

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 15, 2009
1:00 PM

BOARD OF ADJUSTMENT MEMBERS

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

1. 1:00 PM – Public Hearing Call to Order.
2. Roll Call.
3. Pledges of Allegiance.
4. **A-09-051:** The request of Roberto Y. Espinoza, for **1)** a complete variance from the requirement that a minimum 5-foot side setback be maintained in “R-6” zoning districts, in order to keep an existing structure on the east side property line and **2)** a complete variance from the Beacon Hill Area Neighborhood Conservation District standard that garages may only be constructed in the rear-yard, in order to keep an existing detached garage that encroaches 9 feet into the side-yard, 1126 West Summit Avenue.
5. **A-09-062:** The request of Hector Valadez, for a 5-foot variance from the requirement that a minimum 10-foot side setback be maintained in “C-2” zoning districts when abutting residential uses or zoning districts, in order to erect an addition 5-feet from the east side property line, 645 Chalmers Avenue.
6. **A-09-065:** The request of Pedro Tapia, for **1)** a complete variance from the requirement that a minimum 5-foot side setback be maintained, in order to keep an existing carport on the east side property line and **2)** a 9-foot, 2-inch variance from the requirement that a minimum 10-foot front setback be maintained, in order to keep an existing carport 10 inches from the front property line, 3923 West Salinas Street.

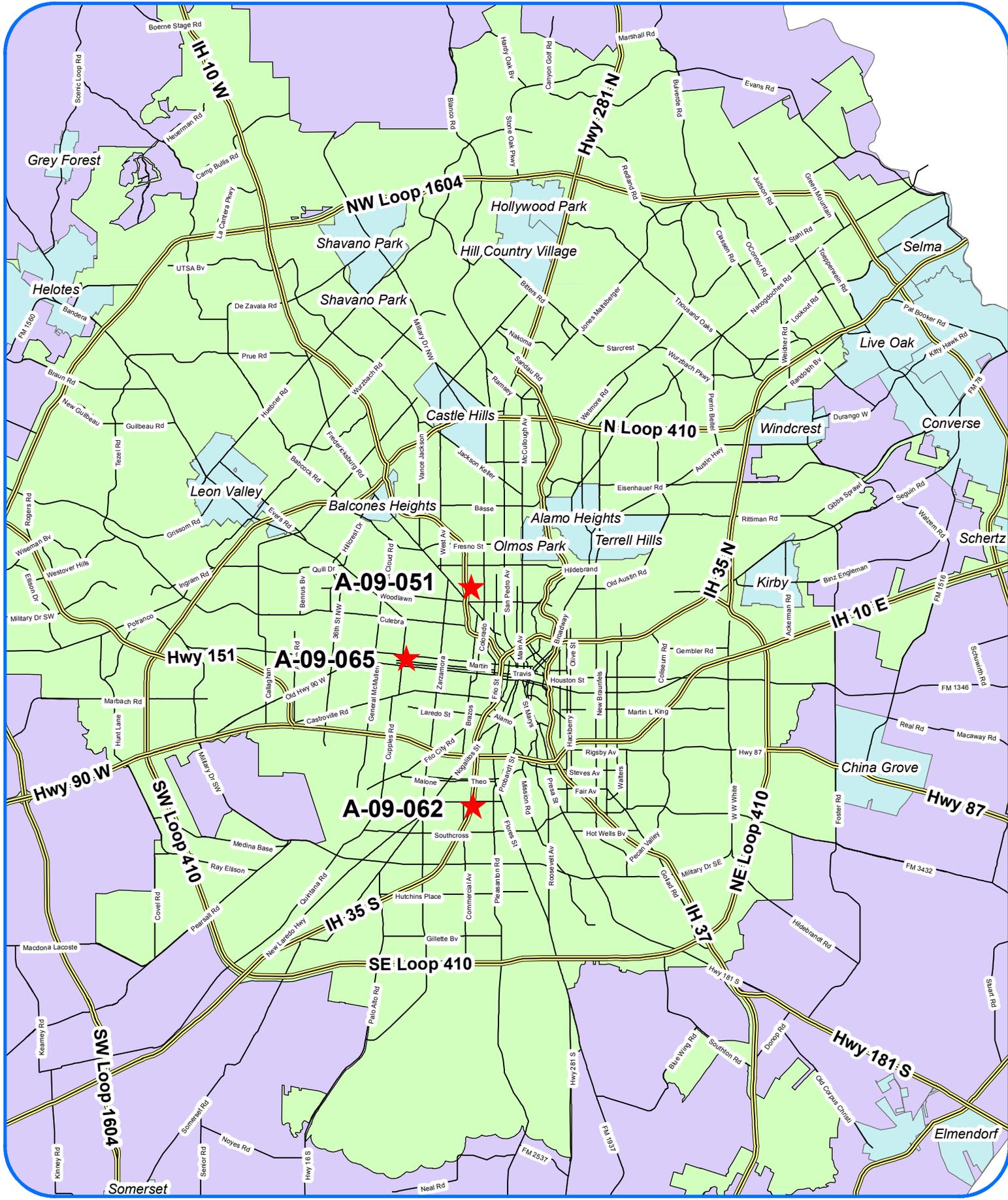
7. Consideration of **Sign Master Plan No. 09-003**, The Parke revised, located at Loop 1604 and Potranco.
8. Approval of the minutes from the regular meeting on June 1, 2009.
9. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
10. **Adjournment**

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

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

ACCESSIBILITY STATEMENT

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



Board of Adjustment
Subject Property Locations
Cases for June 15, 2009



W Summit Ave

Lot 18
NCB 1790 - Block

Existing Residence

5' Side Setback

Side yard is defined as the distance between the front of the residence and the rear of the residence

Side yard is being encroached by garage

Garage extends into Side Yard approx 9'

Existing Garage Addition (12'x20')

Variance Request for Structure on Prop Line

Alley

Board of Adjustment
Plot Plan for
Case A-09-051



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

1126
W Summit Ave

Planning and Development Services Dept
City of San Antonio
(04/09/2009 - P. Trinkle)

CASE NO: A-09-051

Board of Adjustment – June 15, 2009

- Applicant:** Roberto Y. Espinoza
- Owner:** Roberto Y. Espinoza
- Request(s):** 1) A complete variance from the requirement that a minimum 5-foot side setback be maintained in “R-6” zoning districts, in order to keep an existing structure on the east side property line and 2) a 9-foot variance from the Beacon Hill Area Neighborhood Conservation District standard that garages may only be constructed in the rear-yard, in order to keep an existing detached garage that encroaches 9 feet into the side-yard
- Legal Description:** Lots 8 and 9, Block 18, NCB 1790
- Address:** 1126 West Summit Avenue
- Zoning:** “R-6 NCD-5” Residential Single-Family Beacon Hill Area Neighborhood Conservation District
- Existing Use:** Single-Family Residence
- Neigh. Assoc:** Beacon Hill Neighborhood Association
- Neigh. Plan:** Midtown Neighborhood Plan

Sections of the City Code from which the variances are requested:
35-310 Zoning District Purpose Statements and Design Regulations: A minimum 5-foot side setback shall be maintained in “R-6” zoning districts.
Beacon Hill Area Neighborhood Conservation District, Residential Design Standards: A garage may only be constructed in the rear yard (or side, if corner lot).

Background: The subject property is located on West Summit Avenue, bound by Capitol Avenue to the west and Michigan Avenue to the east. Single-family residential uses and zoning surround the subject property. The applicant is requesting the above mentioned variances in order to keep an existing detached garage that encroaches into the side setback and the side-yard. The applicant cites the existence of similarly situated garages in the vicinity of this lot, along with the fact that the applicant currently owns both the subject property, and the property most affected by the garage in question (1122 West Summit), as rationale for the request. No permits were obtained for the construction of the existing garage. This case was initiated by the Investigations Division of the Planning and Development Services Department.

Recommendation: The intent of the minimum 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 subject property does not appear to have any unique characteristics that would create an undue hardship due to literal enforcement of the side setback requirements. The applicant has not provided sufficient evidence that the need for variance request #1 is due to the unique circumstances of the property.

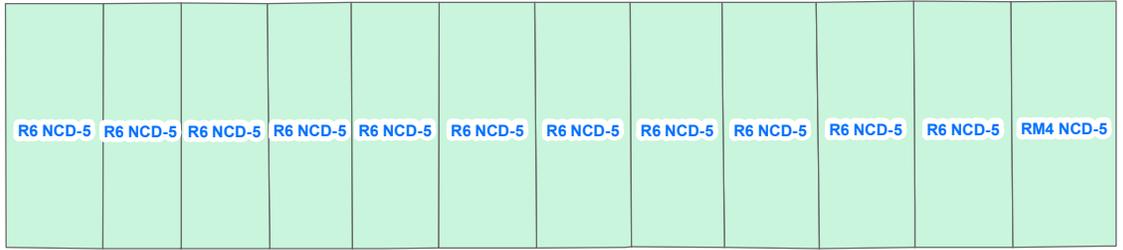
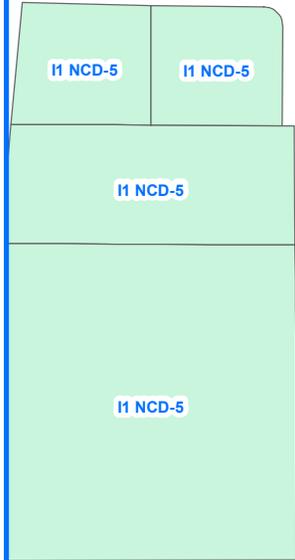
The intent of the Beacon Hill Area Neighborhood Conservation District residential design standards is to encompass a wide range of architectural elements of houses, such as porches, garages and auto storage structures and exterior building materials, while at the same time ensuring that historically common site/building configurations are perpetuated into the future. The applicant has not indicated a hardship, regarding variance request #2, which would preclude adherence to the standards set forth in the Beacon Hill Area NCD standards regarding garages. It appears that placing the garage in the rear yard would have been feasible in this case, as there do not appear to be any physical or topographic constraints on the lot that would inhibit its appropriate placement. Furthermore, upon visiting the subject property and the surrounding neighborhood, it appeared that other garages similar in construction to the garage in question were built in the rear-yard of the subject property (behind the principal structure). Thus, the garage in question seems to be out of character with the detached garages in the immediate neighborhood.

The Neighborhood and Urban Design Section review (included in the packet) states *“It should be noted that all property owners within the Beacon Hill Area Neighborhood Conservation District were sent a routine letter in April of 2008 to remind property owners that the area is within a neighborhood conservation district and that all renovations or new construction would need to comply with the NCD-5 standards. The letter also included contact information for the Neighborhood Conservation District program as well as information regarding where to locate the design standards online. The applicant was included in the mailing list”*. It appears to staff that ample notice, with an on-line resource, was provided to the applicant regarding the NCD design standards.

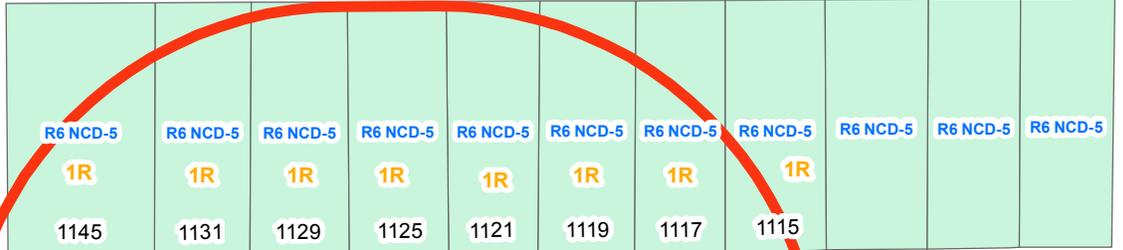
Therefore, Staff recommends **denial** of the requested variances. Should the Board grant the applicant’s request for a variance to the setback required for the accessory structure, the applicant has been made aware of the necessity of the construction of a firewall along the length of the structure. This is a requirement as per International Residential Code for One- and Two-Family Dwellings – Section R302.1: Exterior Walls (Table R302.1).

Project Planner: Mike Farber, Planner (210) 207-3074

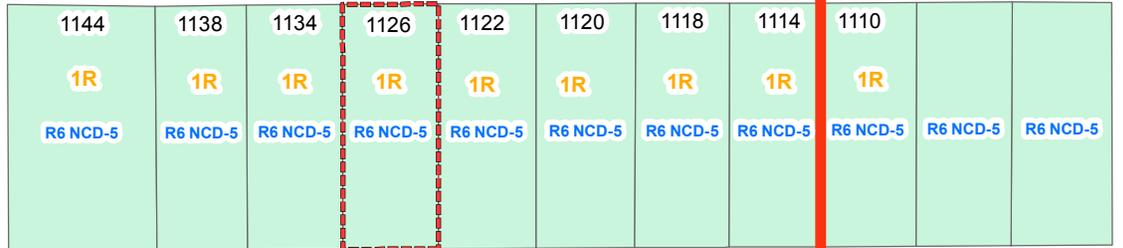
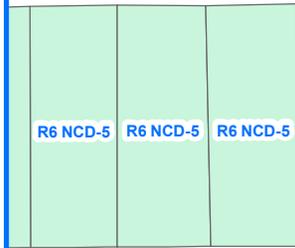
W Kings Hwy



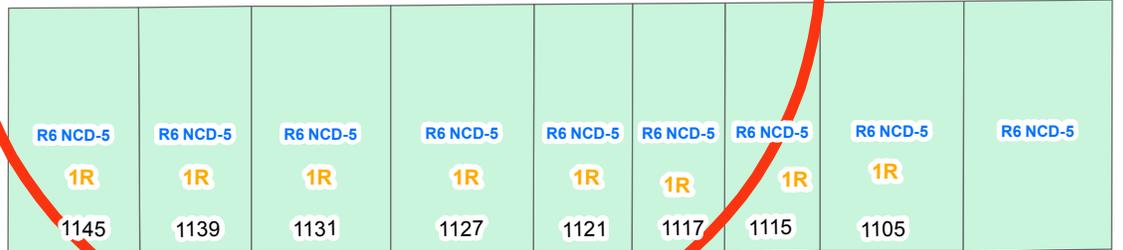
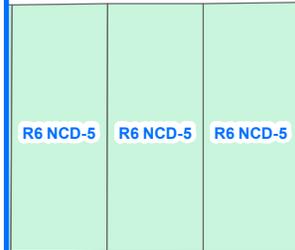
NCB 1927 Block 14



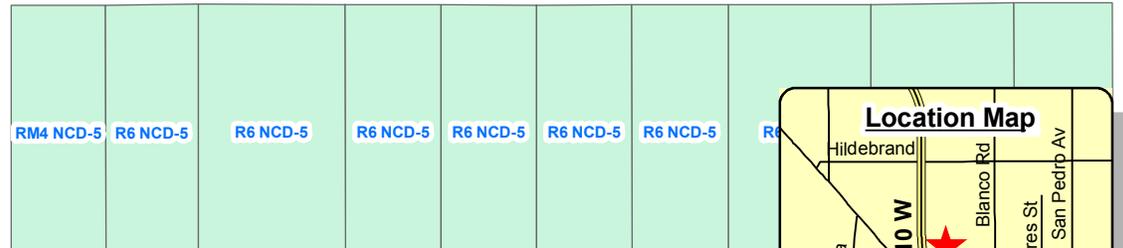
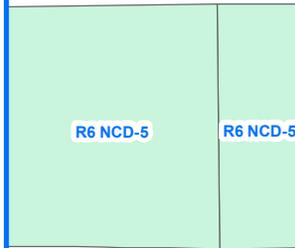
W Summit Ave



NCB 1790 Block 18



W Agarita Ave



Board of Adjustment
Notification Plan for
Case A-09-051



Legend

- Subject Property
- 200' Notification Boundary
- Scale: 1" approx. = 100'
- Council District 1

Board of Adjustment - Case No. A-09-051

June 15, 2009

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 15, 2009** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Roberto Y. Espinoza

Lots 8 and 9, Block 18, NCB 1790

1126 West Summit Avenue

Zoned: “R-6 NCD-5” Residential Single-Family Beacon Hill Area Neighborhood Conservation District

1) A complete variance from the requirement that a minimum 5-foot side setback be maintained in “R-6” zoning districts, in order to keep an existing structure on the east side property line and 2) a 9-foot variance from the Beacon Hill Area Neighborhood Conservation District standard that garages may only be constructed in the rear-yard, in order to keep an existing detached garage that encroaches 9 feet into the side-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 Michael Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Planning and Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

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

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

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

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

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-09-051

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

CASE INFORMATION

Case #: **A-09-051**

Property Address: 1126 Summit

Zoning: R-6

Hearing Date: June 15, 2009

Type / Scope of BOA Request:

The applicant is requesting 1) A complete variance from the requirement that a minimum 5-foot side setback be maintained in "R-6" zoning districts, in order to keep an existing structure on the east side property line and 2) a 9-foot variance from the Beacon Hill Area Neighborhood Conservation District standard that garages may only be constructed in the rear-yard, in order to keep an existing detached garage that encroaches 9 feet into the side-yard.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): Beacon Hill Neighborhood Association

Neighborhood or Community Plan: Midtown Neighborhood Plan

Neighborhood Conservation District: Beacon Hill Area Neighborhood Conservation District (NCD-5)

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

ANALYSIS STATEMENT

Neighborhood Conservation Districts aim to preserve, protect, enhance, and perpetuate the value of unique and distinctive residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the City. The Beacon Hill Area Neighborhood Conservation District (NCD-5) standards do not specifically establish a side setback requirement but rather rely on the established UDC standards based on the base zoning category. The Notes listed within the text of NCD-5 standards states, "The placement of garages and carports required by the NCD Standards does not relieve the setback requirements set forth by the base zoning development standards found in the Unified Development Code" (p. 9). The intent of the side setback requirement is to allow for the movement of air, light penetration, neighborhood uniformity, prevention of lot overcrowding, and adequate space for fire protection.

Additionally, the NCD-5 residential standards state that a garage may only be constructed in the rear yard. Garages may be built in the side yard only if the lot is a corner lot. This property is not a corner lot and thus a garage may only be constructed in the rear yard. It is common in the Beacon Hill neighborhood that garages are located in the rear yard. The rear yard is defined in the UDC as an area extending the full width of a lot between the rear lot line and the nearest principal structure. The applicant constructed a garage intruding nine feet into the side yard without complying with the NCD-5 standards and did not obtain building permits. All garages on the 1100 block of Summit have been constructed in the rear yard. The applicant's request to build within the side yard does not match the character of the neighborhood in which the NCD standards were enacted to protect.

It should be noted that all property owners within the Beacon Hill Area Neighborhood Conservation District were sent a routine letter in April of 2008 to remind property owners that the area is within a neighborhood conservation district and that all renovations or new construction would need to comply with the NCD-5 standards. The letter also included contact information for the Neighborhood Conservation District program as well as information regarding where to locate the design standards online. The applicant was included in the mailing list.

The literal enforcement of the NCD-5 standards and the side setback requirement do not impose any unnecessary hardship.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request _____

Deny Request X

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Rebecca Paskos, Senior Planner

Date Review Completed: June 5, 2009

NCD-5)

PLOT PLAN FOR BLDG PERMITS

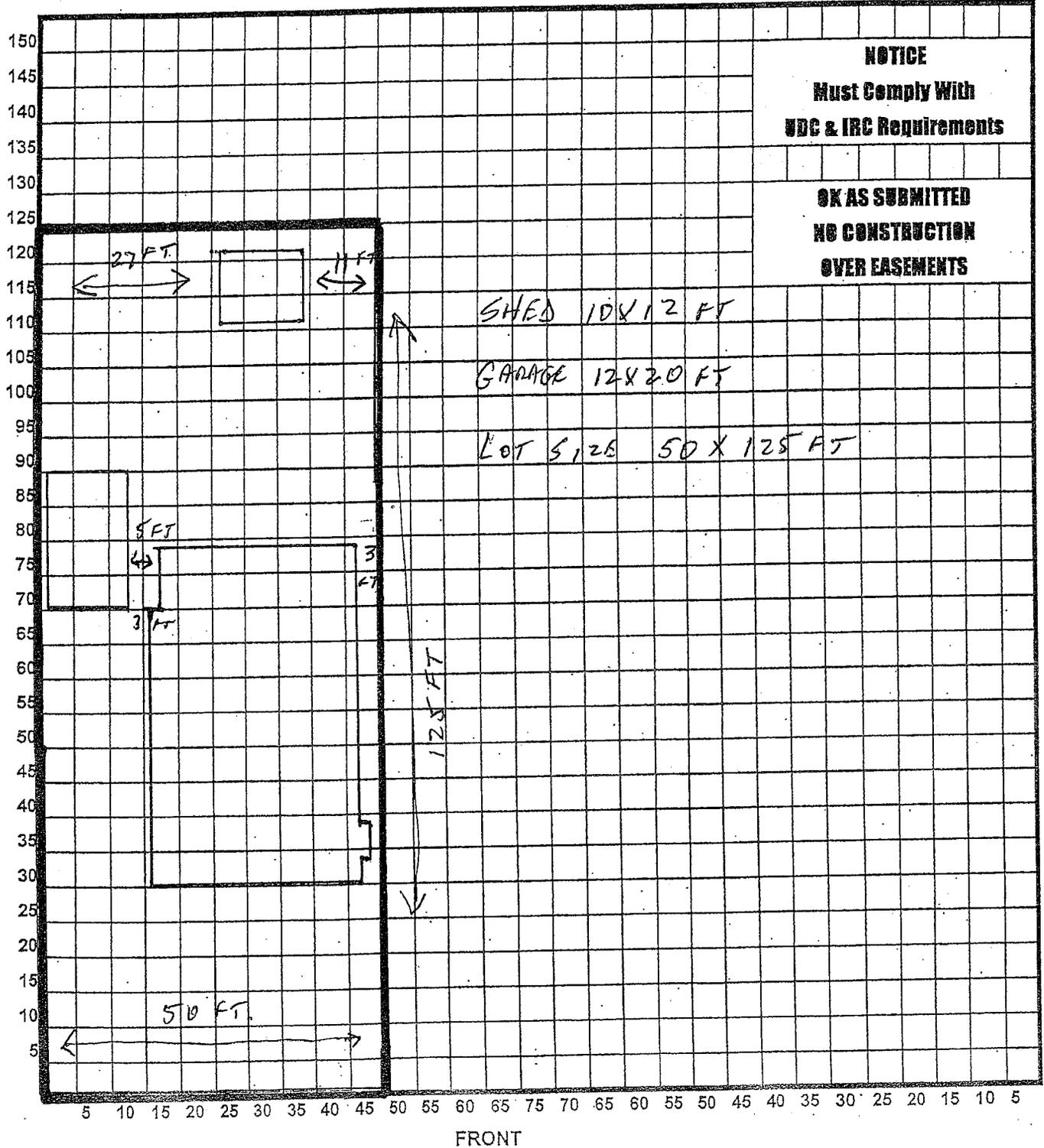
Address 1126 W. Summit

Lot B+9

Block 18

NCB 17.90

REAR



I certify that the above plot plan shows all improvements on this property

2/20/2009

[Signature]

IH 35 S

NCB 7902
Block 000
Lot 44

10' Side setback

Existing
Restaurant

Proposed Addition

Existing
House

Chalmers

Board of Adjustment
Plot Plan for
Case A-09-062



Legend

Scale: 1" approx. = 50'
Council District 5

645 Chalmers

Planning and Development Services Dept
City of San Antonio
(05/18/2009 - P. Trinkle)

CASE NO: A-09-062

Board of Adjustment – June 15, 2009

- Applicant:** Hector Valadez (Valadez Investments, Inc.)
- Owner:** Valadez Investments, Inc.
- Request(s):** A 5-foot variance from the requirement that a minimum 10-foot side setback be maintained in “C-2” zoning districts when abutting residential uses or zoning districts, in order to erect an addition 5-feet from the east side property line
- Legal Description:** Lot 44, NCB 7902
- Address:** 645 Chalmers Avenue
- Zoning:** “C-2” Commercial District
- Existing Use:** Food Service Establishment
- Neigh. Assoc:** None
- Neigh. Plan:** South Central Community Plan

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

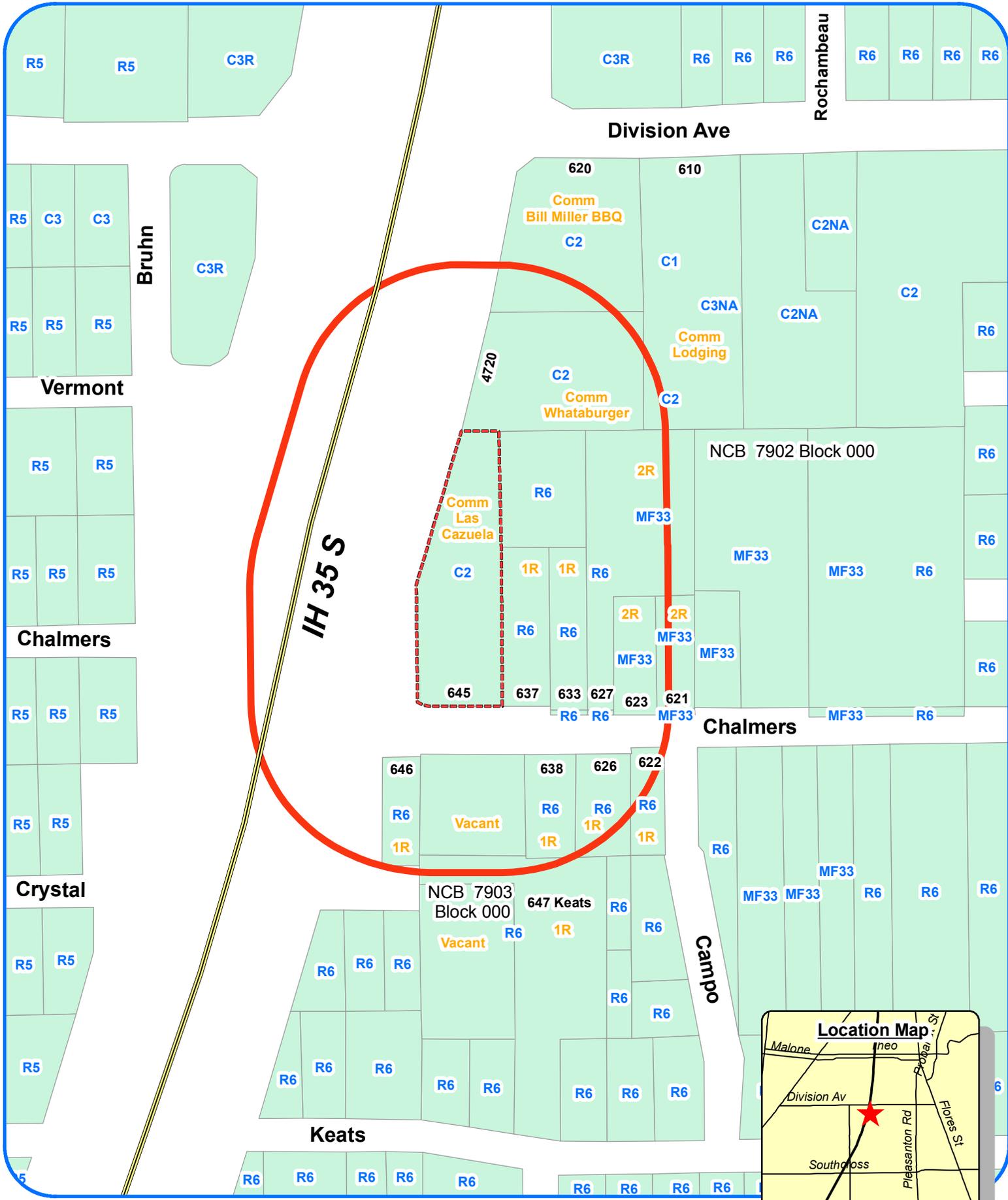
35-310 Zoning District Purpose Statements and Design Regulations: A minimum 10-foot side setback shall be maintained in “C-2” zoning districts when abutting residential uses or zoning districts.

Background: The subject property is located on Chalmers Avenue, at its intersection with I.H. 35 South. Single-family residential uses and zoning districts exist to the west and south of the subject property. Commercial uses and zoning districts exist to the north. The applicant is requesting a variance from the side setback standards in order to erect an addition onto the existing restaurant that would encroach into the east side setback by 5 feet. The applicant cites the existing parking situation, coupled with the existence of a storage shed on the north portion of the property, as the primary hardships in this case. This case was initiated by the applicant prior to obtaining permits.

Recommendation: The intent of the minimum 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 when residential uses are adjacent to commercial uses. The subject property does not appear to have any unique characteristics that would create an undue hardship due to literal enforcement of the side setback requirements. The applicant has not provided sufficient evidence that the need for the variance is due to the unique conditions on the subject property. While the subject property is irregular in shape due to, what appears to be, right-of-way dedication for the north-bound access road to I.H. 35 South, the portion of the lot most affected (north side of the lot) does not pose a physical hardship for the proposed project. This parcel is a large lot (over half an acre) that provides for a number of possible scenarios for expansion of the principal structure. It appears that the food service establishment may be exceeding the available developable space necessary for the amount of traffic they are currently

generating and another, more suitable parcel, may be needed. Staff recommends **denial** of the requested variance.

Project Planner: Mike Farber, Planner (210) 207-3074



Board of Adjustment
Notification Plan for
Case A-09-062



Legend

- Subject Property
- 200' Notification Boundary
- Scale: 1" approx. = 150'
- Council District 5

Board of Adjustment - Case No. A-09-062

June 15, 2009

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 15, 2009** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Hector Valadez
Lot 44, NCB 7902
645 Chalmers Avenue
Zoned: “C-2” Commercial District

A 5-foot variance from the requirement that a minimum 10-foot side setback be maintained in “C-2” zoning districts when abutting residential uses or zoning districts, in order to erect an addition 5 feet from the east 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 Michael Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Planning and Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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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.

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

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

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

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

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-09-062

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

CASE INFORMATION

Case #: **A-09-062**

Property Address: 645 Chalmers

Zoning: C-2

Hearing Date: June 15, 2009

Type / Scope of BOA Request:

The applicant is requesting a 5-foot variance from the requirement that a minimum 10-foot side setback be maintained in "C-2" zoning districts when abutting residential uses or zoning districts, in order to erect an addition 5-feet from the east side property line.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): n/a

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 Community Commercial in the South Central San Antonio Community Plan Update Future Land Use Plan which provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. The plan states for Community Commercial uses that, "All off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls." (p. 8)

The applicant's request is for a variance to build within the building setback. The building setback requirement is in place in order to require buffering between residential and commercial properties. The granting of this variance request would put the commercial property within five feet of a residential lot. Additionally by allowing the building to be expanded within five feet of the lot line, there will not be enough space for the required fifteen foot landscape buffer between commercial and residential lots. The plan recommends that a landscape buffer be installed between commercial and residential uses. Therefore, it is not recommended that this variance request be approved.

As the lot to the east is currently zoned for a residential use only, the side setback to protect the commercial uses from causing a nuisance to neighboring residential uses should be maintained. The literal enforcement of the side setback standards of the UDC does not impose any unnecessary hardship.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

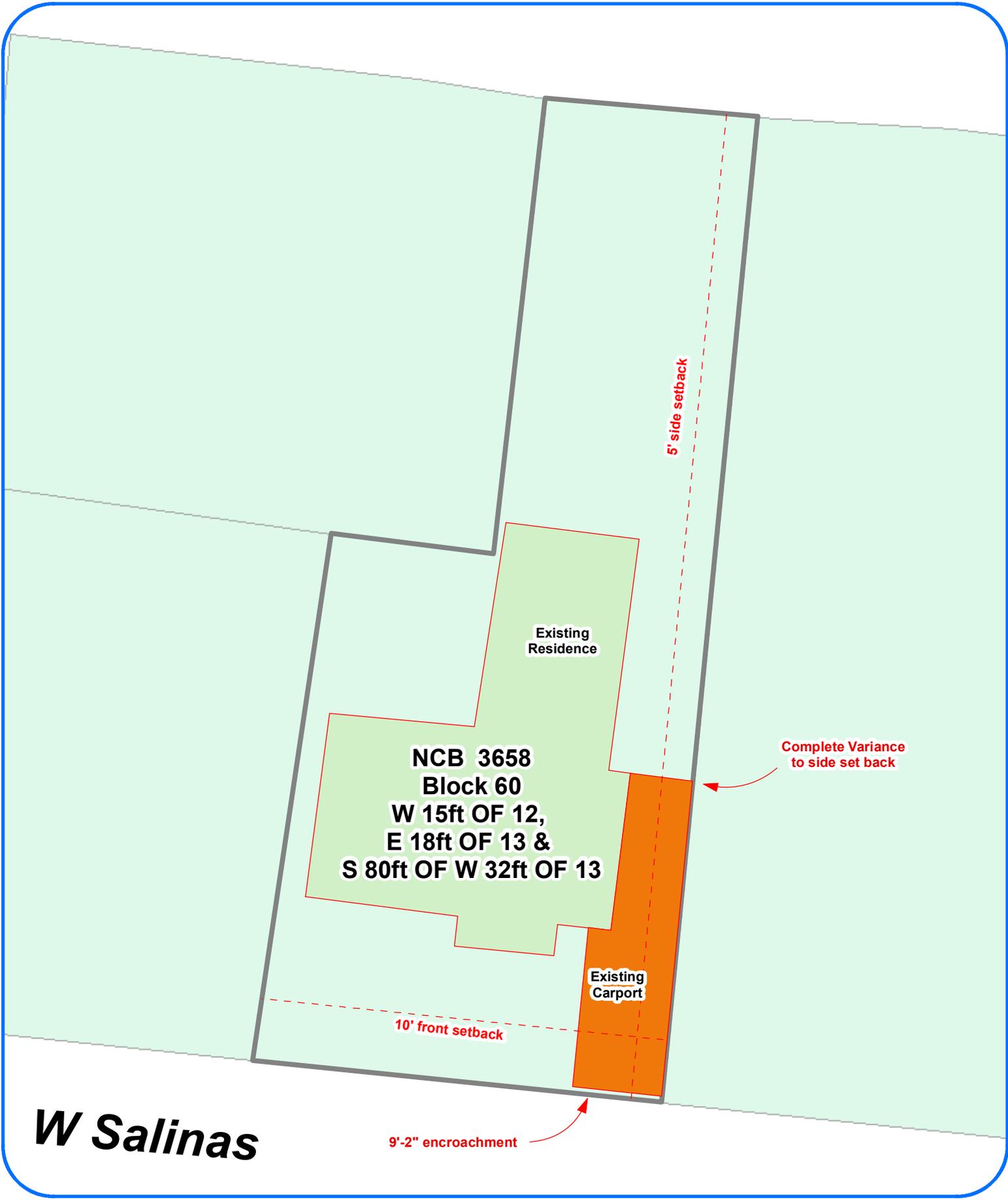
Support Request _____

Deny Request X

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Rebecca Paskos, Senior Planner

Date Review Completed: June 5, 2009



W Salinas

Board of Adjustment
Plot Plan for
Case A-09-065



Legend

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

3923 W Salinas

Planning and Development Services Dept
City of San Antonio
(05/27/2009 - P. Trinkle)

CASE NO: A-09-065

Board of Adjustment – June 15, 2009

- Applicant:** Pedro Tapia
- Owner:** Pedro and Guadalupe Tapia
- Request(s):** 1) A complete variance from the requirement that a minimum 5-foot side setback be maintained, in order to keep an existing carport on the east side property line and 2) a 9-foot, 2-inch variance from the requirement that a minimum 10-foot front setback be maintained, in order to keep an existing carport 10 inches from the front property line.
- Legal Description:** The West 15 feet of Lot 12, The East 18 feet of Lot 13, and the South 80 feet of the West 32 feet of Lot 13, Block 60, NCB 3658
- Address:** 3923 West Salinas Street
- Zoning:** “R-4” Residential Single-Family District
- Existing Use:** Single-Family Residence
- Neigh. Assoc:** Prospect Hill Neighborhood Association
- Neigh. Plan:** None

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

35-310 Zoning District Purpose Statements and Design Regulations: A minimum 5-foot side setback and a minimum 10-foot front setback shall be maintained in “R-4” zoning districts.

Background: The subject property is located west of downtown on West Salinas Street, between North West 23rd Street and North West 22nd Street. Single-family residential uses and zoning districts surround the subject property. The applicant is requesting the above variances in order to keep an existing carport that encroaches into the front and side setbacks. The applicant claims that, due the limited amount of space on the lot, it is not possible to locate the structure so that it meets the required setbacks. The applicant also indicates that the property most affected by the carport is a currently vacant lot immediately to the east. The structure in question was built without a permit, though one was later obtained using plans that showed compliance with the setback requirements. This case is result of a citizen complaint.

Recommendation: The intent of the minimum 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 subject property does not appear to be characterized by any unique physical characteristics where the literal enforcement of the ordinance would result in unnecessary hardship. While the lot is irregularly shaped, its size is consistent with the general conditions of the area. Furthermore, it appears that the present positioning of the carport would create a hardship to the future development of the adjacent vacant lot. Staff recommends **denial** of the requested variances.

Should the Board grant the applicant's request for a variance to the setback required for the carport, the applicant has been made aware of the necessity of the construction of a firewall along the length of the structure. This is a requirement as per International Residential Code for One- and Two-Family Dwellings – Section R302.1: Exterior Walls (Table R302.1).

Project Planner: Jacob Floyd, Planner (210) 207-8318



Board of Adjustment
Notification Plan for
Case A-09-065



- Legend**
- Subject Property -----
 - 200' Notification Boundary —————
 - Scale: 1" approx. = 100'
 - Council District 5

Board of Adjustment - Case No. A-09-065

June 15, 2009

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 15, 2009** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Pedro Tapia

The West 15 feet of Lot 12, The East 18 feet of Lot 13, and the South 80 feet of the West 32 feet of Lot 13, Block 60, NCB 3658

3923 West Salinas Street

Zoned: “R-4” Residential Single-Family District

1) A complete variance from the requirement that a minimum 5-foot side setback be maintained, in order to keep an existing carport on the east side property line and 2) a 9-foot, 2-inch variance from the requirement that a minimum 10-foot front setback be maintained, in order to keep an existing carport 10 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 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 Planning and 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-09-065

PLOT PLAN
FOR
BLDG PERMITS

AP# 1535084

Address 3923 W. Salinas

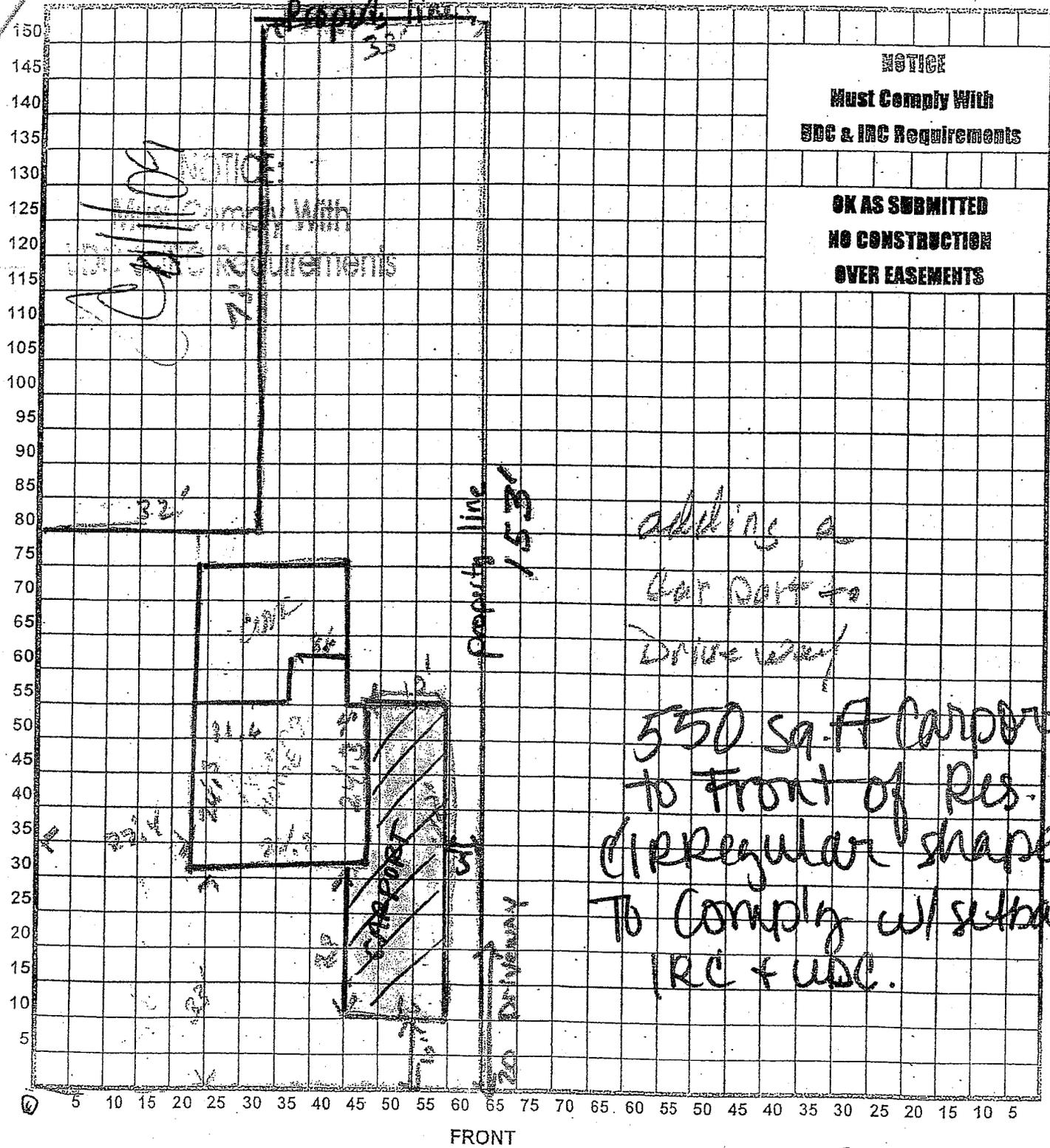
Lot _____

Block 40

NCB 3058

REAR

REAR



NOTICE
Must Comply With
SBC & IRC Requirements

OK AS SUBMITTED
NO CONSTRUCTION
OVER EASEMENTS

adding a
Gar Port to
Driveway
550 sq. ft Carport
to Front of Res.
(Irregular shaped)
To Comply w/ setbacks
IRC & USC.

I certify that the above plot plan shows all improvements on this property

[Handwritten signature]