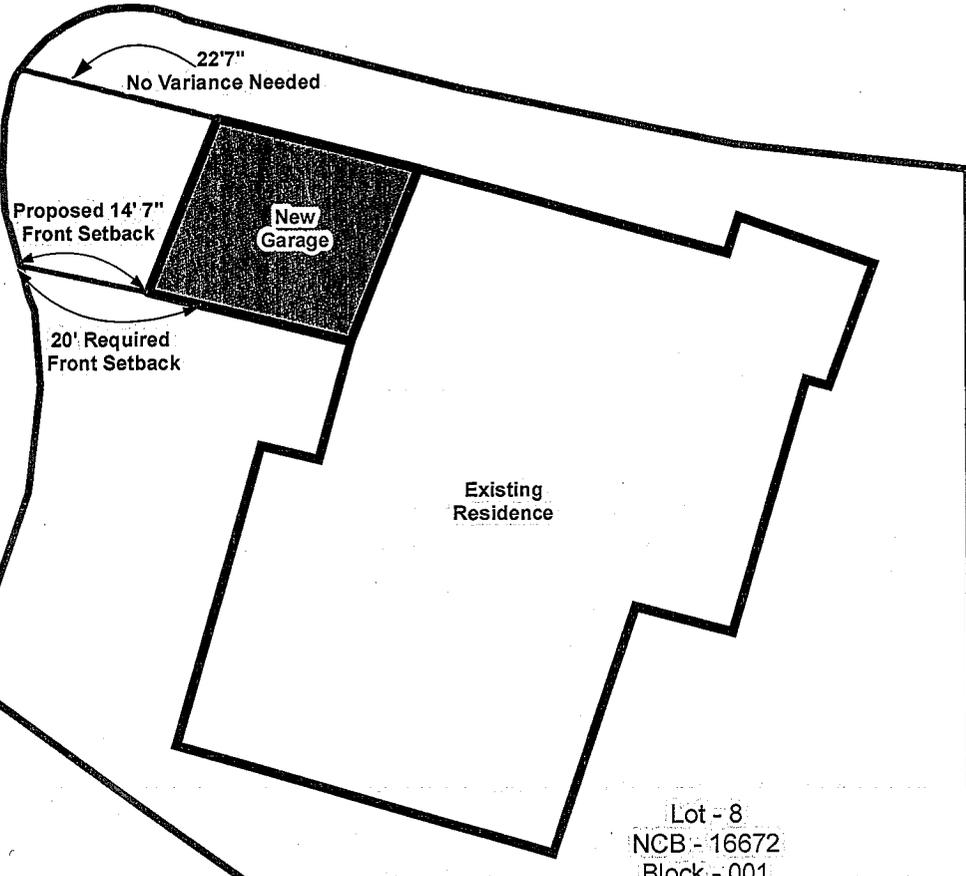
\_\_\_\_\_

\_\_\_\_\_

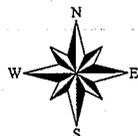
**A-08-068**

Hacienda

Monte Rio



**Board of Adjustment**  
Plot Plan for  
Case A-08-068



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

**13206 Monte Rio**

Produced by the City of San Antonio  
Development Services Department  
(05/27/2008)

# CASE NO: A-08-068

Board of Adjustment – June 16, 2008

**Applicant:** B&E Contractors, Inc.  
**Owner:** Donn Sorrells  
**Request(s):** The applicant is requesting a 5-foot, 5-inch variance from the minimum 20-foot setback required for garages, in order to keep an existing garage 14-feet, 7 inches from the front property line.  
**Legal Description:** Lot 8, Block 1, NCB 16672  
**Address:** 13206 Monte Rio  
**Zoning:** "R-6" Residential Single-Family District  
**Existing Use:** Single-Family Residence  
**Neigh. Assoc:** Valencia Neighborhood Association  
**Neigh. Plan:** None

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

**35-516 (g) Garages and Carports:** There shall be a minimum of twenty (20) feet between the back of a sidewalk or the property line and a front entry garage.

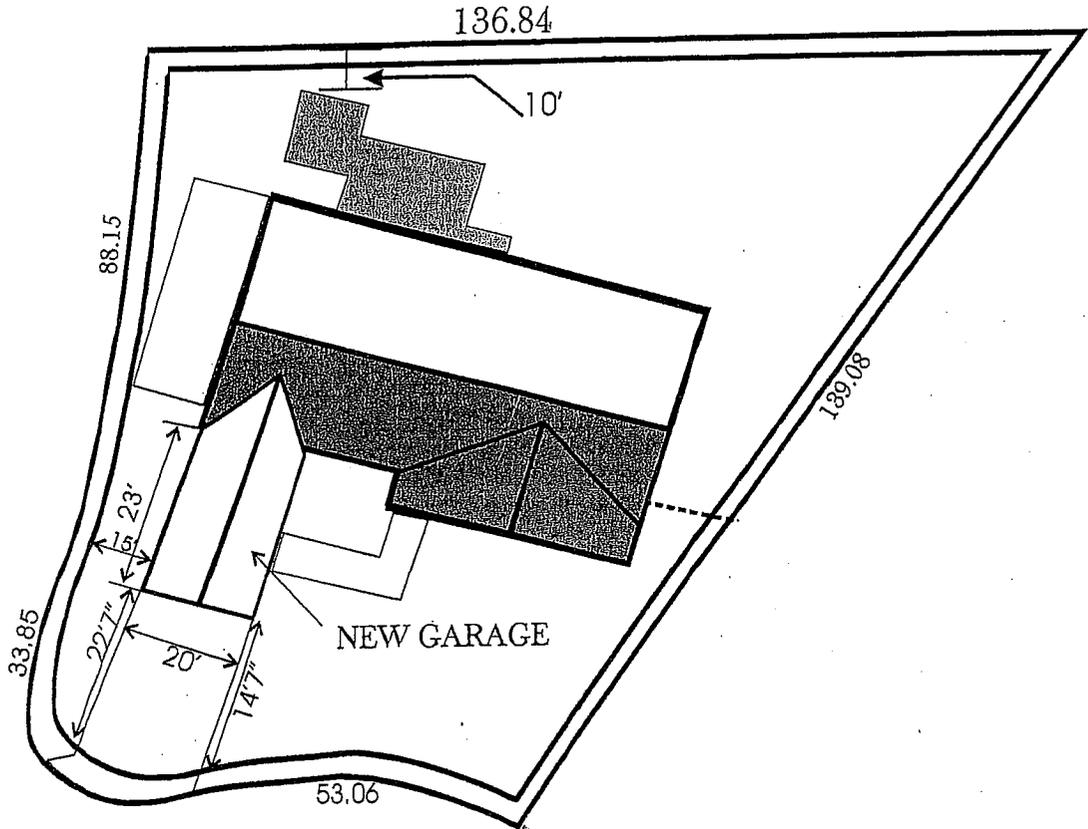
**Background:** The subject property is located on a cul-de-sac just off of Hacienda Drive on the city's northeast side. The subject property is occupied by an existing residential structure, and is being utilized as a single-family residence. Residential zoning and uses surround the subject property on all sides. The purpose of the requested variance is to keep an existing garage that encroaches into the required front setback for garages.

**Recommendation:** The intent of the front setback requirement for garages is to maintain 20 feet of space to allow for additional off-street parking so that vehicles do not encroach into the sidewalk, right-of-way or on the street. Staff believes that this lot can be characterized as being irregularly shaped, due to its location on a corner lot of a cul-de-sac, and the unique front yard dimensions. While the northern side of the garage meets and exceeds the minimum front setback requirement, the southern portion falls short by 5 feet, 5 inches due to the curve of the cul-de-sac. It appears that the garage could not reasonably meet the setback requirement for a front-entry garage due to the unique shape of the subject property. Staff therefore recommends **approval** of the requested variance.

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

Hacienda

Monte Rio



Report Date 06/06/2008 02:15 PM

Submitted By

Page 1

A/P # 1451354

Application Information

Stages

	Date / Time	By	Date / Time	By
Processed	04/04/2008 10:57	RS08953	Temp COO	
Issued	04/04/2008 11:01	GE94560	COO	
Final			Expires	

Associated Information

Type of Work	EXISTG	EXISTING	# Plans	2
Dept of Commerce	RESID	RESIDENTIAL CONSTRUCTION	# Pages	0
Priority	1	RESIDENTIAL STANDARD	<input checked="" type="checkbox"/> Auto Reviews	
Square Footage	440.00	Name		

Valuation

Declared Valuation	50000.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

440 sq.ft. attached garage on new concrete foundation to front of 1 story fam res not to go over any easement. Modify existing space to accommodate a bedroom, bathroom, kitchen and closet (attached accessory dwelling unit). SHALL COMPLY WITH 2006 IRC AND UDC.  
NOTE: CONTR. KNOWS TO BRING IN ENGINEERS LETTER OF FOUNDATION INSPECTION.\*\*\*5/2/08 REVISION INSTALLED NEW NON-LOAD BEARING WALLS WITHIN EXST RES TO CREATE ROOM AND RELOCATED CLOSET\*\*\*

Parent A/P #

Project #	Project/Phase Name	Phase #
Size/Area	Size Description	

Property/Site Information

Address 13206 MONTE RIO  
SAN ANTONIO TX 78233-0000

Location

Owner/Tenant

There are no contacts for this site

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

323369

A/P Linked Parcels

No Parcels are linked to this Application

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC7934	<input type="checkbox"/> Foreign
Effective		Expire				
Name	KEVIN C BISANG			Address	3263 MORNING CREEK	
Day Phone		Eve Phone			SAN ANTONIO	
Pager		PIN #			TX	
Fax		Mobile			78247-0000 USA	
E-Mail					Profession	
Organization		Position				
Comments	No Comments					

Report Date 06/06/2008 02:15 PM Submitted By Page 2

**Contractors**

Primary Y Capacity Type  
Effective Expire  
Contact ID 3666 Name B&E CONTRACTORS, INC.  
Phone (210)654-9160 X Fax (210)654-6088 Address 5602 RANDOLPH BV #2  
Comments SAN ANTONIO, TX 78233-0000  
No Comments

License #	Type	Contact ID	Name
H7299	HBREG	AC7934	KEVIN C. BISANG
IC13	BLDGIC	AC7934	KEVIN C. BISANG

**Item Description Item Status**

Fees	Status	Paid Date	Amount
DEV SVC SURCHARGE FEE	U		0.00
TECHNOLOGY SURCHARGE FEE	U		0.00
PERMIT FEE BUILDING	P	04/04/2008 11:01	417.87
DEV SVC SURCHARGE FEE	P	04/04/2008 11:01	12.54
TECHNOLOGY SURCHARGE FEE	P	04/04/2008 11:01	12.54
RE-INSPECTION FEE	P	05/14/2008 14:07	51.50
ADMINISTRATIVE INSPECTION SCHEDULING FEE	P	05/14/2008 14:07	3.00
RE-INSPECTION FEE	P	05/14/2008 14:07	51.50
ADMINISTRATIVE INSPECTION SCHEDULING FEE	P	05/14/2008 14:07	3.00
RE-INSPECTION FEE	P	05/14/2008 14:07	51.50
ADMINISTRATIVE INSPECTION SCHEDULING FEE	U		3.00
RE-INSPECTION FEE	U		51.50
ADMINISTRATIVE INSPECTION SCHEDULING FEE	U		3.00
ADMINISTRATIVE INSPECTION SCHEDULING FEE	U		3.00
<b>Total Unpaid</b>		<b>60.50</b>	<b>Total Paid 603.45</b>

**Inspections**

Inspection # 4030190 Inspection Type BUILDFIN # 1 Assigned To EM06425 Call  
Inspected By Order/Group 0 Scheduled Preference  
Comments

**Inspection Details**

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time  
Comments  
No Comments

Detail INSPECTION DETAILS Modified By Modified Date/Time  
Comments  
No Comments

Inspection # 4030188 Inspection Type BUILDFOUN # 1 Assigned To EM06425 Call  
Inspected By Order/Group 0 Scheduled Preference  
Comments

**Inspection Details**

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time  
Comments  
No Comments

Report Date 06/06/2008 02:15 PM

Submitted By

Detail INSPECTION DETAILS Modified By Modified Date/Time

Comments  
No Comments

Inspection # 4030189 Inspection Type BUILDFRAM # 1 Assigned To XL12234 Call 05/01/2008 14:25  
Inspected By XL12234 Order/Group 0 Scheduled 05/02/2008 14:25 Preference  
Comments

Inspection Details

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time

Comments  
No Comments

Detail INSPECTION DETAILS Modified By Modified Date/Time

Comments  
No Comments

Inspection # 4051632 Inspection Type BUILDFRAM # 2 Assigned To JV91970 Call 05/06/2008 13:52  
Inspected By JV91970 Order/Group 0 Scheduled 05/07/2008 13:52 Preference  
Comments

Inspection Details

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time

Comments  
No Comments

Detail INSPECTION DETAILS Modified By Modified Date/Time

Comments  
No Comments

Inspection # 4059192 Inspection Type BUILDFRAM # 4 Assigned To JV91970 Call 05/16/2008 15:53  
Inspected By JV91970 Order/Group 0 Scheduled 05/19/2008 15:53 Preference  
Comments

Inspection Details

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time

Comments  
No Comments

Detail INSPECTION DETAILS Modified By Modified Date/Time

Comments  
No Comments

Inspection # 4054763 Inspection Type BUILDFRAM # 3 Assigned To XL12234 Call 05/09/2008 14:56  
Inspected By XL12234 Order/Group 0 Scheduled 05/13/2008 14:56 Preference  
Comments

Inspection Details

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time

Comments  
No Comments

Detail INSPECTION DETAILS Modified By Modified Date/Time

Comments  
No Comments

Report Date 06/06/2008 02:15 PM

Submitted By

Page 4

**Inspections**

Inspection # 4063496 Inspection Type BUILDFRAM # 5 Assigned To JV91970 Call 05/27/2008 09:37  
Inspected By JV91970 Order/Group 0 Scheduled 05/28/2008 09:37 Preference  
Comments

**Inspection Details**

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time  
Comments  
No Comments

Detail INSPECTION DETAILS Modified By Modified Date/Time  
Comments  
No Comments

Inspection # 4071100 Inspection Type BUILDFRAM # 6 Assigned To EM06425 Call  
Inspected By Order/Group 0 Scheduled Preference  
Comments

**Inspection Details**

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time  
Comments  
No Comments

Detail INSPECTION DETAILS Modified By Modified Date/Time  
Comments  
No Comments

Inspection # 4030191 Inspection Type BUILDINSU # 1 Assigned To RH12233 Call 05/28/2008 13:48  
Inspected By RH12233 Order/Group 0 Scheduled 05/29/2008 13:48 Preference  
Comments

**Inspection Details**

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time  
Comments  
No Comments

Detail INSPECTION DETAILS Modified By Modified Date/Time  
Comments  
No Comments

**Review Activities**

Act #	Act Type	Status	Waived	Issued	Started	Completed
617455	ZONING	3	N		04/04/2008 10:57	04/04/2008 10:57
RS08953						

**Activity Review Details**

Detail REQUIRED INSPECTIONS Modified By RS08953 Modified Date/Time 04/04/2008 10:56  
Comments  
No Comments

Report Date 06/06/2008 02:15 PM

Submitted By

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Reqd Inspections

<b>Building</b>		<b>Landscape</b>		<b>Special Inspections</b>		<b>Tree</b>	
Foundation	<input checked="" type="checkbox"/>	Landscape Pre	<input type="checkbox"/>	Fire Proofing Spray On	<input type="checkbox"/>	Tree Pre	<input type="checkbox"/>
Frame	<input checked="" type="checkbox"/>	Landscape Fencing	<input type="checkbox"/>	Fire Rating	<input type="checkbox"/>	Tree Fencing	<input type="checkbox"/>
Final	<input checked="" type="checkbox"/>	Landscape Final	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	Fencing Follow Up	<input type="checkbox"/>
Insulation	<input checked="" type="checkbox"/>			Septic Systems	<input type="checkbox"/>	Tree Final	<input type="checkbox"/>
		<b>Sidewalk</b>		Smoke Control	<input type="checkbox"/>	Oak Wilt	<input type="checkbox"/>
<b>Disability</b>		Sidewalk Pre Final	<input type="checkbox"/>	HVAC System Test	<input type="checkbox"/>	Mitigation	<input type="checkbox"/>
Disability	<input type="checkbox"/>	Sidewalk Final	<input type="checkbox"/>	Structural Frame	<input type="checkbox"/>		
		<b>Traffic</b>		Drainage	<input type="checkbox"/>	<b>Site</b>	
<b>Fire</b>		Traffic Pre Final	<input type="checkbox"/>	Electrical Access	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>
Alarm	<input type="checkbox"/>	Traffic Final	<input type="checkbox"/>	Special Inspns Report	<input type="checkbox"/>	Construction Pre	<input type="checkbox"/>
Lane	<input type="checkbox"/>			Special Inspns Review	<input type="checkbox"/>	Construction Final	<input type="checkbox"/>
Main	<input type="checkbox"/>	<b>Pedestrian</b>					
Knox Box	<input type="checkbox"/>	Pedestrian Protection	<input type="checkbox"/>				
Sprinkler	<input type="checkbox"/>						
Final	<input type="checkbox"/>	<b>Streetscape</b>		<b>Universal Design</b>			
		Streetscape Pre	<input type="checkbox"/>	Univ. Design Rough-In	<input type="checkbox"/>		
		Streetscape	<input type="checkbox"/>	Univ. Design Final	<input type="checkbox"/>		
		Streetscape Final	<input type="checkbox"/>				

Detail ZONE INFORMATION

Modified By RS08953

Modified Date/Time 04/04/2008 10:57

Comments

No Comments

Zone Information

Non Conforming Zone Approved?

Grid Zone	Date Added
R6	

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				
NOTIFYREV	NA	RS08953	04/04/2008 10:58	RS08953	04/04/2008 10:57	
N						

Employee ID	Last	First	MI	Comments
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No Employee Entries

Report Date 06/06/2008 02:15 PM

Submitted By

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Log Action	Description	Entered By	Start	Stop	Comments
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No Log Entries