



**AGENDA
CITY OF HELOTES
BOARD OF ADJUSTMENT
December 20, 2016
7:00 p.m.**

The City of Helotes Board of Adjustment will meet on Tuesday, December 20, 2016 at 7:00 p.m. in the City Hall Council Chamber, 12951 Bandera Road, Helotes, Texas 78023. This is an open meeting, subject to the open meeting laws of the State of Texas.

1. Call to Order.
 - Confirmation of quorum.
 - Pledge of Allegiance.

PUBLIC HEARING:

2. Public hearing to give all interested persons the right to appear and be heard on a request by Gerald "Jerry" Arredondo for a variance to Code of Ordinances Chapter 98 *Zoning*, Sec. 98-62(c)(2), a requirement of a side yard setback (width) of not less than 25 feet for property located at 10406 Lazy F Trail, more particularly described as CB 4525A Block 3 Lot 17.

ITEM FOR INDIVIDUAL CONSIDERATION:

3. Discussion of and action on the request by by Gerald "Jerry" Arredondo for a variance to Code of Ordinances Chapter 98 *Zoning*, Sec. 98-62(c)(2), a requirement of a side yard setback (width) of not less than 25 feet for property located at 10406 Lazy F Trail, more particularly described as CB 4525A Block 3 Lot 17.

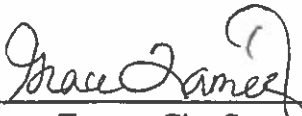
Adjourn.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Helotes City Hall is wheelchair accessible, and accessible parking spaces are available. In compliance with the Americans with Disabilities Act, the City of Helotes will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received forty-eight (48) hours prior to the meeting. Please contact the City Secretary's Office at 210.695.5911 or by facsimile at 210.695.2123.

NOTE: It is possible that members of and possibly a quorum of the City Council or other governmental bodies of the municipality may be in attendance at the above stated meeting. No action will be taken by City Council or any governmental body at the above stated meeting other than the body specifically referred to in the above notice.

This is to certify that the agenda was posted on December 12, 2016 at 1:00 p.m.



Grace Tamez, City Secretary



City of Helotes
 Development Services
 Department
 P.O. Box 507
 12951 Bandera Road
 Helotes, TX 78023
 Phone (210) 695.8877
 Fax (210) 695.2123

Application Date: 11-22-16

**APPLICATION TO BOARD OF ADJUSTMENT
 FOR VARIANCE**
 CHAPTER 98, Board of Adjustment

NAME OF APPLICANT: GERALD "JERRY" ARREDONDO

MAILING ADDRESS: (19 NIRAM LANE 78216) 10406 LAZY F TRAIL

PHONE #: (210) 710-9000 HELOTES, TX 78023

STATUS OF APPLICANT: OWNER: X

AGENT: _____ (IF AGENT, ATTACH LETTER OF AUTHORIZATION)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 10406 LAZY F TRAIL

LEGAL DESCRIPTION: CB4525A BLK 3 LOT 17

CURRENT ZONING: RESIDENTIAL PROPOSED ZONING: RESIDENTIAL

EXISTING USE: HOME PROPOSED USE: HOME

ACRES/SQ. FT.: 28750 DOES OWNER OWN ADJACENT PROPERTIES? YES NO

REQUESTED BOARD ACTION SPECIAL EXCEPTION _____ VARIANCE

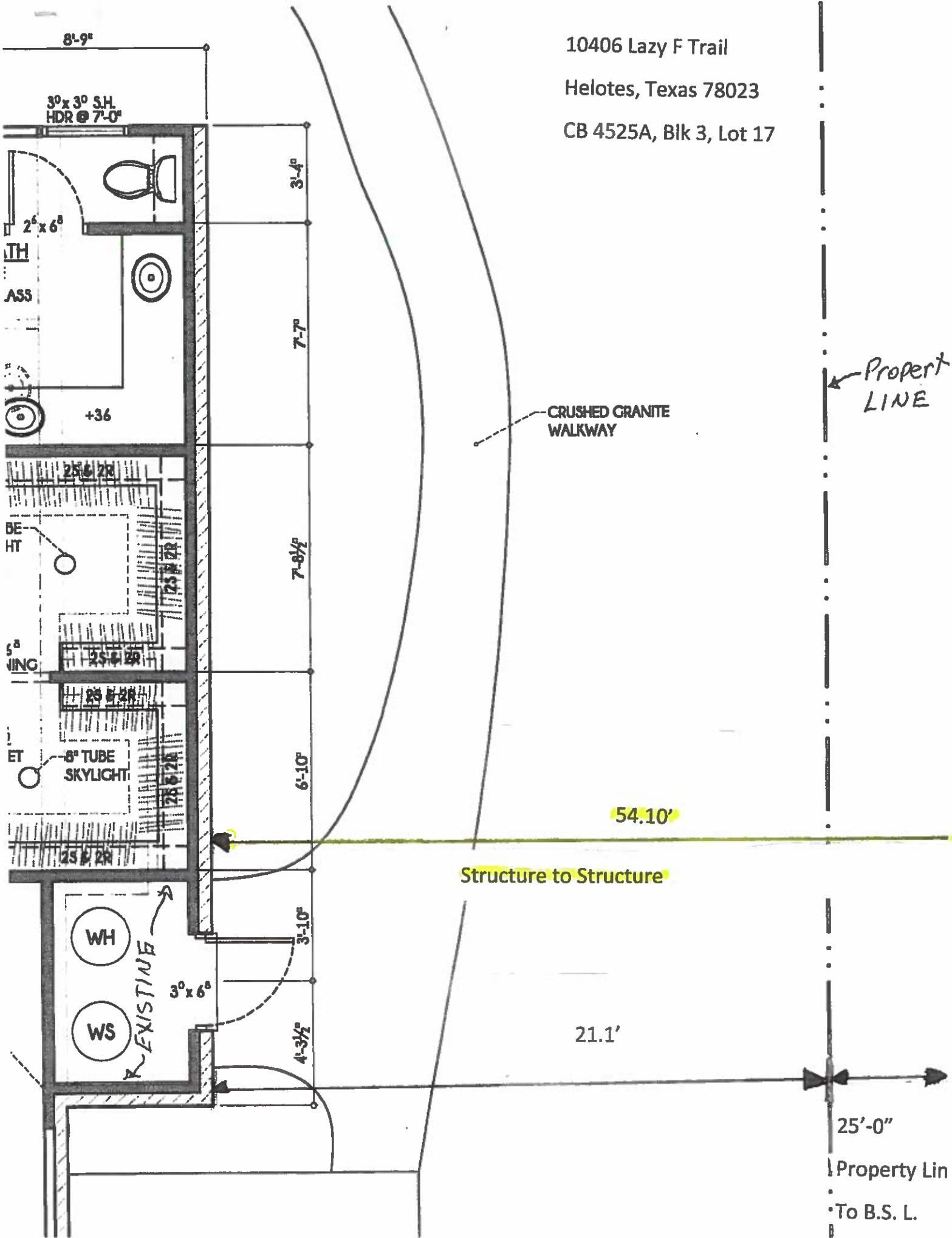
PURPOSE OF REQUEST: ALLOW A 3'10" ADDITION TO SIDE SETBACK APPROX 4'
TO ALLOW ADA ACCESSIBILITY WITHIN MY HOME.

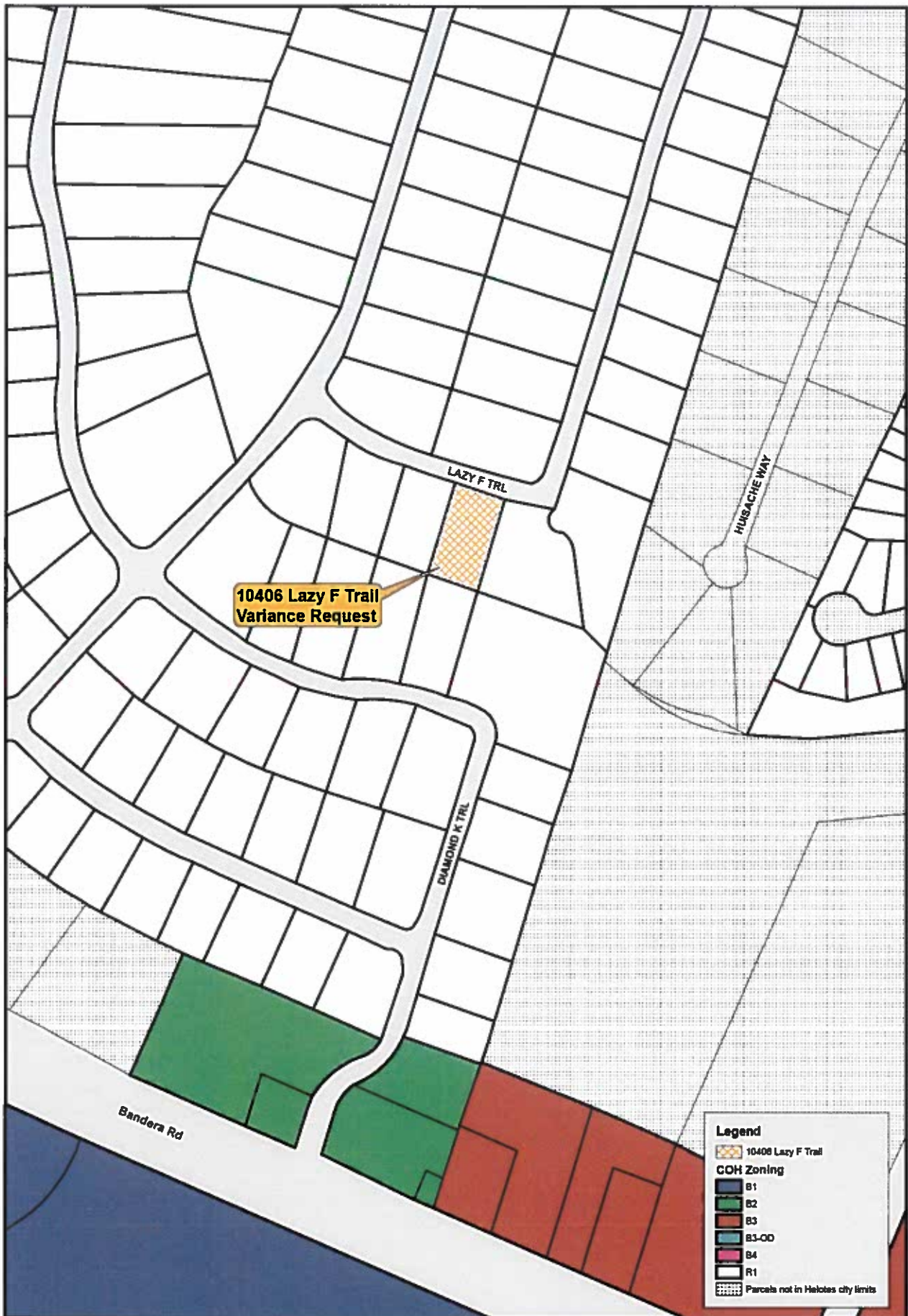
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND THE ATTACHED INSTRUCTION SHEET AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

Jerry Arredondo
 APPLICANT'S SIGNATURE

11-22-16
 DATE

10406 Lazy F Trail
Helotes, Texas 78023
CB 4525A, Blk 3, Lot 17





Legend

- 10406 Lazy F Trail
- COH Zoning**
- B1
- B2
- B3
- B3-OD
- B4
- R1
- Parcels not in Helotes city limits

0 200 400 Feet

LNV
engineers | architects | surveyors

TSPE FIRM NO. F-366



Proposed Variance Request
for
10406 Lazy F Trail

Helotes, TX

LIN PROJ. NO.	120484
DATE	12/28/14
SCALE	1 inch = 200 feet
FILE	
DRAWN BY	JL

Exhibit
1

Path: \\NAS1TORAGC\share\p\p\10406\1_2\10406_Variance_Request\GIS\Helotes-Zoning-Amendments\Helotes-Zoning-Amendment-25-09-13\10406_Variance_Request_10406_Lazy_F_Trl.aprx



City of Helotes
 Development Services
 P.O. Box 507
 12951 Bandera Road
 Helotes, TX 78023
 Phone (210) 695-8877
 Fax (210) 695-2123

Permit No.: 5173

INSPECTION REPORT

Address: 10406 Lazy F Trail Builder/Contractor: TJ

BUILDING	Foundation Framing Insulation Final	PLUMBING	Rough-In Top-Out Final	ELECTRICAL	TML / TOPS Rough-in Final
GAS	R-in/Final	SEWER	Final	HVAC	Rough-In Final

OTHER: Re

Release to CPS: ELEC / GAS Release Date: _____

Results of Inspection: APPROVED DISAPPROVED Re-inspection: See Fee Schedule

Side setback of 25' encroached. Form to fence is about 21'. Variance required. Re-call inspection.

Inspector: Becker #3170

Date: 11/17/16

Complies with C.S.I.C.:
 30 Tex. Admin. Code § 290.46 (j)

City of Helotes
Code of Ordinances
Chapter 98 - Zoning

Sec. 98-62. Single-family residential district (R-1).

- (a) *Use regulations.* A building or premises shall be used only for the following purpose: See Schedule of Uses in the appendix at the end of this chapter and section 98-34.
- (b) *Height regulations.* No building shall exceed thirty-five (35) feet in height and be greater than two floors. Refer to Sec. 98-4.
- (c) *Area regulations.*
 - (1) *Front yard setback.* A front yard setback shall be a minimum of 40 feet, except in areas platted where setback minimums are established prior to the effective date of this chapter. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.
 - (2) *Side yard setback.* There shall be a side yard on each side of the lot, having a width of not less than 25 feet, except a detached garage or other permitted accessory building located 70 feet or more from the front property line shall not be located nearer than five feet to any side property line.
 - (3) *Rear yard setback.* There shall be a rear yard, having a depth of not less than 25 feet, except a detached garage or other permitted accessory building which shall not be located nearer than five feet from the rear property line.
 - (4) *Area of lot.* The minimum area of the lot shall be 32,000 square feet.
 - (5) *Width of lot.* The minimum area of the lot shall be 120 feet.
 - (6) *Depth of lot.* The minimum depth of the lot shall be 120 feet.
- (d) *Parking regulations.* Off-street parking spaces behind the front setback line of property shall be provided on the lot to accommodate a minimum of two automobiles for each dwelling unit.
- (e) *Accessory buildings, associated living quarters and storage buildings.* An accessory building, associated living quarters, or storage building shall not extend beyond the front line of the main building, and shall be a minimum of 25 feet from the side property line and five feet from the rear property line. (Exception: An accessory building located 70 feet or more from the front property line shall be a minimum of five feet from the side property line.)

(Ord. No. 253, §1 (art. III, §2), 4-8-2004; Ord. No. 387, §1, 12-8-2008; Ord. 419, §2, 11-12-2009)

BOA
Calendar
Variance for side yard set back for
10406 Lazy F Trail

Nov. 22, 2016	Application for variance from 25 feet required side yard setback (to approximately 21 feet setback).
Dec. 7	Notice posted on public notice board and web site.
Dec. 3	Notice published in SA Express News at least 16 days prior to BOA PH
Dec. 4	Deadline, 16 days before BOA meeting
Dec. 8	Notice mailed to neighbors At least 11 days prior to BOA meeting
Dec. 9	Deadline, 11 days prior to BOA meeting
Dec. 20, 2016	BOA meeting; public hearing


**SAN ANTONIO EXPRESS NEWS
AFFIDAVIT OF PUBLICATION**

**STATE OF TEXAS:
COUNTY OF BEXAR**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared: Lynette Nelson, who after being duly sworn, says that she is the BOOKKEEPER of THE HEARST CORPORATON (SAN ANTONIO EXPRESS-NEWS DIVISION) a daily newspaper published in Bexar County, Texas and that the publication, of which the annexed is a true copy, was published to wit:

Customer ID: 702738
Customer Name: City Of Helotes
Order ID: 2851705

Publication Pub Date
EN Classified 03-DEC-16

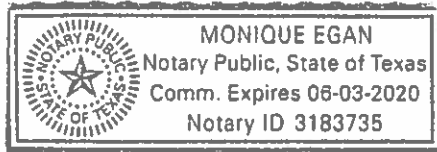


Lynette Nelson
Bookkeeper

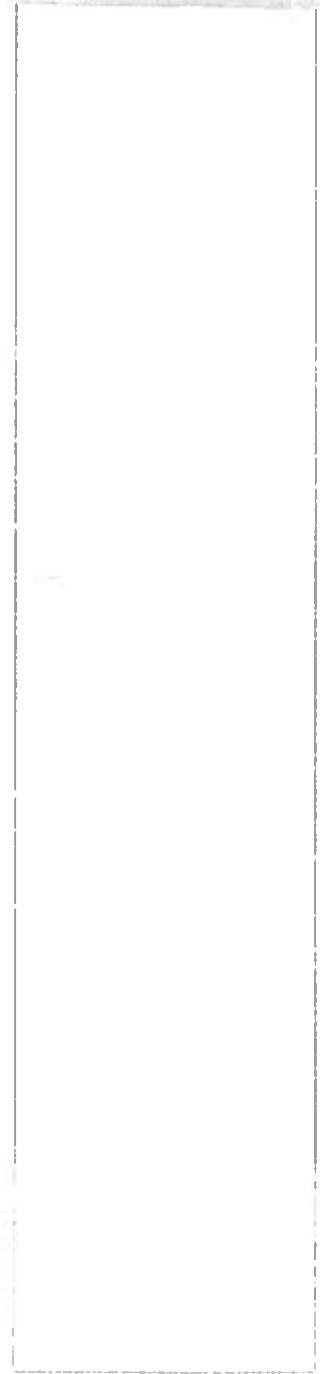
Sworn and subscribed to before me, this 6 day of Dec. A.D. 2016

Notary public in and for the State of Texas





NOTICE OF HEARING
City of Helotes Board of Adjustment will hold a public hearing on Dec 20, 2016, 7 pm, at City Hall, 12951 Bandera Rd, Helotes to give interested persons the right to be heard on a request for a variance to Code of Ord Sec. 98-62(c)(2), a requirement of a side yard setback of not less than 25 ft for property located at 10406 Lazy F Trl. See www.helotes-tx.gov for more.



ARREDONDO GERALD ROBERT
19 NIRAM LANE
SAN ANTONIO TX 78216

CARPENTER LARRY J JR &
SHERRY L
10407 ROCKING M TRL
HELOTES, TX 78023-4032

DEWITT MARTHA JOHN
PO BOX 47
HELOTES, TX 78023-0047

WITTENBACH GERALD R & JENNIE J
13303 FLYING W TRL
HELOTES, TX 78023-4027

WIDNER JOHN A & HELEN J
PO BOX 689
COMFORT, TX 78013-0689

KAUFMANN JEANNINE S, IRWIN JEANETTE S,
STOUT THOMAS E JR, & SUT JOHN TIMOTHY
16047 REVELLO
HELOTES, TX 78023

ALLEN ROBERT LEONARD L/E
ALLEN RUTH J
10402 LAZY F TRL
HELOTES, TX 78023-4026

PARKS GARY L & MONA S
14103 FLYING W TRL
HELOTES, TX 78023-4080

HITE ANDREW & DIANE
10410 LAZY F TRL
HELOTES, TX 78023-4026

BENNETT GRACE M
223 WYANOKE DR
SAN ANTONIO, TX 78209-6432

DEAN ANN S & BOYD D
10414 LAZY F TRL
HELOTES, TX 78023-4026

HOLMES ALAN R & PEGGY J
13306 FLYING W TRL
HELOTES, TX 78023-4030

December 7, 2016

RE: Notice of Public Hearing

Dear Property Owner,

The City of Helotes Board of Adjustment will hold a public hearing on Tuesday, December 20, 2016 at 7:00 p.m. at City Hall, 12951 Bandera Road, Helotes, Texas to give all interested persons the right to appear and be heard on a request by Gerald "Jerry" Arredondo for a variance to Zoning Code Section 98-62(c)(2)a requirement of a side yard setback (width) of not less than 25 feet for property located at 10406 Lazy F Trail, more particularly described as CB 4525A Blk 3 Lot 17, BCAD Property ID 242400. Specifically, Mr. Arredondo proposes to expand the existing home that will encroach into one of the side yard setbacks by approximately 4 feet.

You are being notified of this hearing because you own property within two hundred feet (200') of the subject property. As an interested property owner, you are invited to attend this hearing to express your opinion. You may also send written comments via mail to the address on this letter or via email to citysec@helotes-tx.gov.

The City of Helotes Board of Adjustment reserves the right, as otherwise permitted by law, to amend this notice by the publication of an amended notice on the official municipal website www.helotes-tx.gov, and by the posting of official notice of the public hearing with the agenda for the meeting at which the hearing will take place in the manner required by Tex. Gov't Code Ann. Sec. 551.043. Members of the public are requested to check all official postings and the meeting agenda prior to the commencement of the public hearing.

Code of Ordinances Section 98-62 and a map of the subject property are included with this letter for your reference. Thank you for your interest and participation in this matter.

Regards,

Grace Tamez
City Secretary

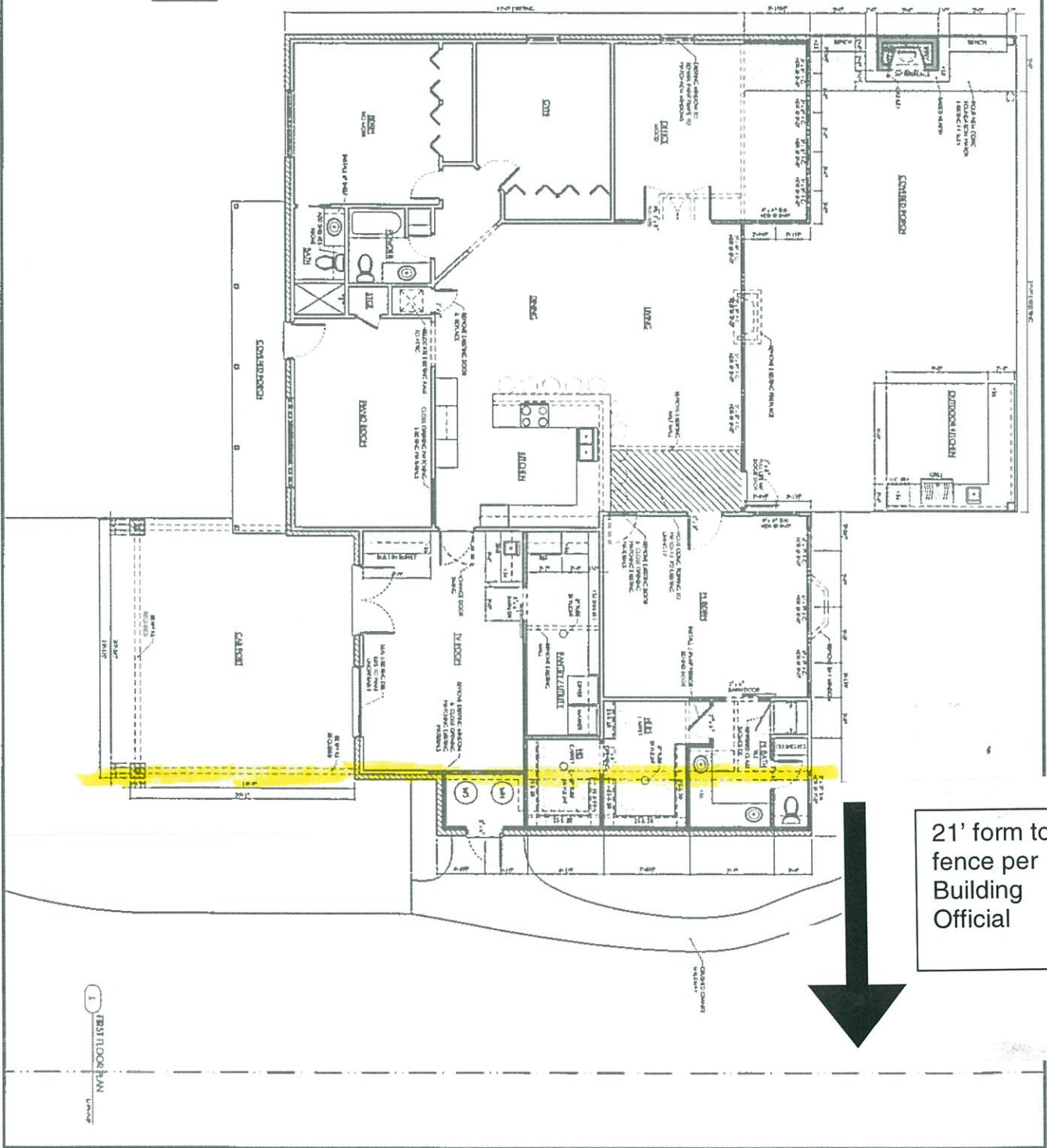
005173

NOTE

- 1. ALL WALLS SHALL BE BUILT TO THE EXISTING FINISH LINE UNLESS NOTED OTHERWISE.
- 2. CONCRETE SHALL BE 4000 PSI STRENGTH RATED.
- 3. FINISH TO EXISTING WALL TO BE SHOWN ON SHEET 12.1811.

WALL LEGEND

- 1. CONCRETE WALL
- 2. BRICK WALL
- 3. GYPSUM WALL



21' form to fence per Building Official

1. FIRST FLOOR PLAN

<p>DATE: 6-26-18</p> <p>BY: JL</p> <p>CHECKED: JL</p> <p>PROJECT: 10406 LAZY F TRAIL</p>	<p>DAMAGE REPAIRS TO THE ARREDONDO RESIDENCE</p> <p>10406 LAZY F TRAIL</p> <p>HELOTES TEXAS 78023</p>	<p>SILAS LACEY</p> <p>DESIGN & CONSTRUCTION ADMINISTRATION</p> <p>PHONE: (214) 601.2391</p> <p>EMAIL: silas@silaslacey.com</p> <p>WEBSITE: silaslacey.com</p>	<p><small>No. Printing or reproduction of partial or full sheets without the approval of the author is prohibited. This drawing is the property of Silas Lacey Design & Construction, Inc. and shall remain the property of Silas Lacey Design & Construction, Inc. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Silas Lacey Design & Construction, Inc.</small></p>
--	--	--	---

