# City of San Antonio Board of Adjustment

## Regular Public Hearing Agenda

Monday, November 29, 2010

1:00 P.M.

Cliff Morton Development and Business Services Center, Board Room

Anytime during the public hearing, the Board of Adjustment may meet in Executive Session to consult on attorney-client matters (real estate, litigation, personnel and security matters), as well as to discuss any of the agenda items. This notice was posted on the Planning and Development Services Department website (www.sanantonio.gov/dsd), and the City Hall kiosk, at least seventy-two (72) hours prior to this public hearing, in complaince with the Texas Open Meetings Act.

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1. Public Hearing – Call to Order

2. Roll Call

3. Pledges of Allegiance

4. **A-10-072:** The request of Martin Collazo, for **1)** a 6-foot variance from the "NCD-7" district requirement that driveway curb cuts not exceed 15 feet in width, in order to keep a driveway curb cut with a width of 21 feet; **2)** a 7-foot variance from the "NCD-7" district requirement that driveways be no more than 12 feet in width, in order to keep a driveway with a width of 19 feet; and **3)** a 22 percent variance from the "NCD-7" district requirement that impervious cover for all residential lots not exceed 50 percent of the total lot area, in order to allow 64 percent of the total lot area to be impervious cover, 447 Alexander Hamilton. (Council District 7)

5. **A-11-002:** The request of the City of San Antonio, for **1)** a 20-foot variance from the requirement that a 30-foot buffer be provided in an "I-1" zoning district when abutting a "C-2" district and **2)** a complete variance from the requirement for a 6-foot tall solid fence in Type E buffers in order to allow a 6-foot tall predominantly open fence, 2059 West Poplar Street. (Council District 1)

6. **A-11-003:** The request of Holt Texas, LTD., for **1)** a 2-foot variance from the 4-foot maximum allowable front yard fence height of commercial districts in order to allow a 6-foot tall predominantly open front yard fence and **2)** a complete variance from the requirement prohibiting the use of barbed wire as a fencing material in order to allow a 6-foot tall side and rear yard fence with barbed wire, 1956 South W.W. White Road. (Council District 2)

7. **A-11-004:** The request of Oscar R Thompson, for a 1-foot 6-inch variance from the requirement that freestanding signs be setback a minimum of 10 feet from street rights-of-way in order to keep an existing freestanding sign 8 feet 6 inches from the street right of way, 238 Southwest Military Drive. (Council District 3)

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**Board of Adjustment Membership**

*Michael Gallagher, Chair* *Andrew M. Ozuna, Vice Chair*

*Geroge L. Britton • Gene Camargo • Helen K. Dutmer • Edward H. Hardemon • Mary Rogers*

*Liz M. Victor • David M. Villyard • Jesse Zuniga • Vacancy*

**Alternate Members**

*Harold O. Atkinson • Maria D. Cruz • Paul E. Klein • Marian M. Moffat • Henry Rodriguez • Steve G. Walkup*

8. **A-11-006:** The request of Scott and Tressa Weidner, for an 8-foot variance from the 20-foot minimum rear setback requirement of the "R-5" district in order to build an addition 12 feet from the rear property line, 8511 Knights Knoll Drive. (Council District 8)

9. **A-11-008:** The request of William Hefty, for **1)** a variance from the "NCD-6" requirement that exterior building materials for additions and/or renovations match those of the existing structure in scale, proportion, placement and profile, in order to replace existing vertical siding with horizontal cedar siding; **2)** a variance from the "NCD-6" requirement that exterior building materials for additions and/or renovations match those of the existing structure in scale, proportion, placement and profile, in order to replace the existing front porch roof and columns with a new front porch using galvanized standing seam metal on cedar purlins and rafters atop painted steel columns; **3)** a variance from the "NCD-6" requirement that roofs for additions or renovations match the pitch, configuration and style of the existing structure, in order to allow a front porch roof pitch of 3:12; and **4)** a variance from the "NCD-6" requirement that exterior building materials for additions and/or renovations match those of the existing structure in scale, proportion, placement and profile, in order to repalce the existing front porch roof and columns with a new open purlin front porch roof, 219 & 221 Allensworth. (Council District 9)

10. Approval of the minutes – November 1, 2010.

11. Consideration of the 2011 Board of Adjustment public hearing calendar.

12. Adjournment.

***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 Membership**

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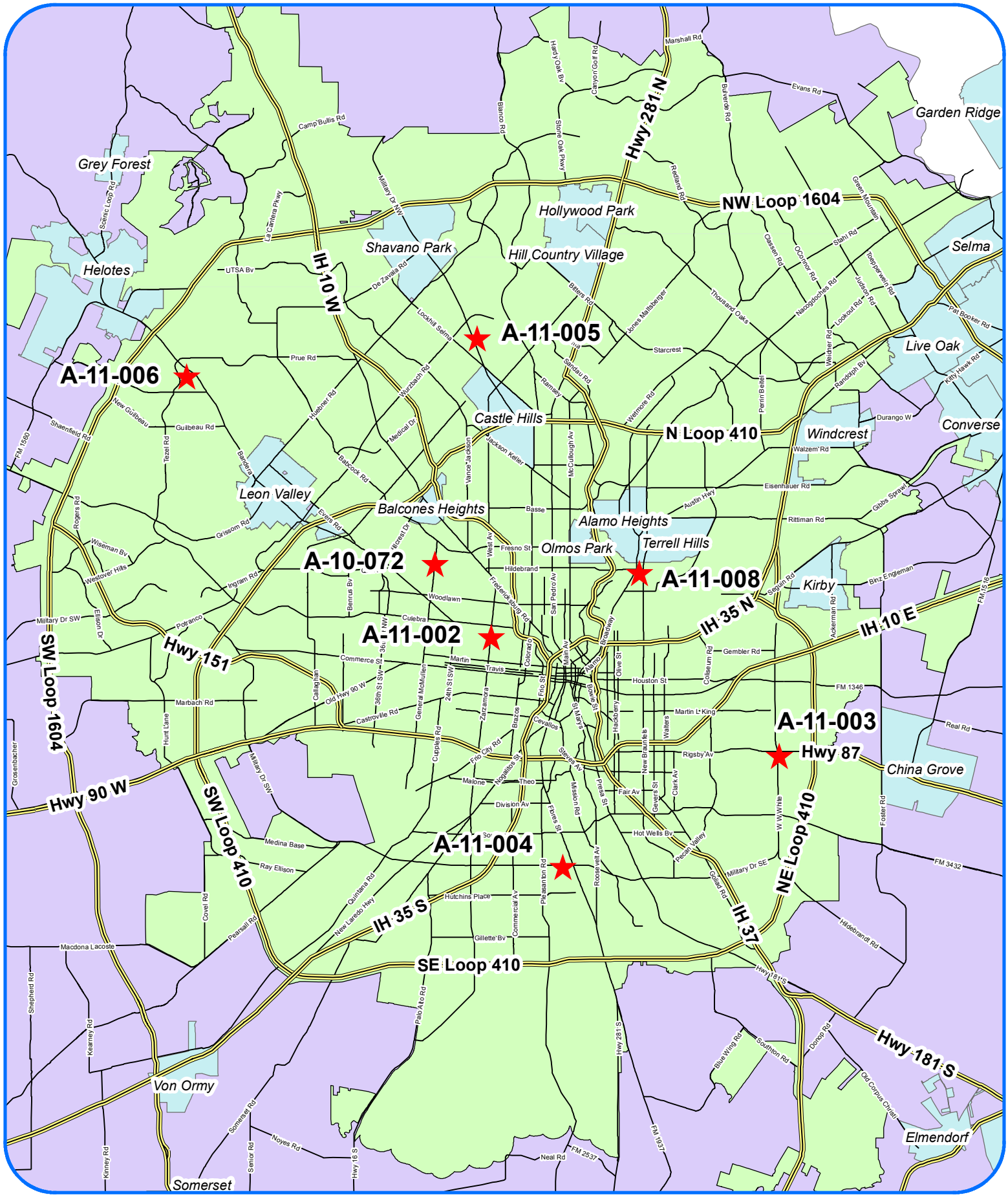



# Board of Adjustment

**Subject Property Locations**
**Cases for November 29, 2010**

N
W E
S

Development Services Dept
City of San Antonio
(11/1/2010)

# Board of Adjustment

## Notification Plan for

## Case A-10-072

**Legend**

Subject Property

200' Notification Boundary

Scale: 1" approx. = 100'
Council District 7

Planning and Development Services Dept
City of San Antonio
(8/24/2010)

# City of San Antonio
## Development Services Department
## Staff Report

| | |
|---|---|
| To: | Board of Adjustment |
| Case No.: | A-10-072 |
| Date: | November 29, 2010 |
| Applicant: | Martin Collazo |
| Owner: | Martin Collazo |
| Location: | 447 Alexander Hamilton |
| Legal Description: | Lots 49, 50 and the west 7.5 feet of Lot 48, Block 8, NCB 7077 |
| Zoning: | "R-6 NCD-7 AHOD" Residential Single-Family Jefferson Neighborhood Conservation Airport Hazard Overlay District |
| Prepared By: | Jacob T. Floyd, Planner |

**Request**

The applicant requests:
1) A 6-foot variance from the "NCD-7" district requirement that driveway curb cuts not exceed 15 feet in width, in order to keep a driveway curb cut with a width of 21 feet;
2) A 7-foot variance from the "NCD-7" district requirement that driveways be no more than 12 feet in width, in order to keep a driveway with a width of 19 feet; and
3) A 22 percent variance from the "NCD-7" district requirement that impervious cover for all residential lots not exceed 50 percent of the total lot area, in order to allow 64 percent of the total lot area to be impervious cover.

**Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 12. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 12. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 24, in accordance with Section 551.043(a) of the Texas Government Code.

**Subject Property Zoning/Land Use**

| Existing Zoning | Existing Use |
|---|---|
| R-6 NCD-7 AHOD | Single-Family Residence |

## Surrounding Zoning/Land Use

| Orientation | Existing Zoning District(s) | Existing Use |
|---|---|---|
| North | R-6 NCD-7 AHOD | Residences |
| South | R-6 NCD-7 AHOD | Residences |
| East | R-6 NCD-7 AHOD | Residences |
| West | R-4 | Church Property |

## Executive Summary

The applicant is requesting three variances to their residentially zoned property from the Jefferson Neighborhood Conservation Overlay District. On August 20, 2010, the applicant applied for variance #2 (above) as a result of a notice of violation of the NCD-7 standards. Upon review by zoning staff, it was determined that additional variances (#1 and #3) were necessary due to the fact that the previously nonconforming curb cut and impervious cover was altered and not made to conform. Additionally, the applicant did not obtain the necessary permits for the work that is the subject of these variances.

The applicant indicates that the existing driveway and curb cut replaced identical features previously in existence, but were made non-conforming due to the adoption of the Jefferson Neighborhood Conservation District residential design standards. After adoption of the NCD, the applicant removed said driveway and improved the curb cut, thus eliminating the legal non-conforming status. Additionally, the driveway improvements, with additional pavement, also violate the NCD standards regarding the maximum allowable amount of impervious cover for residential uses.

## Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the Near Northwest Community Plan. The subject property is located within the Jefferson Neighborhood Association.

## Criteria for Review

According to Section 35-482(e) of the Unified Development Code, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest:

   *The granting of the variance is contrary to the public interest because as redevelopment occurs non-conforming uses and structures shall be brought into compliance with the current rules and contributes in good faith to the value of the character of the neighborhood conservation district.*

   *Additionally, the public interest is substantially well served by property owners obtaining the appropriate permits prior to beginning construction.*

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

*There exist no special conditions that would constitute an unnecessary hardship. The property owner eliminated their non-conforming condition and re-established it without attempting to obtain the proper permits.*

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

   *The request does not appear to support the spirit of the ordinance. Among the purposes of the Jefferson Neighborhood Conservation District is to* "de-emphasize and conceal spaces designed for the automobile, increase the number and quality of spaces designed for interaction between neighbors and improve the visual appeal of the entire area." *Allowing the applicant to re-establish their non-conforming driveway structure and expand their impervious cover would not appear to support the community's effort to encourage property improvements to contribute to the encouraged characteristics historically found in this community.*

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

   *The applicant is not proposing a use that is not authorized in the current R-6 base zoning district.*

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

   *The requested variances are in direct conflict with the "essential character" clause of this required finding of fact. The residential design standards have explicit requirements of maintaining the character of this unique neighborhood. The requested variances appear to far exceed the allowable maximum standards established in the ordinance.*

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

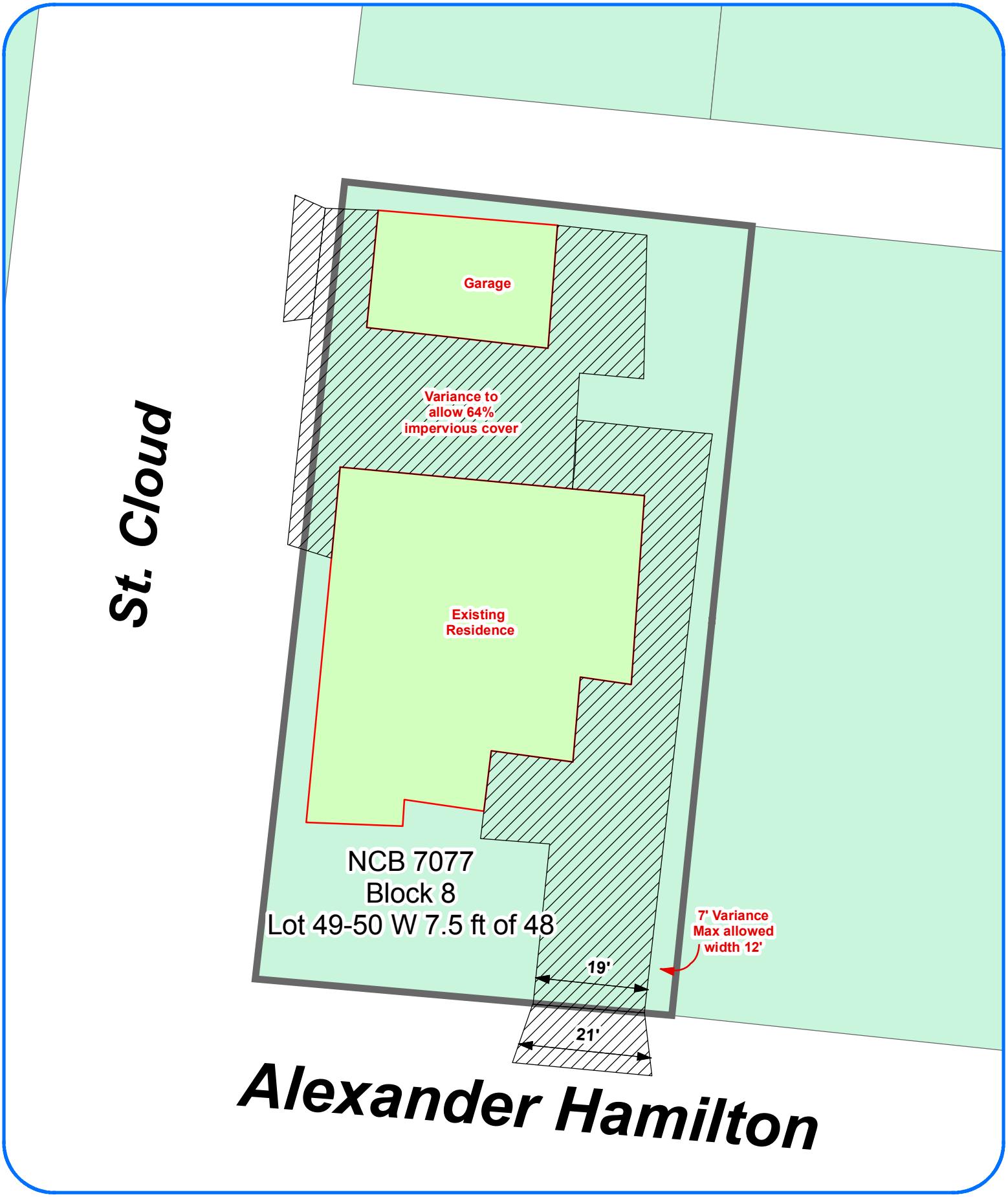
   *The plight of the property owner is not due to unique circumstances existing on the property, but rather is self-created. The applicant did not attempt to obtain the required permits prior to construction. Had they attempted such, they would have been made aware of the design standards and their alternatives.*

**Staff Recommendation**

Staff recommends **denial of A-10-072,** because the findings of fact have not been satisfied as presented above. The literal enforcement of the driveway width, curb cut width and impervious cover limitations will not deny the reasonable use of the subject property as a single-family residence. The applicant has not demonstrated, nor has staff observed, the existence of unique, oppressive conditions existing on the property.

**Attachments**

Attachment 1 – Location Map
Attachment 2 – Plot Plan
Attachment 3 – Submitted Site Plan




**Board of Adjustment**

Plot Plan for

**Case A-10-072**

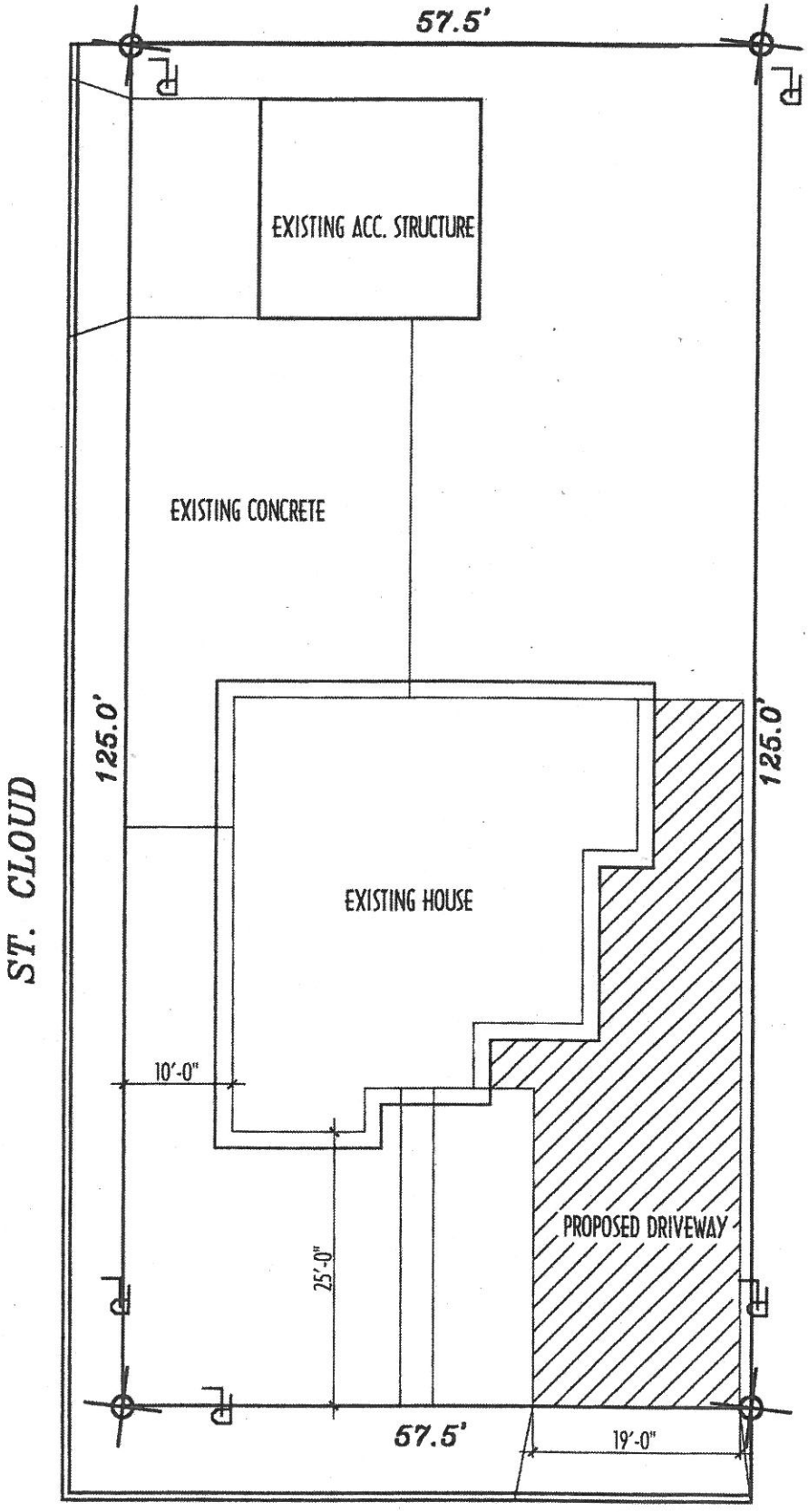
N
W E
S

Scale: 1" approx. = 20'
Council District 7

**447 Alexander Hamilton**

Planning and Development Services Dept
City of San Antonio
(9/14/2010)

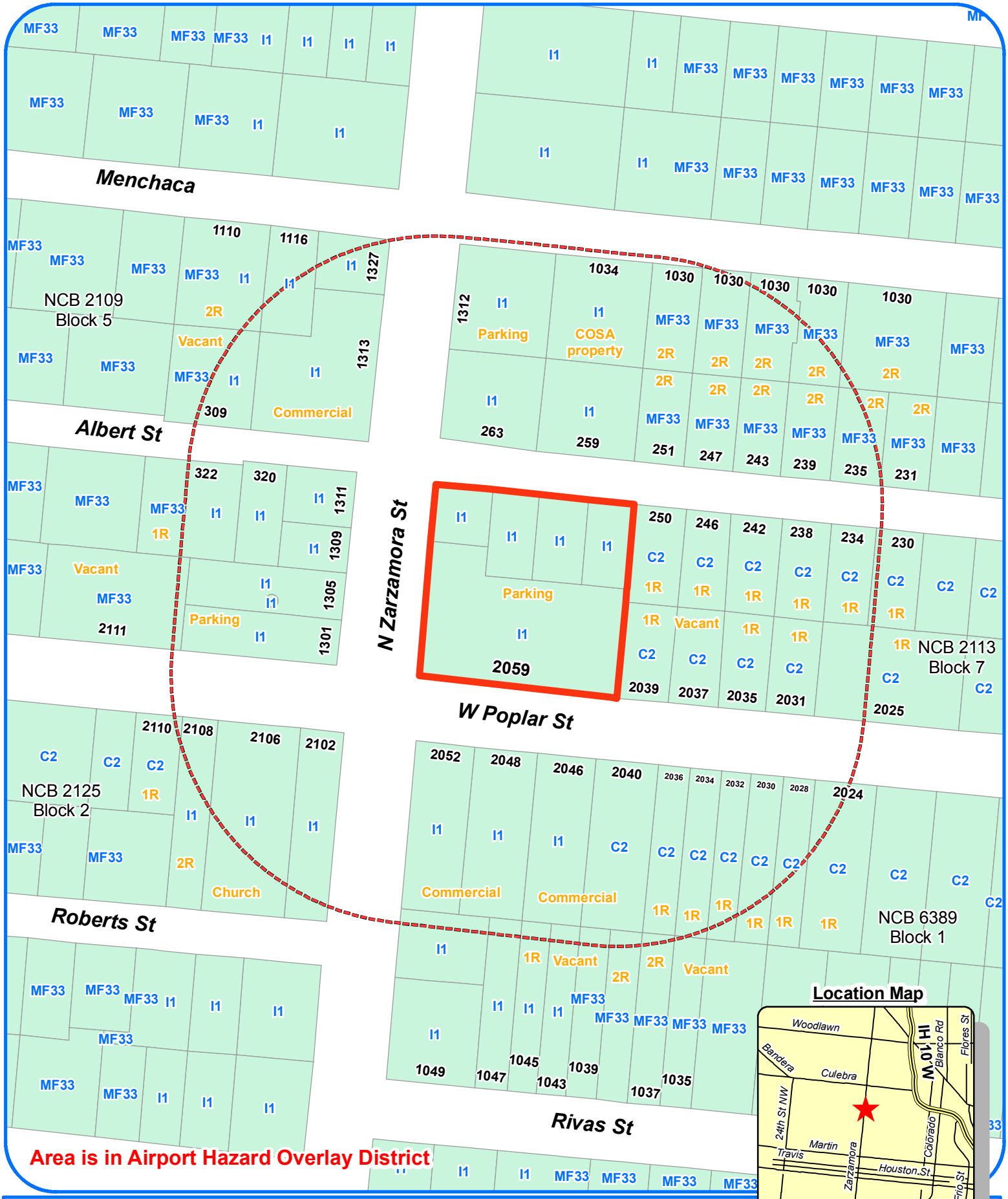
LOT 49& 50 & 7.5' OF 48
NCB 7077
BLK 8




447 ALEXANDER HAMILTON

1 Site Plan

Scale: 1/16" = 1'-0"




Area is in Airport Hazard Overlay District

# Board of Adjustment

## Notification Plan for

## Case A-11-002

**Legend**

Subject Property

200' Notification Boundary

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

Development Services Dept.
City of San Antonio
(10/4/2010)

# City of San Antonio
## Development Services Department
## Staff Report

| | |
|---|---|
| To: | Board of Adjustment |
| Case No.: | A-11- 002 |
| Date: | November 29, 2010 |
| Applicant: | City of San Antonio - Capital Improvement Management Services Department |
| | Representative: Michael Beaty, AIA, Beaty Palmer Architects, Inc. |
| Owner: | City of San Antonio |
| Location: | 2059 W Poplar Street |
| Legal Description: | The south 32.74 feet of Lot 1; the south 12.26 feet of Lots 2, 3, and 4; and all of Lots 18 through 21, Block 7, NCB 2113 |
| Zoning: | "I-1 AHOD" General Industrial Airport Hazard Overlay District |
| Prepared By: | Jacob Floyd, Planner |

### Request

The applicant requests:
1) A 20-foot variance from the requirement that a 30-foot buffer be provided in an "I-1" zoning district when abutting a "C-2" district, and
2) A complete variance from the requirement for 6-foot tall solid fence in Type E buffers, in order to allow a 6-foot tall predominantly open fence.

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 12. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 12. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 24, in accordance with Section 551.043(a) of the Texas Government Code.

### Subject Property Zoning/Land Use

| Existing Zoning | Existing Use |
|---|---|
| "I-1 AHOD" General Industrial Airport Hazard Overlay District | Undeveloped Land |

## Surrounding Zoning/Land Use

| Orientation | Existing Zoning District(s) | Existing Use |
|---|---|---|
| North | I-1 | City of San Antonio Facility |
| South | I-1 | Commercial Use |
| East | C-2 | Residences |
| West | I-1 | Commercial Use |

## Executive Summary

The City of San Antonio is preparing to utilize these undeveloped parcels of land as a parking lot in order to relieve the on-street parking congestion for its facility located to the north across Albert Street. The facility, the Willie C. Velasquez Literacy Center, is one of seven community learning centers operated by the City of San Antonio. This request was considered by the Historic and Design Review Commission (HDRC) at their public hearing on November 3, 2010. The Historic Preservation Officer supported the findings of the HDRC and granted a Certificate of Appropriateness with the condition that the fence in question (to be erected along the east property line) be constructed of wrought iron.

Currently, the zoning in the general area is incompatible with the current uses. The "I-1" zoning that is applied to the subject property is incompatible with this neighborhood and would not customarily be recommended. Additionally, many of the surrounding single-family uses are also not compatible with the current commercial zoning districts (see location map for zoning on surrounding parcels). This zoning scheme is the result of the zoning district conversion that took place when the Unified Development Code was adopted in 2001, which converted the previous zoning codes (adopted in 1938 and 1965 respectively).

Staff would recommend that this area be considered for further zoning analysis and potential rezoning.

## Comprehensive Plan Consistency/Neighborhood Association

The subject property is not located within the boundaries of a neighborhood/community plan. The subject property is located within the Gardendale Neighborhood Association.

## Criteria for Review

According to Section 35-482(e) of the Unified Development Code, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest:

   *The granting of the variance is not contrary to the public interest as the current zoning scheme in this general area is incompatible with the current property usage and general location. The buffer requirements would not be as extensive if the properties were zoned appropriately.*

*Additionally, staff supports the finding of the Historic Preservation Officer that the fence along the east property line be erected using wrought iron material. As such, staff supports the request for a predominately open 6-foot fence.*

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

   *The current inappropriate zoning scheme in the general area creates a significant special condition worthy of a variance. The current incompatible zoning districts impose buffers that are in excess of those normally considered to provide reasonable separation.*

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

   *The spirit of the ordinance would not typically support the current "I-1" zoning of the subject property, which is the result of the zoning code of 1938. Thus, substantial justice and fairness warrant a variance for this situation.*

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

   *The granting of the variance will not authorize the operation of a use other than those specifically authorized in the "I-1" zoning district.*

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

   *Approval of this request would not substantially injure the use of adjacent properties. The result of the relief granted by this request would be an improved parking lot that would relieve the on-street parking congestion currently experienced. Additionally, the construction of the proposed wrought iron fence with the addition of the 10 foot landscape buffer (balance of land should the variance be approved) would not substantially injure the adjoining property to the east.*

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

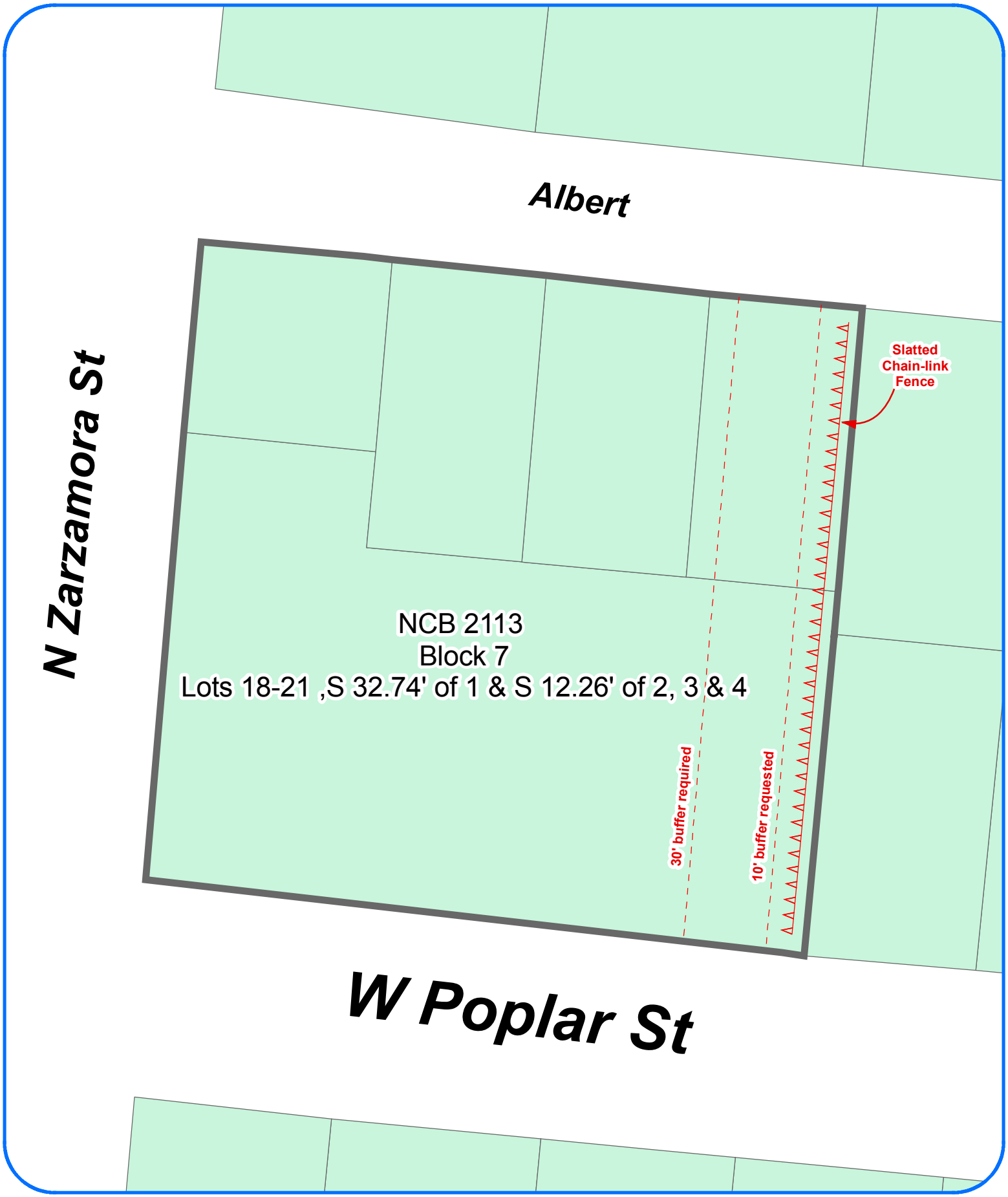
   *The plight of the property owner is due to the unique zoning inconsistencies experienced by this, and neighboring properties.*

**Staff Recommendation**

Staff recommends **approval of A-10-002,** because the findings of fact have been satisfied as presented above. The literal enforcement of the buffer provisions and solid fence requirement will deny the reasonable use of the subject property as an improved parking lot serving the adjacent community center. The buffer and fence proposed would provide reasonable separation between the parking area and adjacent properties and would be in keeping with the intent of the buffer provisions. Additionally, the current zoning situation in this neighborhood appears to be creating unique and oppressive conditions for property owners.

**Attachments**

Attachment 1 – Location Map
Attachment 2 – Plot Plan
Attachment 3 – Certificate of Appropriateness
Attachment 4 – Submitted Site Plan




**Board of Adjustment**

Plot Plan for

**Case A-11-002**

N W E S

Scale: 1" approx. = 30'
Council District 1

**2059 W Poplar St**

Development Services Dept
City of San Antonio
(10/6/2010)

# CITY OF SAN ANTONIO

**HISTORIC AND DESIGN REVIEW COMMISSION**
**CERTIFICATE OF APPROPRIATENESS**

November 03, 2010

| | |
|---|---|
| **HDRC CASE NO:** | **2010-397** |
| **ADDRESS:** | 2059 W Poplar Street |
| **LEGAL DESCRIPTION:** | NCB 2113 Block 7 Lot 18 thru 21, 1 thru 4 |
| **PUBLIC PROPERTY:** | Public Parking Lot |
| **APPLICANT:** | Beaty Palmer Architects 110 Broadway, Ste 600 |
| **OWNER:** | CoSA - CIMS |
| **TYPE OF WORK:** | Parking Lot |

**REQUEST:**

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

1) Construct a parking lot for the Willie Valesquez Learning Center. Vacant lot to be paved and striped with approximately 41 spaces.
2) Install commercial bronze light poles with box downlights to match the existing Willie Valesquez parking lot pole lights.
3) Install new curb and sidewalks on W Poplar, N Zarzamora and Albert Streets.
4) Construct 2' split-faced CMU wall with 2'8" pillars and install landscaping between wall and sidewalk along Zarzamora.
5) Install 6' slatted chainlink fence along east edge of lot.

Applicant stated that extending the CMU wall along W Poplar and Albert Streets would be cost prohibitive.

**RECOMMENDATION:**

Staff recommends approval of items 1, 2, and 3. The requested work meets the requirements of UDC Sec. 35-642 for the construction of new public facilities.

Staff recommends approval of item 4 with the stipulation that the proposed landscaping be extended along W Poplar and Albert Streets to create a buffer between the parking area and the sidewalk.

Staff recommends approval of item 5 with the stipulation that the fencing material be changed from chain link to wrought iron.

These recommendations are consistent with UDC Sec. 35-642. a. (3) Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

Sec. 35-641. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement.

HDRC Case No. 2010-397
11/3/10

**COMMISSION ACTION:**

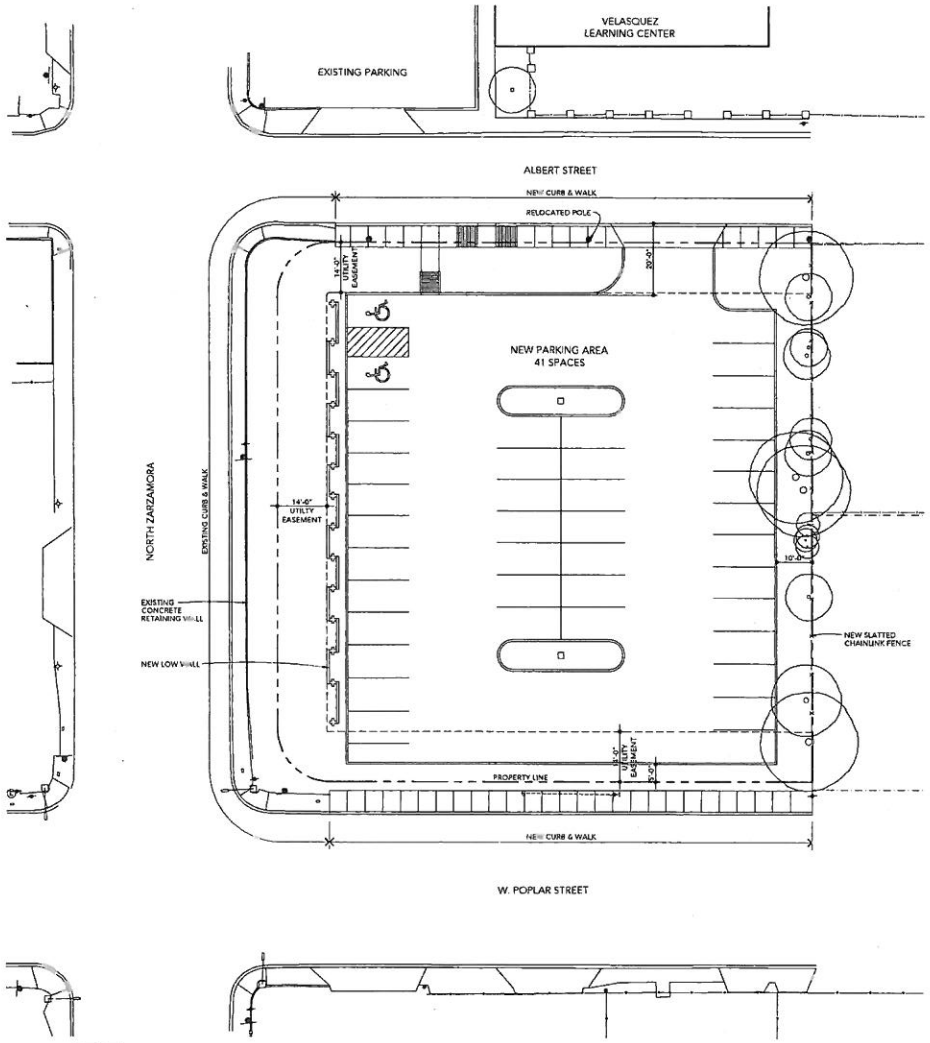
Approval of items 1, 2 and 3. Approval of item 4 & 5 with the following:

Item 4 - the proposed landscaping be extended along W. Poplar and Albert Streets to create a buffer between the parking area and the sidewalk.

Item 5 with the fencing material to be wrought iron.

Anna Glover

for Shanon Peterson Wasielewski
Historic Preservation Officer




SITE PLAN

NORTH 0 8' 16' 32'

# WILLIE VELASQUEZ LEARNING CENTER
# PARKING AREA

**2059 POPLAR STREET, SAN ANTONIO, TEXAS 78207**

**BEATY PALMER ARCHITECTS**

PROJECT NUMBER
1013
DATE
10 10

# Board of Adjustment

## Notification Plan for

## Case A-11-003

N
W
E
S

**Legend**

Subject Property

200' Notification Boundary

Scale: 1" approx. = 150'
Council District 2

Development Services Dept.
City of San Antonio
(10/4/2010)

# City of San Antonio
## Development Services Department
## Staff Report

| | |
|---|---|
| To: | Board of Adjustment |
| Case No.: | A-11- 003 |
| Date: | November 29, 2010 |
| Applicant: | Holt Texas, Ltd. |
| Owner: | Holt Texas, Ltd. |
| Location: | 1956 South WW White Road |
| Legal Description: | Lot 25, NCB 10758 |
| Zoning: | "C-3 NA" Commercial District Nonalcoholic Sales and "C-2 NA" Commercial, Nonalcoholic Sales District |
| Prepared By: | Jacob Floyd, Planner |

### Request

The applicant requests:
1) A 2-foot variance from the 4-foot maximum allowable front yard fence height of commercial districts, in order to allow a 6-foot tall predominantly open front yard fence and 2) a complete variance from the requirement prohibiting the use of barbed wire as a fencing material, in order to allow a 6-foot tall side and rear yard fence with barbed wire.

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 12. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 12. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 24, in accordance with Section 551.043(a) of the Texas Government Code.

### Subject Property Zoning/Land Use

| Existing Zoning | Existing Use |
|---|---|
| C-3 NA, C-2 NA (Commercial) | Offices (Proposed) |

### Surrounding Zoning/Land Use

| Orientation | Existing Zoning District(s) | Existing Use |
|---|---|---|
| North | C-2 NA, C-2, I-1 | Commercial |

| | | |
|---|---|---|
| South | C-2, C-3 | Commercial |
| East | R-5 | Residences |
| West | C-2, C-3 | Commercial |

## Executive Summary

The applicant proposes to erect a 6-foot tall wrought iron fence in the front yard of the subject property and a 6-foot tall chain link fence topped with barbed wire in the side and rear yards. The existing building on the property is to be occupied as offices, which the applicant indicates will require increased security.

The applicant indicates that the literal enforcement of the fence height and material provisions results in unnecessary hardship as fencing permitted by right will not adequately protect against trespassing and vandalism.

## Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the Eastern Triangle Community Plan. The subject property is not located within a registered Neighborhood Association.

## Criteria for Review

According to Section 35-482(e) of the Unified Development Code, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest:

   *The granting of the variances is not contrary to the public interest as the fence would secure the property and deter the trespassing and vandalism currently experienced.*

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

   *The literal enforcement of the fence height provisions will not result in unnecessary hardship. The subject property was previously developed and occupied as a commercial use without the existence of fencing as proposed by the applicant. Compliance with the fence height and material provisions of the UDC will not deny the use of the subject property in the manner for which it is zoned.*

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

   *The granting of the variances will not observe the spirit of the ordinance nor do substantial justice to the purpose of the fencing provisions of the UDC. The subject property is typical of the area and its reasonable use will not be denied without the requested variances.*

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

*The granting of the variance will not authorize the operation of a use other than those specifically authorized in the "C-3 NA" and "C-2 NA" zoning districts.*

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

   *The granting of the variance will not injure the appropriate use of adjacent conforming property. However, the fence proposed would be a departure from the essential character of the district, as no similar fences were observed by staff.*

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

   *The plight of the property owner is not due to unique circumstances existing on the property, but rather is due to the perceived security inadequacies of the subject property and the preference for barbed wire as a means to create a more secure environment. The physical circumstances of the subject property are representative of the general conditions of the district in which it is located.*

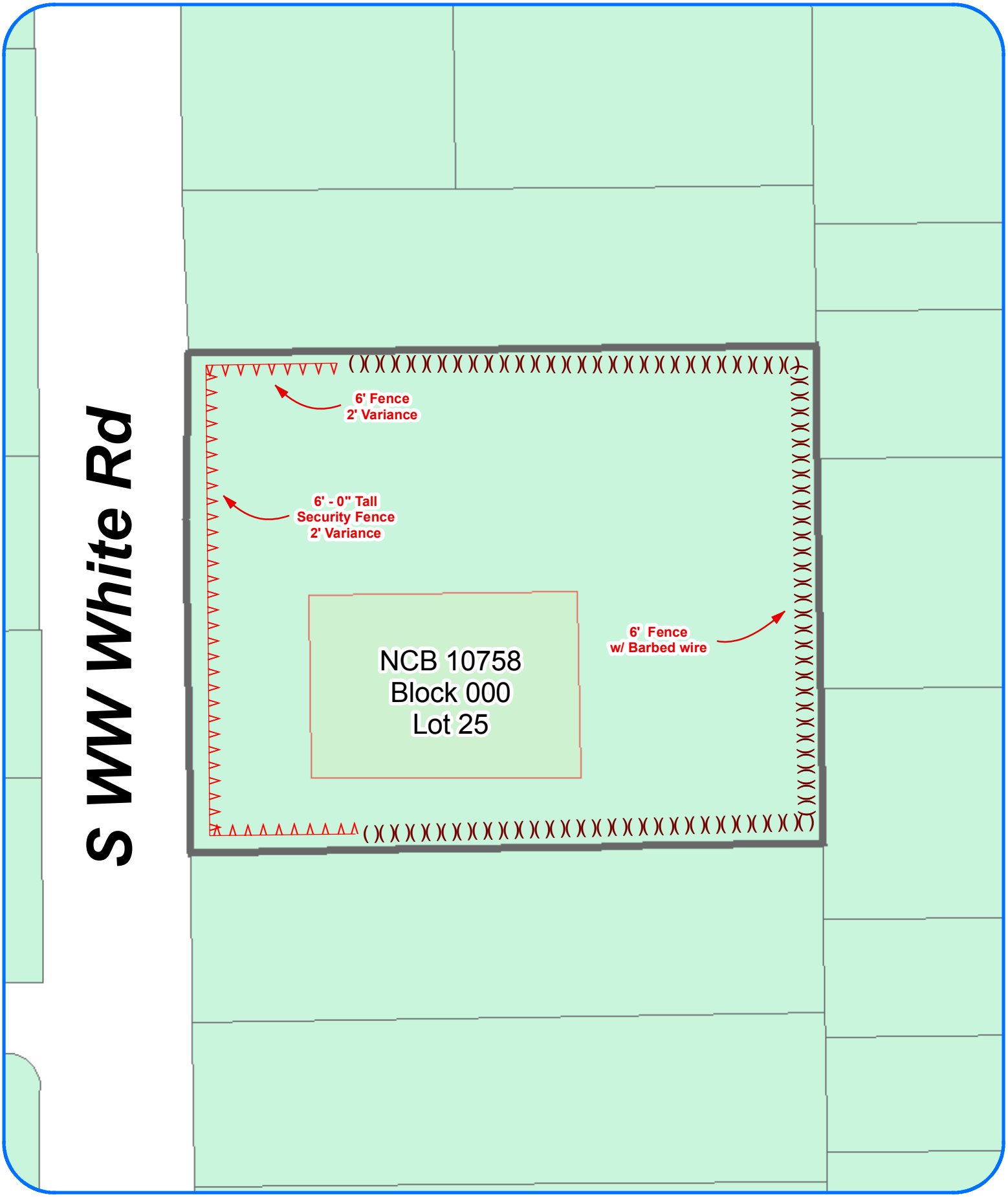
**Staff Recommendation**

Staff recommends **denial of A-11-003,** because the findings of fact have not been satisfied as presented above. The literal enforcement of the fence height provisions will not deny the reasonable use of the subject property as offices. The applicant has not demonstrated, nor has staff observed, the existence of unique, oppressive conditions existing on the property that arise from the physical characteristics of the property itself.

A six foot front yard fence could be permitted if the property featured industrial zoning. In addition, barbed wire may be permitted on properties with industrial zoning along the property lines of other industrial uses and/or where setback behind the minimum setback line. Granting the requested variances would award a privilege to the subject property that is not specifically authorized for the "C-3 NA" and "C-2 NA" zoning districts.

**Attachments**

Attachment 1 – Location Map
Attachment 2 – Plot Plan
Attachment 3 – Site Plan




**Board of Adjustment**

Plot Plan for

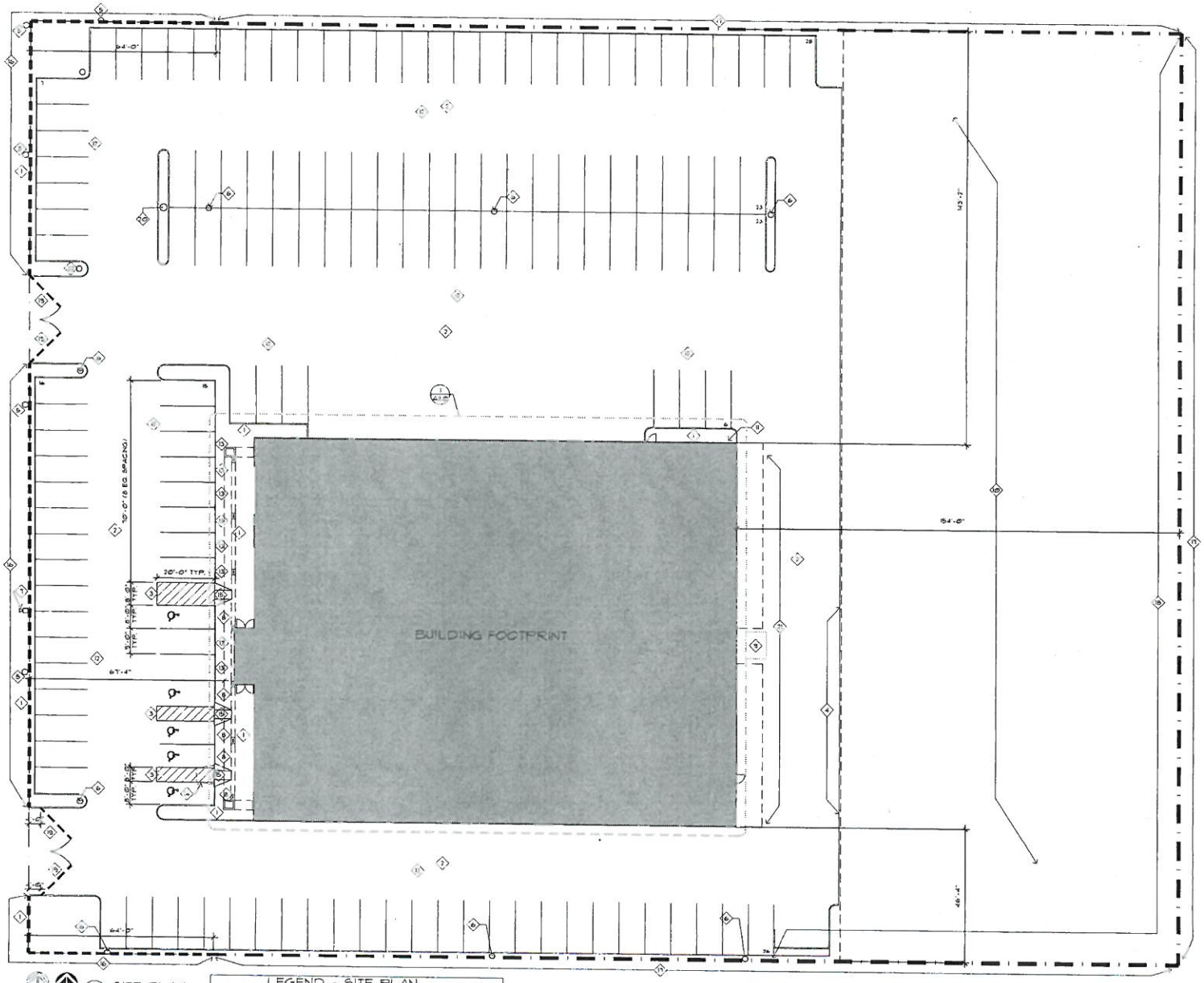
**Case A-11-003**

N
W E
S

Scale: 1" approx. = 80'
Council District 2

**1056 S WW White Rd**

Development Services Dept
City of San Antonio
(10/6/2010)




1 SITE PLAN
SCALE: 1/16" = 1'-0"

## LEGEND - SITE PLAN

- 6' ORNAMENTAL FENCE.
- 6' 9 GA. GALVANIZED CHAINLINK FENCE W/ BARBED WIRE RE: DETAILS ON A51 FOR MORE INFO.

## GENERAL NOTES:

A. PERFORM WORK IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY, FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES. NOTIFY LKDG, INC. OF ANY DISCREPANCIES.

B. COORDINATE ALL TRADES PRIOR TO CONSTRUCTION TO ENSURE PROPER SEQUENCING OF THE WORK.

C. REFER TO MEP DRAWINGS FOR EXACT LOCATIONS OF ALL SITE UTILITIES.

D. CONCRETE CURBS AT ALL FIRE LANE LOCATIONS TO BE PAINTED RED AND LABELED WITH WHITE LETTERING "FIRE LANE" ON THE VERTICAL SURFACE OF THE CURB.

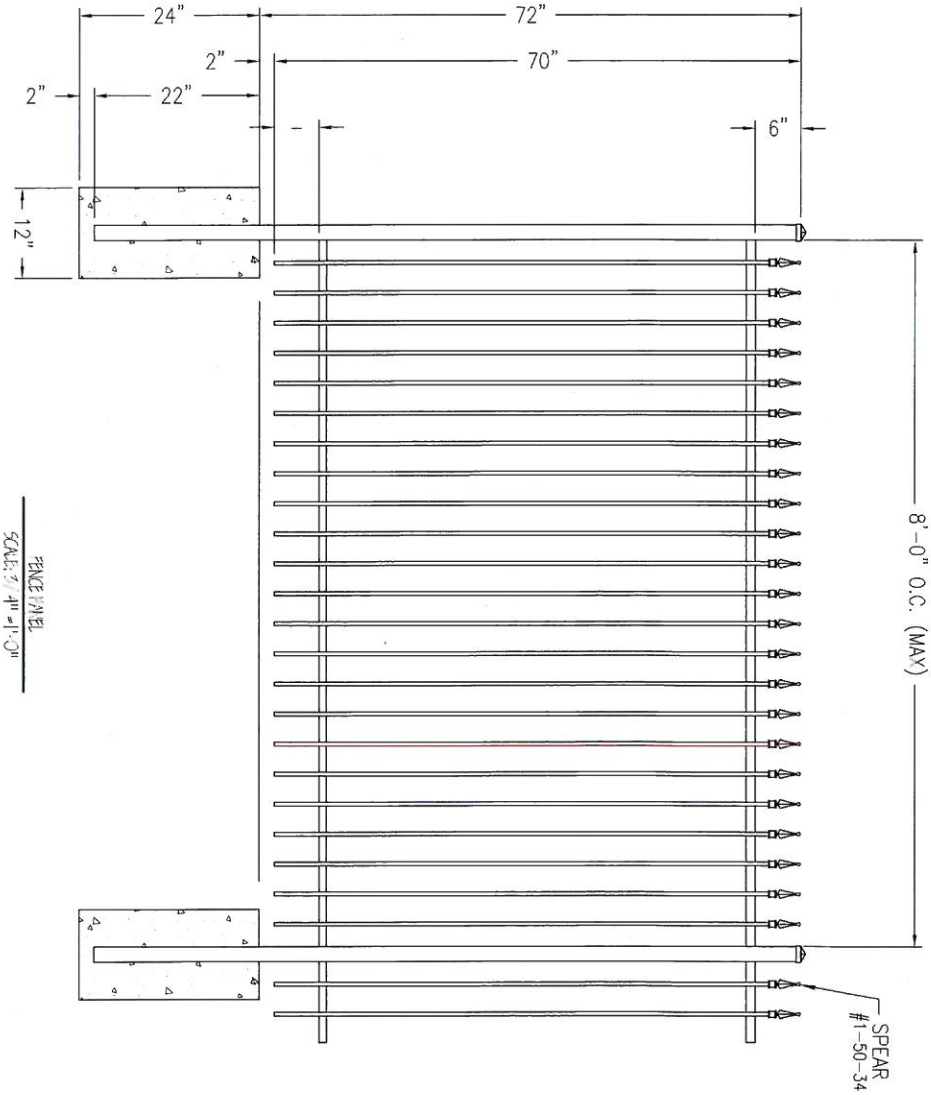
E. REFER TO ALL TRADES FOR LOCATION OF UTILITY POLES, STREET LIGHTS, AND OTHER ITEMS NOT SHOWN ON THIS PLAN.

F. PROVIDE CONTINOUS FENCING AROUND PROPERTY.

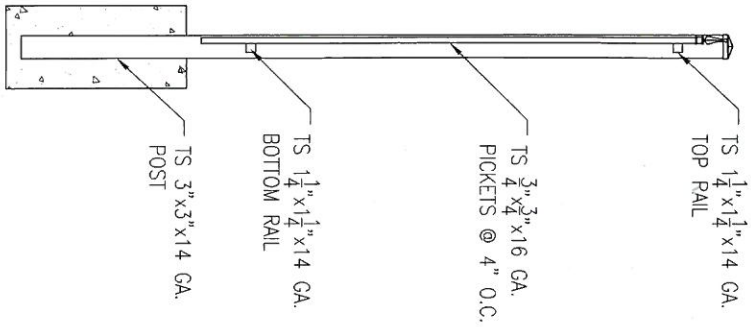
## KEYNOTES SITE PLAN

1. EXISTING CONCRETE SIDEWALK TO REMAIN.
2. PATCH AND REPAIR EXISTING ASPHALT PAVEMENT AS REQUIRED.
3. NEW PARKING LOT STRIPPING AND HANDICAP PARKING SYMBOLS.
4. EDGE OF EXISTING ASPHALT PAVEMENT AND EXISTING FENCE TO REMAIN.
5. EXISTING UTILITY POLE.
6. LIGHTING POLE TO REMAIN, REPLACE FIXTURE WITH NEW.
7. EXISTING FIRE HYDRANT TO REMAIN.
8. NEW HANDICAP PARKING SIGNAGE.
9. EXISTING GROUND COVER TO REMAIN.
10. EXISTING VEGETATED OPEN SPACE TO REMAIN.
11. EXISTING ELECTRICAL BOXES TO BE REMOVED. RE: MEP FOR ADDITIONAL INFORMATION.
12. RESTRIPE EXISTING PARKING. RETAIN EXISTING LAYOUT. DO NOT EXCEED EXISTING NUMBER OF PARKING SPACES.
13. NEW SIGNAGE FOR PREFERRED PARKING FOR LOW-EMISSION AND FUEL-EFFICIENT VEHICLES. RE: 16/A6.0 FOR ADDITIONAL INFORMATION.
14. REMOVE EXISTING BUILT UP CURB RAMP.
15. PROVIDE ADA COMPLIANT CURB RAMPS AT HANDICAP STRIPING. RE: 11/A0.3 FOR ADDITIONAL INFORMATION.
16. PROVIDE 6' ORNAMENTAL FENCE AT PROPERTY LINE W/ 4 15' SWING GATES AT VEHICULAR ENTRIES. SOUTH ENTRY GATE TO BE SET BACK. 4 FOR INSTALL OF CARD READER. RE: MEP FOR ADDITIONAL INFORMATION.
17. PROVIDE 6' 9GA. CHAINLINK FENCE AT PROPERTY LINE W/ BARBED WIRE.
18. SCREEN SLATS TO BE INSTALLED IN FENCE AT INDICATED AREA FOR VISUAL PRIVACY.
19. NEW OWNER PROVIDED/GC INSTALLED 15' SWING GATE AT VEHICULAR ENTRY.
20. EXISTING PYLON SIGN TO REMAIN.
21. LINE OF NEW MECHANICAL MEZZANINE ABOVE. RE: 6/A4.0 FOR DETAIL, STRUCTURAL AND MEP FOR ADDITIONAL INFORMATION.
22. EXISTING PIPE TO REMAIN.

SHOP NOTES
1) COLOR: _____
APPROVED BY: _____
PLEASE SIGN AND DATE




FENCE PANEL
SCALE: 3/4" = 1'-0"




SECTION
SCALE: 3/4" = 1'-0"


QUALITY FENCE & WELDING
13115 WETMORE
SAN ANTONIO, TX 78247
TEL: 210-545-6767
FAX: 210-545-6862
WWW.SAQUALITYFENCE.COM


PROJECT: HOLT CAT
HOOKER CONST

TITLE: TEXAS STYLE 2 RAIL PANEL


ALL DRAWINGS ARE THE PROPERTY OF SA QUALITY FENCE LTD. AND MAY NOT BE DUPLICATED WITHOUT EXPRESSED WRITTEN CONSENT.

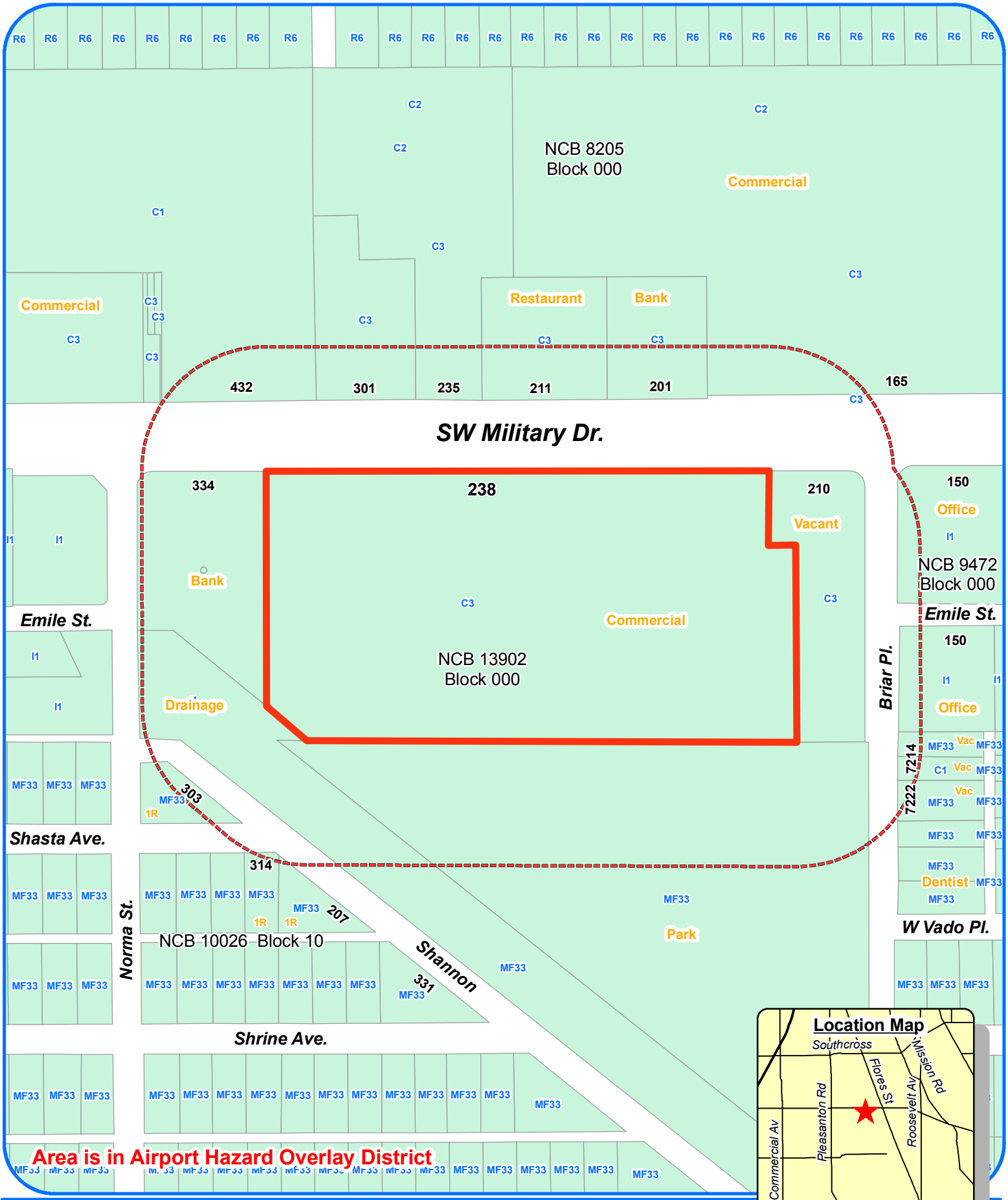

REVISIONS:

| NO | DATE: | DISCRIPTION: |
|---|---|---|
| A | 08-31-10 | APPVL / REVIEW |
| | | |
| | | |
| | | |

| | |
|---|---|
| JOB NO: | SG |
| DATE: | 08-31-10 |
| DETAILER: | REYNA, A |
| MANAGER: | XX |
| SCALE: | 3/4"=1'-0" |
| SHEET: | 1 |

2R PANEL w-spears-01, 9/1/2010 @ 41:57 AM

CAT
HOLT CAT




# Board of Adjustment

## Notification Plan for

## Case A-11-004

**Legend**

Subject Property

200' Notification Boundary

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

Planning and Development Services Dept
City of San Antonio
(10/28/2010)

# City of San Antonio
## Development Services Department
## Staff Report

| | |
|---|---|
| To: | Board of Adjustment |
| Case No.: | A-11-004 |
| Date: | November 29, 2010 |
| Applicant: | Oscar Thompson |
| Owner: | 1215 Farragut Ltd. & B. Y. 238 SW Military Ltd. |
| Location: | 238 Southwest Military Drive |
| Legal Description: | Mid Irregular 809 Feet of Lot 1, NCB 13902 |
| Zoning: | "C-3 AHOD" General Commercial Airport Hazard Overlay District |
| Subject: | Sign Setback Variance |
| Prepared By: | Jacob Floyd, Planner |

### Summary

The applicant requests a 1-foot 6-inch variance from the requirement that freestanding signs be setback a minimum of 10 feet from street rights-of-way, in order to keep an existing freestanding sign 8 feet 6 inches from the street right of way.

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 12. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 12. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 24, in accordance with Section 551.043(a) of the Texas Government Code.

### Subject Property Zoning/Land Use

| Existing Zoning | Existing Use |
|---|---|
| C-3 (Commercial) | Multiple Tenant Commercial |

### Surrounding Zoning/Land Use

| Orientation | Existing Zoning District(s) | Existing Use |
|---|---|---|
| North | C-3 (Commercial) | Commercial |
| South | MF-33 (Multifamily) | Park |

| | | |
|---|---|---|
| East | C-3 (Commercial) | Vacant |
| West | C-3 (Commercial) | Commercial |

## Project Description

The applicant proposes to replace an existing sign cabinet on a nonconforming freestanding sign in the current location. The existing sign is nonconforming in its proximity to the right-of-way of Southwest Military Drive, as it is currently 8 feet 6 inches from the right-of-way, while a minimum of 10 feet is required.

The applicant indicates that it is not economically feasible to relocate the sign to meet the minimum required setback and by maintaining the present location the smaller tenants of this shopping center are afforded the same opportunity for advertisement as the larger tenants.

## Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the Stinson Airport Vicinity Plan. The subject property is within the boundaries of the Harlandale Park Neighborhood Association.

## Criteria for Review

According to Section 28-247 of Chapter 28: Signs and Billboards, in order for a variance to be granted, the applicant must demonstrate:

1. The variance is necessary because strict enforcement of this article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography; **or**

2. A denial of the variance would probably cause a cessation of legitimate, longstanding active commercial use of the property; and

   *A denial of the variance may deny the smaller commercial tenants of the center the opportunity for reasonable advertisement and adequate signage.*

3. After seeking one or more of the findings set forth in subparagraphs (1) and (2), the board finds that:

   A. Granting the variance does not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

      *Granting the variance would not provide the applicant with a special privilege not enjoyed by others similarly situated. The work proposed will not increase the nonconformity of the existing sign.*

   B. Granting the variance will not have a substantially adverse impact on neighboring properties.

*The granting of the variance will not have a substantially adverse impact on neighboring properties. The sign in question has existed in this location for a number of years and does not encroach upon neighboring private property.*

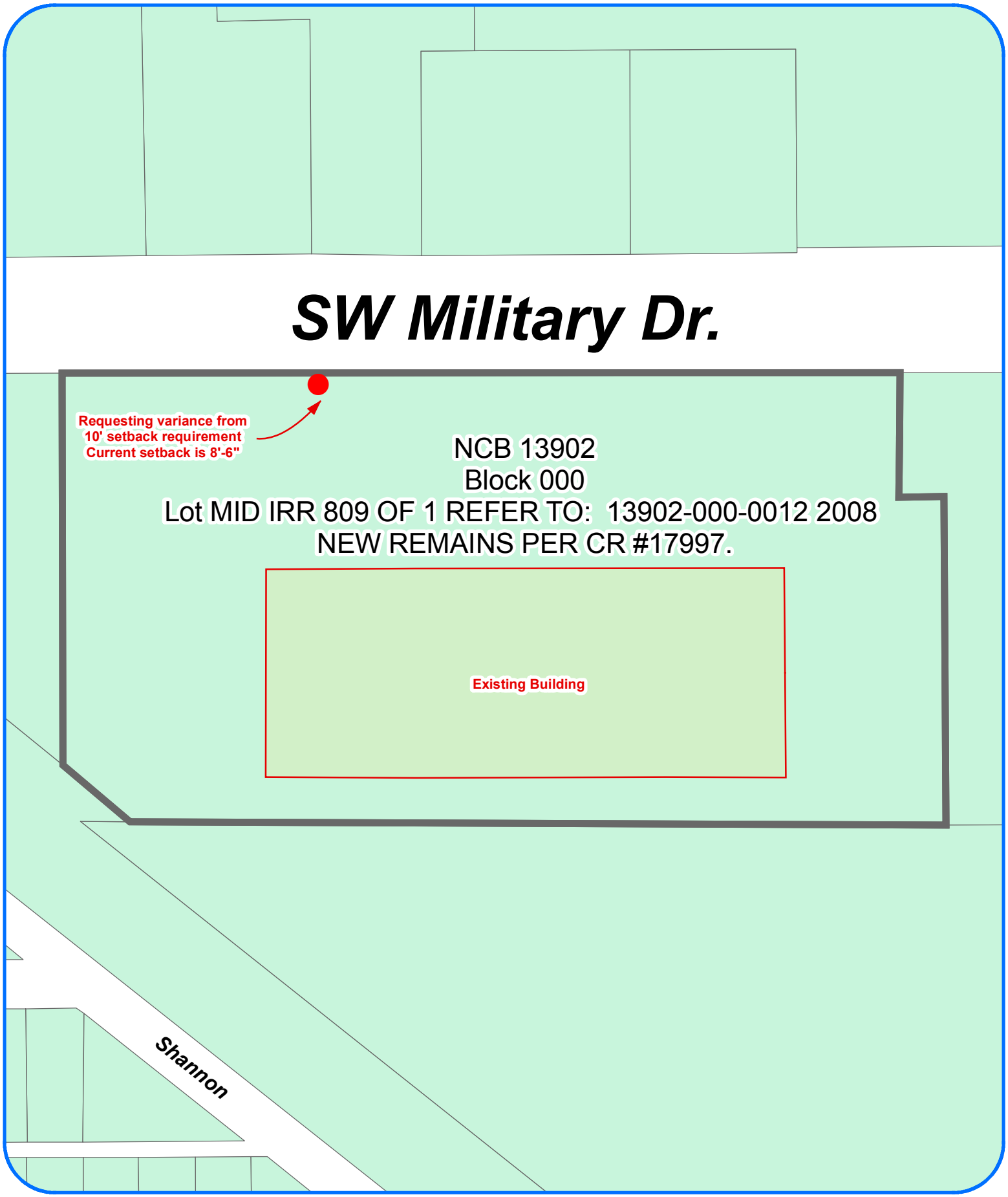
C. Granting the variance will not substantially conflict with the stated purposes of this article.

*The granting of the variance will not substantially conflict with the stated purposes of this article. The encroachment of the sign upon the public right-of-way is not such that it hinders driver visibility.*

**Staff Recommendation**

Staff recommends **approval of A-11-003** because the findings of fact have been satisfied as presented above. Denial of the requested variance may terminate the legitimate, longstanding active commercial use of the property as the tenants of the center will be denied the same opportunity for advertisement as other tenants. The requested variance will not conflict with the purpose of the on-premises sign provisions as the work proposed will not increase the nonconformity of the sign, which has existed in this position for a number of years.

**Attachments**
Attachment 1 – Location Map
Attachment 2 – Plot Plan
Attachment 3 – Submitted Site Plan & Drawing




**Board of Adjustment**

Plot Plan for

**Case A-11-004**

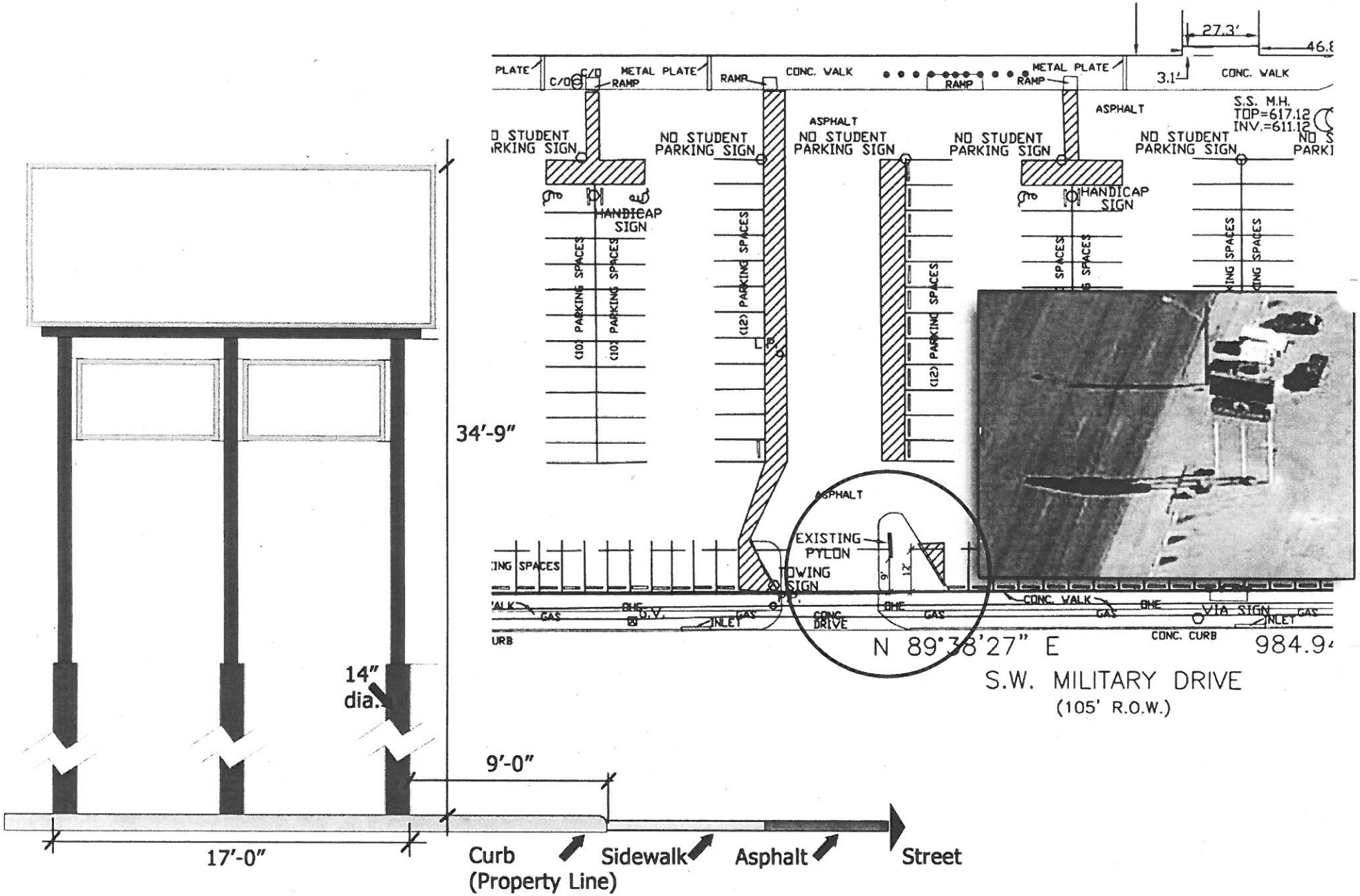
Sign location

Scale: 1" approx. = 120'

Council District 3

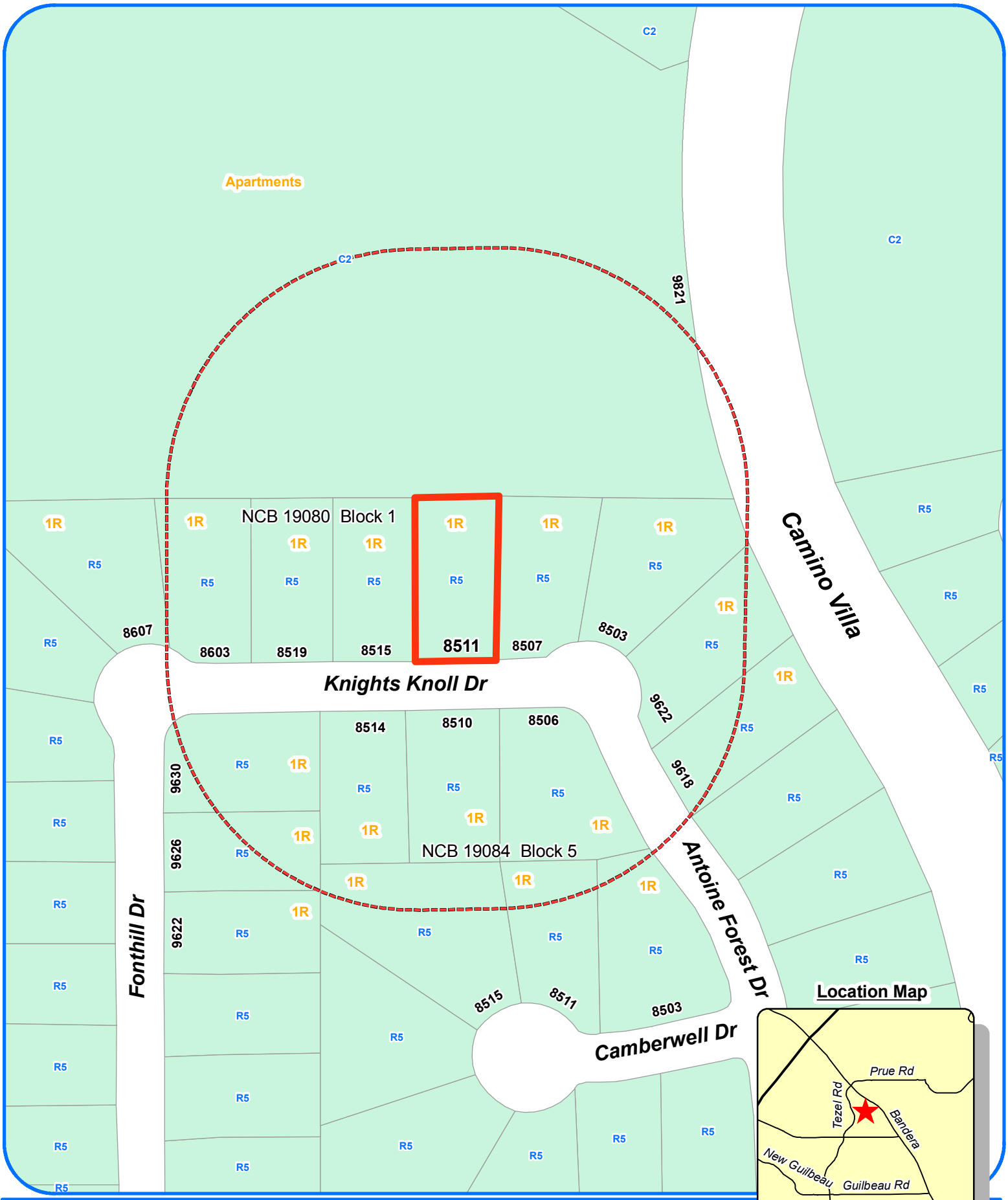
**238 SW Military Dr.**

Development Services Dept
City of San Antonio
(10/28/2010)




# Pylon @ 238 S.W. Military Drive

OCTOBER 6, 2010




# Board of Adjustment

## Notification Plan for

## Case A-11-006

N
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S

**Legend**

Subject Property

200' Notification Boundary

Scale: 1" approx. = 100'
Council District 8

Planning and Development Services Dept
City of San Antonio
(10/28/2010)

# City of San Antonio
## Development Services Department
## Staff Report

| | |
|---|---|
| To: | Board of Adjustment |
| Case No.: | A-11-006 |
| Date: | November 29, 2010 |
| Applicant: | Scott and Tressa Weidner |
| Owner: | Scott and Tressa Weidner |
| Location: | 8511 Knights Knoll Dr. |
| Legal Description: | Lot 11 Block 1 NCB 19080 |
| Zoning: | "R-5 AHOD" Residential Single Family Airport Hazard Overlay District |
| Prepared By: | Jacob T. Floyd, Planner |

### Request

The applicant requests an 8-foot variance from the 20-foot minimum rear setback requirement of the "R-5" district, in order to build an addition 12 feet from the rear property line.

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 12. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 12. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 12, in accordance with Section 551.043(a) of the Texas Government Code.

### Subject Property Zoning/Land Use

| Existing Zoning | Existing Use |
|---|---|
| "R-5" Residential Single-Family District | Residence |

### Surrounding Zoning/Land Use

| Orientation | Existing Zoning District(s) | Existing Use |
|---|---|---|
| North | C2 | Apartments |
| South | R-5 | Residences |
| East | R-5 | Residences |

| | | |
|---|---|---|
| West | R-5 | Residences |

## Executive Summary

The applicant proposes to extend their single-family residence by adding a right-angled, orthogonal covered patio that will extend the principal structure to a point that is 12 feet from the rear property line; leaving a 12 foot rear setback. The applicant states that the addition will respect the existing 12 foot platted utility easement.

## Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the Northwest Plan. The subject property is not located within the boundaries of a registered neighborhood association.

## Criteria for Review

According to Section 35-482(e) of the Unified Development Code, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest:

   *Staff does not believe that the circumstances presented by the applicant are sufficient to justify the granting of a variance. It is in the public interest that only those variances that have truly oppressive physical or topographic hardships be granted.*

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

   *The literal enforcement of the rear setback does not present an unnecessary hardship on the applicant. The applicant is still able to provide a patio by reconfiguring their design or decreasing the size of the structure.*

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

   *The spirit of the ordinance supports that only those properties with unique oppressive conditions warrant a variance from city code. The subject property is not unique in its topography nor does it experience any special circumstances that deny its use as a single-family residence without the requested variance.*

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

   *The granting of the variance will not authorize the operation of a use other than those specifically authorized in the "R-5" zoning district.*

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

   *The granting of the variance does not appear to injure the appropriate use of adjacent conforming property as this lot is on the periphery of this subdivision and is adjacent to a multi-family use.*

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

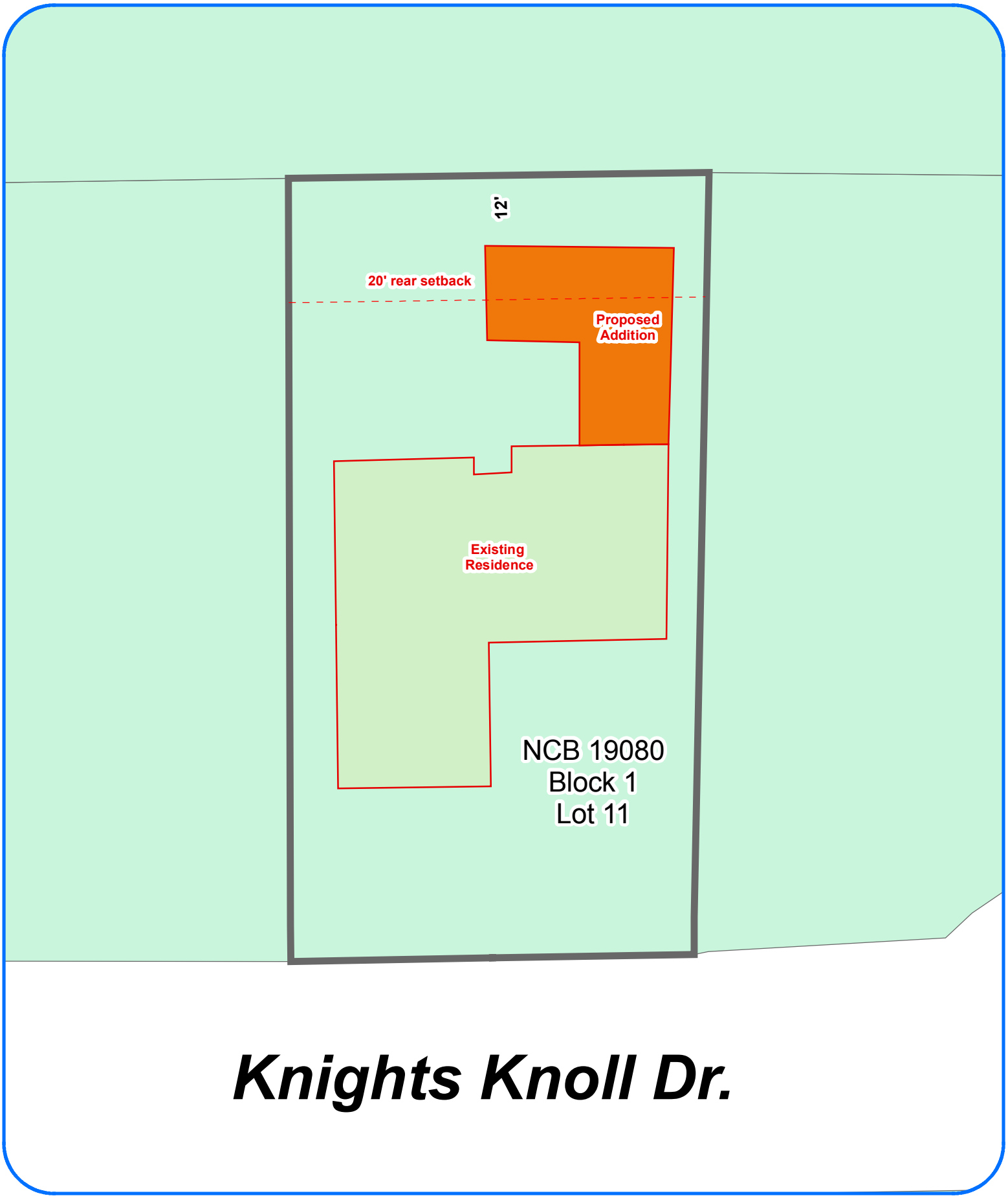
   *The request by the applicant is the result of issues related to convenience and not unique circumstances existing on the property. This lot is similar in layout to the neighboring lots to the east, west and south. Additionally, it would appear that allowing the structure to move within the rear setback would bring it closer to the potential nuisances cited in the application (noise, odor, etc).*

**Staff Recommendation**

Staff recommends **denial** of A-11-006, because the findings of fact have not been satisfied as presented above. The literal enforcement of the rear setback requirements will not deny the reasonable use of the subject property as a single-family residence. The applicant has not demonstrated, nor has staff observed, the existence of unique and/or oppressive conditions existing on the property.

**Attachments**

Attachment 1 – Location Map
Attachment 2 – Plot Plan
Attachment 3 – Submitted Plot Plan




**Board of Adjustment**

Plot Plan for

**Case A-11-006**

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

**8511 Knights Knoll Dr.**

Development Services Dept
City of San Antonio
(11/2/2010)

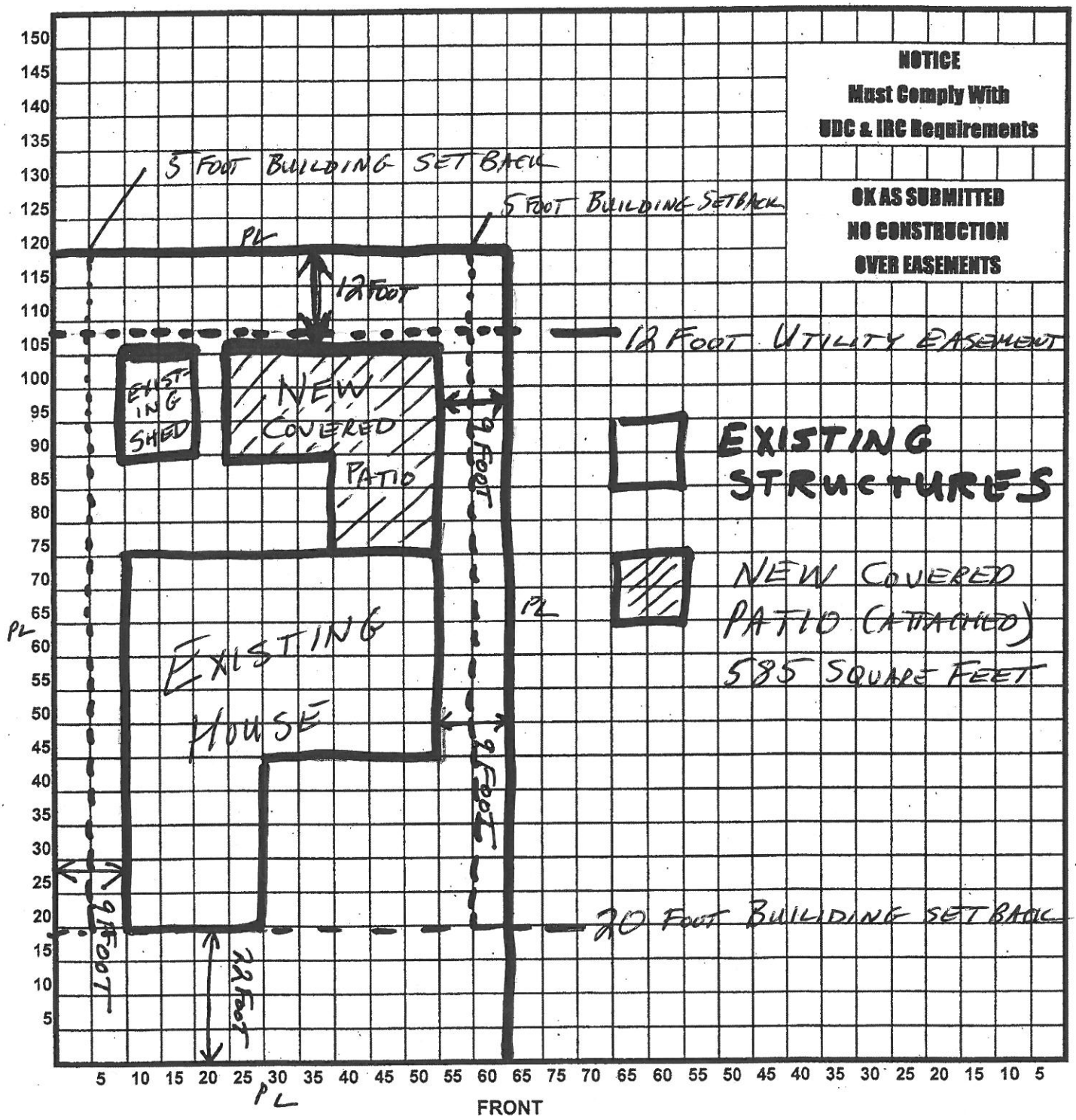
# PLOT PLAN

FOR

BLDG PERMITS

Address 8511 KNIGHTS KNOLL Lot 11 Block 1 NCB —

REAR

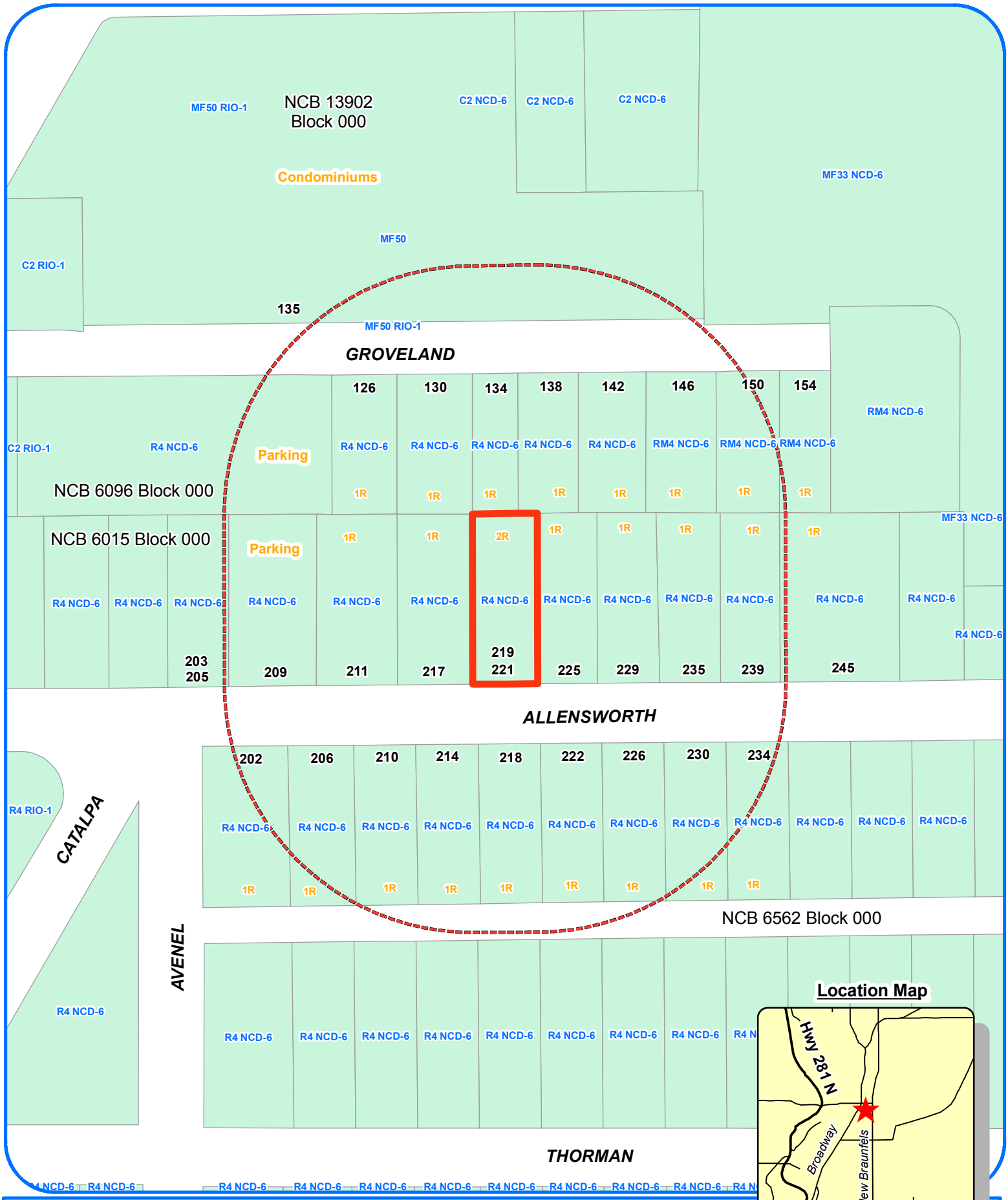



FRONT

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

20 SEP 2010
Date
Sept 20, 2010

Scott Weidner
Signature of Applicant
Brenna Weidner




# Board of Adjustment

## Notification Plan for

# Case A-11-008

N
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**Legend**

Subject Property

200' Notification Boundary

Scale: 1" approx. = 100'
Council District 9

Planning and Development Services Dept
City of San Antonio
(11/2/2010)

# City of San Antonio
## Planning & Development Services Department
## Staff Report

| | |
|---|---|
| To: | Board of Adjustment |
| Case No.: | A-11- 008 |
| Date: | November 29, 2010 |
| Applicant: | William Clay Hefty |
| Owner: | William Clay Hefty |
| Location: | 219 & 221 Allensworth |
| Legal Description: | Lot 14, NCB 6015 |
| Zoning: | "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District |
| Prepared By: | Jacob Floyd, Planner |

**Request**

The applicant requests:
1) A variance from the "NCD-6" requirement that exterior building materials for additions and/or renovations match those of the existing structure in scale, proportion, placement and profile, in order to replace existing vertical siding with horizontal cedar siding;
2) A variance from the "NCD-6" requirement that exterior building materials for additions and/or renovations match those of the existing structure in scale, proportion, placement and profile, in order to replace the existing front porch roof and columns with a new front porch roof using galvanized standing seam metal on cedar purlins and rafters atop painted steel columns;
3) A variance from the "NCD-6" requirement that roofs for additions or renovations match the pitch, configuration and style of the existing structure, in order to allow a front porch roof pitch of 3:12; and
4) A variance from the "NCD-6" requirement that exterior building materials for additions and/or renovations match those of the existing structure in scale, proportion, placement and profile, in order to replace the existing front porch roof and columns with a new open purlin front porch roof.

**Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 12. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 12. Additionally, notice of this

meeting was posted at city hall and on the city's internet website on November 24, in accordance with Section 551.043(a) of the Texas Government Code.

## Subject Property Zoning/Land Use

| Existing Zoning | Existing Use |
|---|---|
| R-4 (Single-Family Residential) | Duplex (Nonconforming Use) |

## Surrounding Zoning/Land Use

| Orientation | Existing Zoning District(s) | Existing Use |
|---|---|---|
| North | R-4 (Single-Family) | Residences |
| South | R-4 (Single-Family) | Residences |
| East | R-4 (Single-Family) | Residences |
| West | R-4 (Single-Family) | Residences |

## Executive Summary

The applicant proposes to replace the existing vertical siding on a portion of the façade with horizontal cedar siding. Also proposed is the replacement of the existing front porch roof and columns with a new front porch roof of galvanized standing seam metal on cedar purlins and rafters and new painted steel columns. The proposed porch structure is larger than the current porch, extending almost the full width of the front façade, and features an "open purlin roof" on a portion of the roof, with the remainder consisting of standing seam metal. Additionally, the pitch of the proposed porch is less than that of the principle structure.

## Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the Mahncke Park Neighborhood Plan. The subject property is located within the Mahncke Park Neighborhood Association.

## Criteria for Review

According to Section 35-482(e) of the Unified Development Code, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest:

   *The granting of the variances is not contrary to the public interest. The work proposed will remove the existing deteriorated materials and improve the appearance of the residence.*

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

   *The literal enforcement of the NCD-6 design standards will not result in unnecessary hardship as the ability to use the property as a residence will not be denied. There are*

*no special conditions affecting the subject property that prohibit the use of materials appropriate for this district.*

*However, the literal enforcement of the NCD-6 roof pitch standard in the design of the porch would result in unnecessary hardship as the roof pitch of the existing structure is too great for practical use on a porch structure.*

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

   *The granting of the variances from the material standards would not observe the spirit of the ordinance nor do justice to the intent of the NCD-6 design standards to ensure that historically common building configurations are perpetuated.*

   *However, the granting of the variance to the roof pitch standard would do substantial justice as the imposition of a steep pitch would substantially reduce the useable porch area.*

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

   *The granting of the variances will not authorize the operation of a use other than those specifically authorized in the "R-4" zoning district.*

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

   *The granting of the variances will not injure the appropriate use of adjacent conforming property. However, the material standards variances will alter the essential character of the Mahncke Park district as the materials proposed are not in keeping with the district context. The roof pitch variance would not alter the essential character of the district as there are similarly pitched roofs in the vicinity.*

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

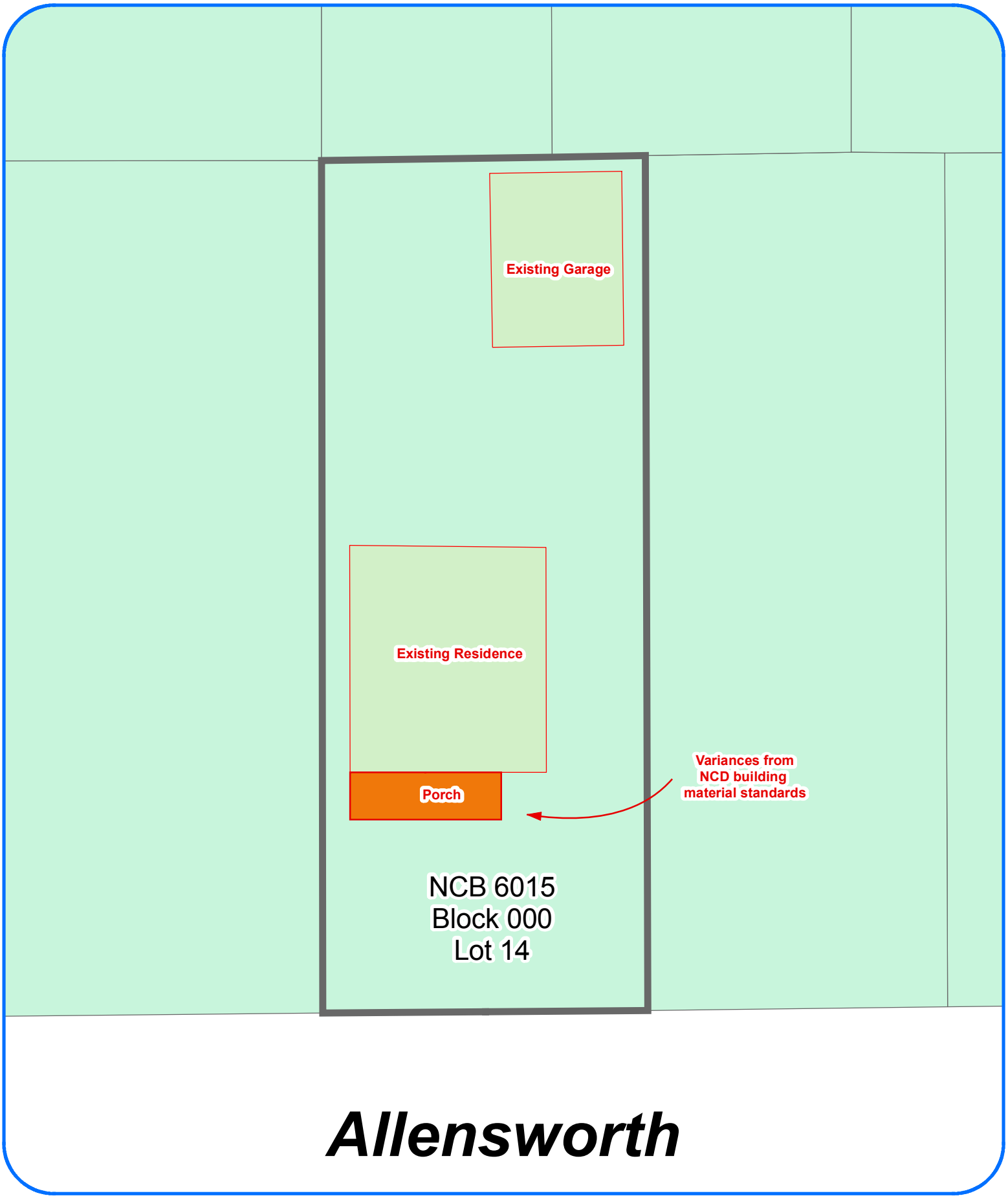
   *The plight of the property owner is not due to unique circumstances existing on the property, but rather is a due to preference of materials and design. This property is not uniquely affected by the design standards of the NCD-6 district.*

**Staff Recommendation**

Staff recommends **denial of A-11-008,** because the findings of fact have not been satisfied as presented above. The literal enforcement of the Mahncke Park Neighborhood Conservation District design standards will not deny the residential use of the property. The applicant has not demonstrated the existence of unique, oppressive conditions existing on the property to sufficiently justify granting the requested variances.

**Attachments**

Attachment 1 – Location Map
Attachment 2 – Plot Plan
Attachment 3 – Site Plan
Attachment 4 – Exterior Elevations




**Board of Adjustment**

Plot Plan for

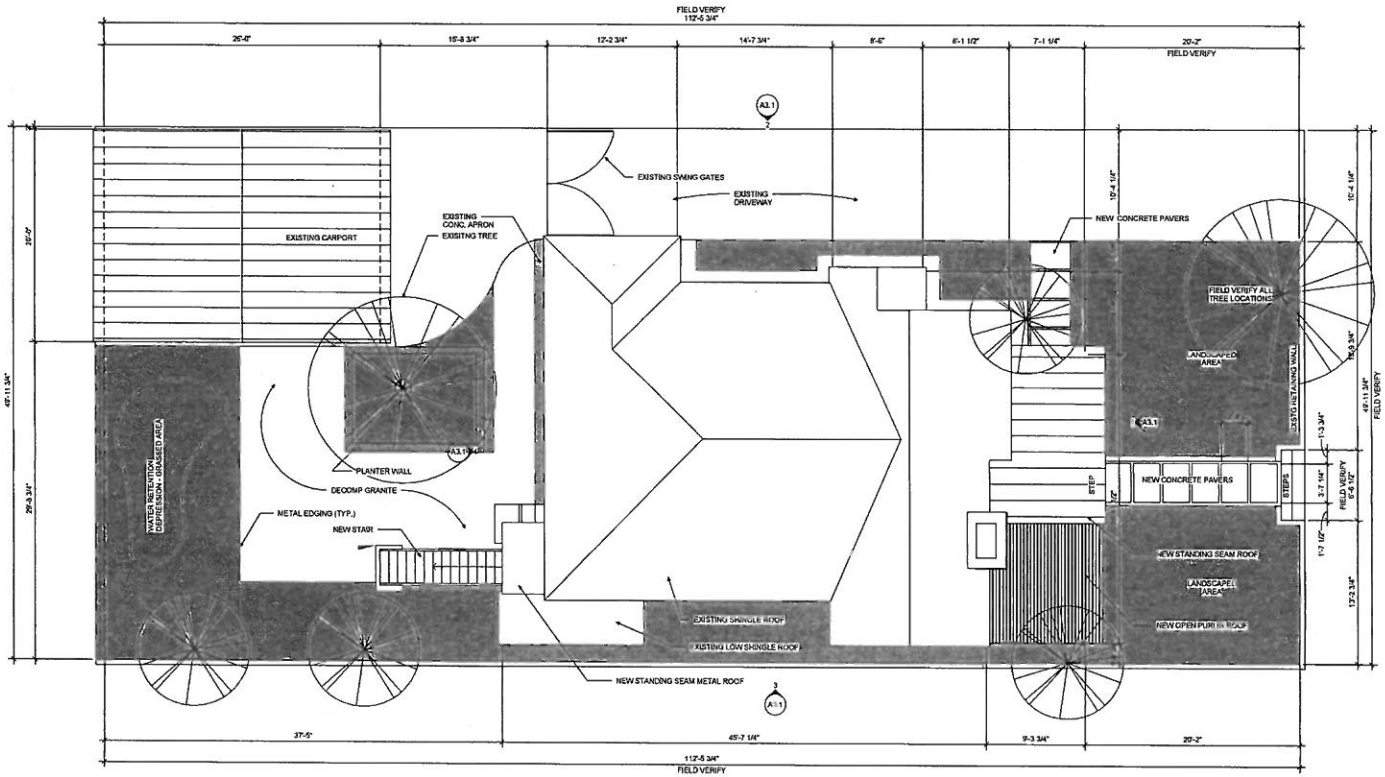
**Case A-11-008**

N
W E
S

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

**219-221 Allensworth**

Development Services Dept
City of San Antonio
(11/2/2010)




1 ARCHITECTURAL SITE PLAN
SCALE : 3/16" = 1'-0"

WIESEHEFTY
DESIGN • BUILD

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

# DUPLEX REMODEL

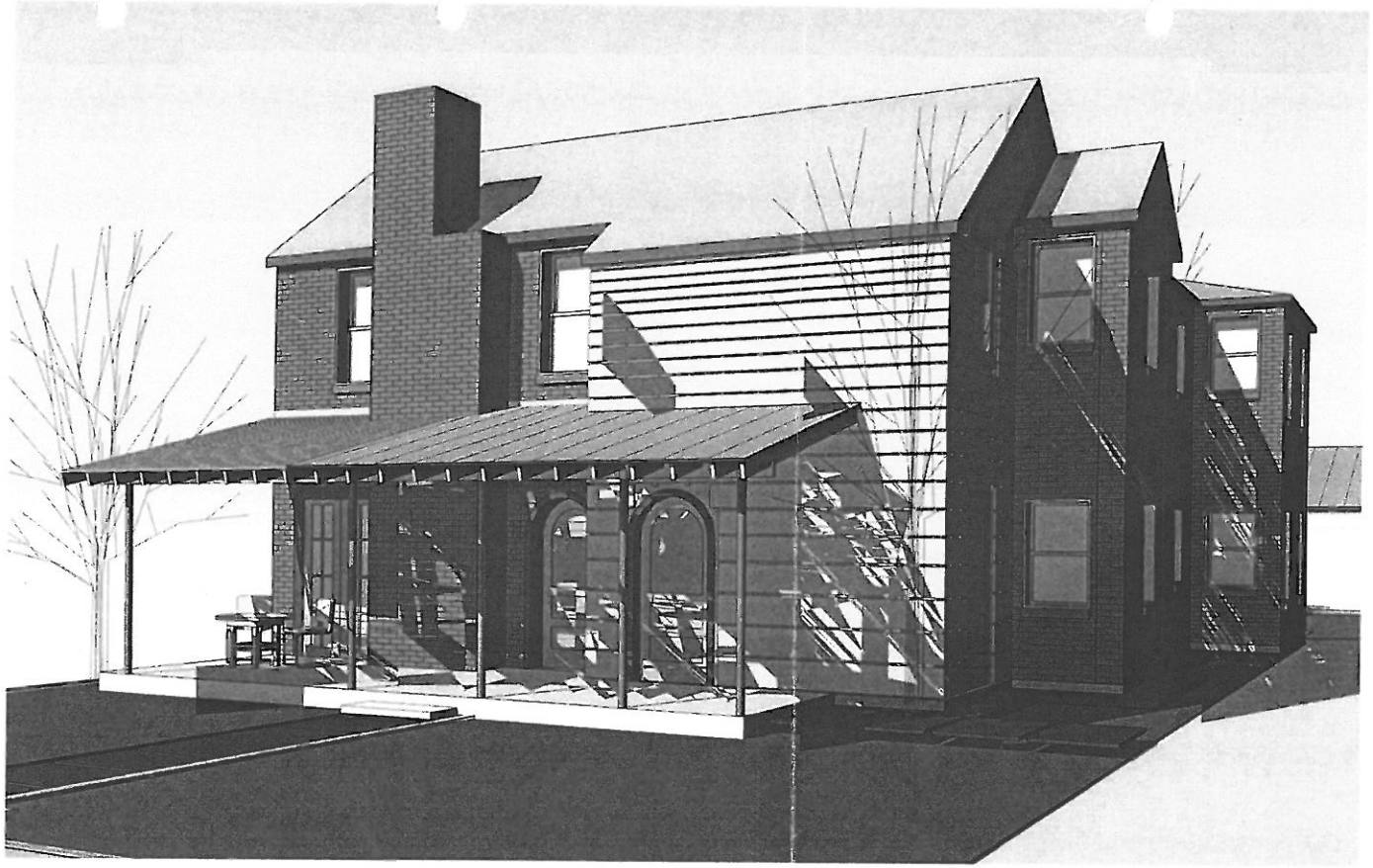
219 ALLENSWORTH
SAN ANTONIO TX

Issue Date 09-111
Author

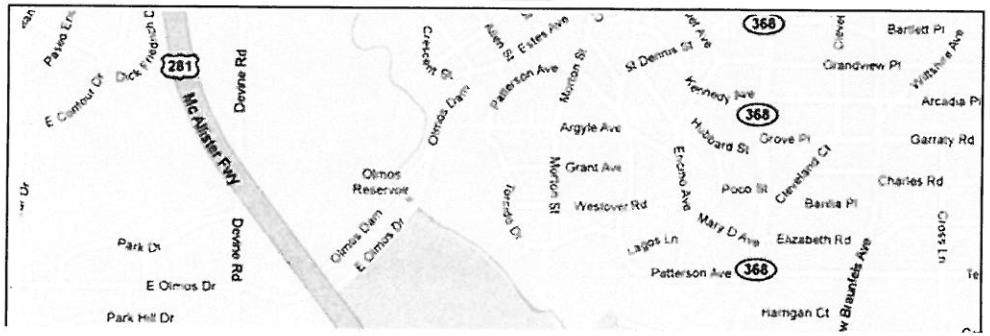
NOT FOR CONSTRUCTION

SITE PLAN

# AS1.1



## VICINITY MAP




## IND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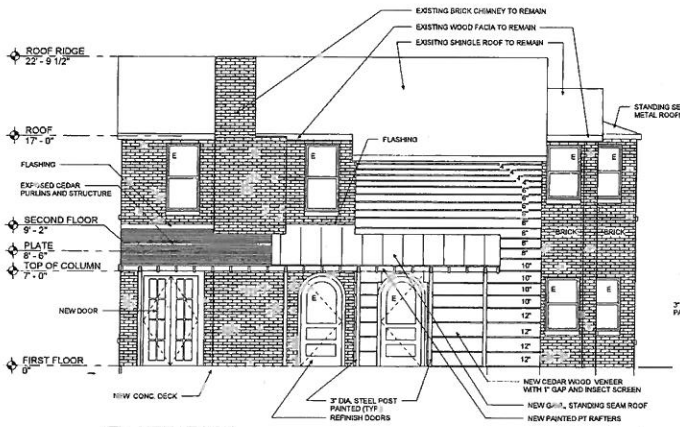
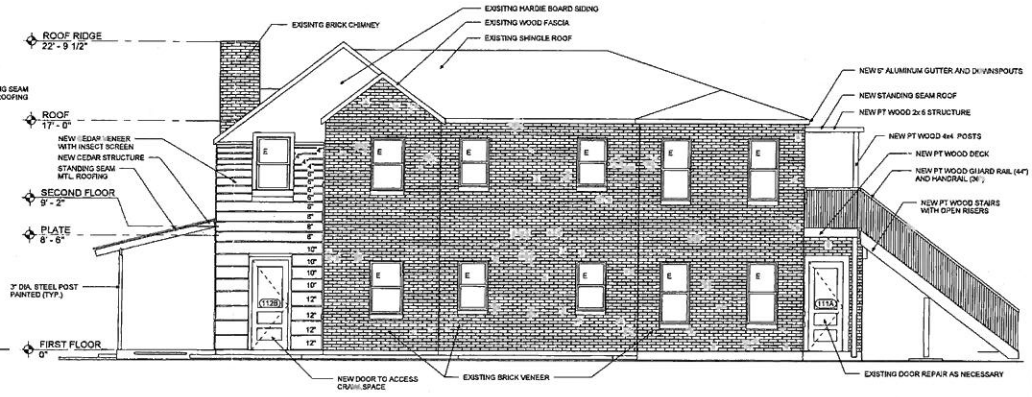
|---|---|
| A0.1 | COVI |
| A0.2 | GENI |
| AS1.1 | SITE |
| A1.1 | FIRS |
| A1.2 | FIRS |
| A1.3 | FIRS |
| A1.4 | REFL |
| A1.5 | FINIS |
| A1.6 | POW |
| A2.1 | ROO |
| A3.1 | EXTE |
| A5.1 | WALL |
| A5.2 | WALL |
| A5.3 | WALL |
| A6.1 | DOO |
| A7.1 | INTE |
| A8.1 | VERT |
| A8.2 | STAI |
| A9.1 | INTE |

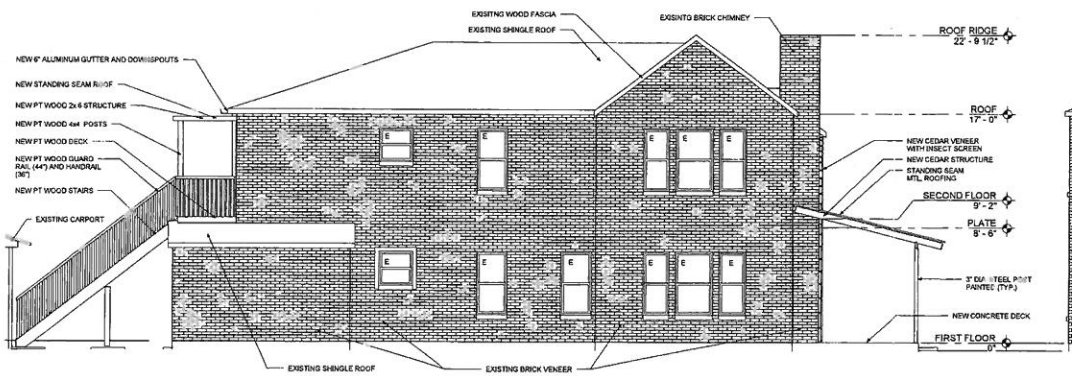

ERING



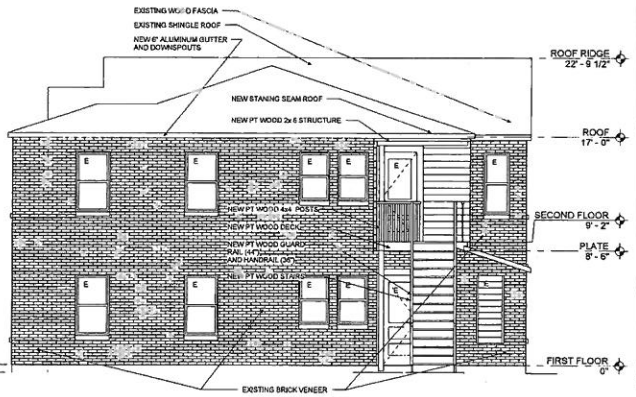

1 NEW EAST
SCALE : 1/4" = 1'-0"




2 NEW NORTH
SCALE : 1/4" = 1'-0"




3 NEW SOUTH
SCALE : 1/4" = 1'-0"




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

NOTE: ELEMENTS MARKED WITH "E" ARE EXISTING TO REMAIN

WIESEHEFTY

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

# DUPLEX REMODEL

219 ALLENSWORTH
SAN ANTONIO TX

Issue Date 09-111
Author

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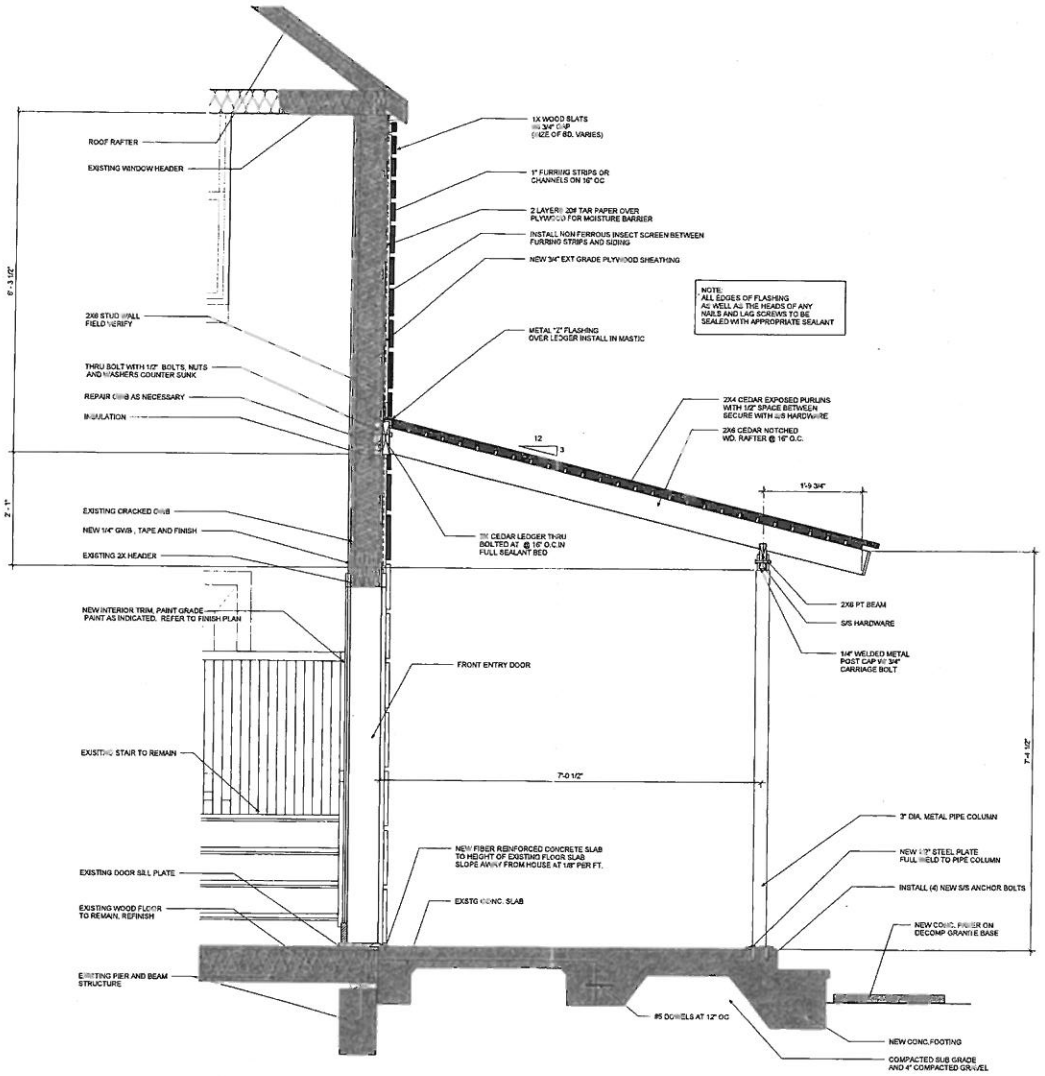
EXTERIOR ELEVATIONS

A3.1




1 PORCH SECTION 2
SCALE : 1" = 1'-0"

WIESEHEFTY

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

**DUPLEX REMODEL**

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SAN ANTONIO TX

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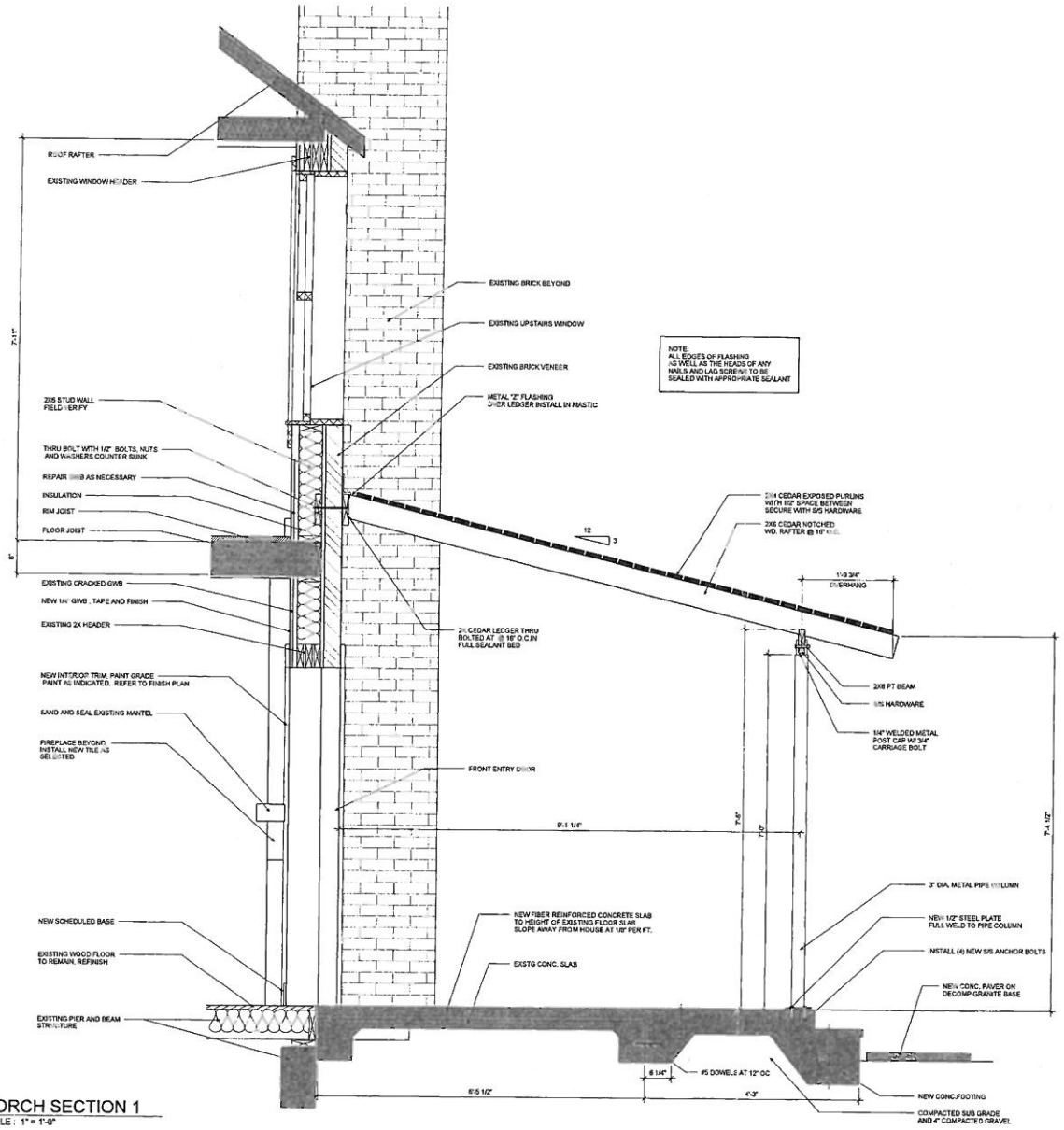
WALL SECTIONS

**A5.2**




1 PORCH SECTION 1
SCALE : 1" = 1'-0"

WIESEHEFTY
DESIGN • BUILD

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**DUPLEX REMODEL**

219 ALLENSWORTH
SAN ANTONIO TX

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WALL SECTIONS

**A5.1**

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

**Land Development Division**
Christopher J. Looney, AICP
Interim Assistant Director

# City of San Antonio Board of Adjustment

# 2011 Meeting Schedule

(18 public hearings)

**Public Hearing Dates**

January 10
February 7
March 7
March 21
April 4
April 18
May 2
May 16
June 6
June 20
July 18
August 1
August 15
September 19
October 3
October 17
November 7
December 5

---

(1) Board of Adjustment applications are due approximately thirty (30) days prior to the date of the public hearing. This timeframe is required in order to publish a notice of the public hearing in an official newspaper or a newspaper of general circulation as required in the Local Government Code §211.006(a) and for Staff to conduct the appropriate analysis of the subject property.
(2) Board of Adjustment public hearings begin at 1:00 p.m. in the Board Room of the Cliff Morton Development and Business Services Center, which is located at 1901 South Alamo Street in San Antonio, Texas. The Board of Adjustment reserves the right to conduct a Work Session prior to the regularly scheduled public hearing. Should a work session be scheduled, the time and place will be posted at http://www.sanantonio.gov/dsd
(3) All meetings, public hearings and work sessions are open to the public.
(4) Dates, times and/or locations of hearings are subject to change. In addition to the public hearing dates listed above, supplemental meetings and hearings may be scheduled. Proper notice will be given of special, rescheduled and supplemental meetings and hearings according to the Texas Open Meetings Act.
(5) For detailed information concerning meetings, hearings, board business, zoning processes, etc., contact Sandra Gonzalez, Administrative Staff to the Board of Adjustment at 210.207.0110.

**1901 South Alamo Street, San Antonio, TX 78204**

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

**Land Development Division**
Christopher J. Looney, AICP
Interim Assistant Director

# City of San Antonio Board of Adjustment

# 2011 Meeting Schedule

(15 public hearings)

**Public Hearing Dates**

January 10
February 7
February 28
March 28
April 18
May 9
June 20
July 11
August 1
August 22
September 12
October 3
October 24
November 14
December 5

---

(1) Board of Adjustment applications are due approximately thirty (30) days prior to the date of the public hearing. This timeframe is required in order to publish a notice of the public hearing in an official newspaper or a newspaper of general circulation as required in the Local Government Code §211.006(a) and for Staff to conduct the appropriate analysis of the subject property.
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