MINUTES
CITY OF HELOTES
BOARD OF ADJUSTMENT

The City of Helotes Board of Adjustment met on Monday, May 18, 2020 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023. This was an open meeting, subject to the open meeting laws of the State of Texas. Due to COVID-19, this meeting was conducted via teleconference. Physical distancing and the 10 people maximum were adhered to.

BOA Members Present:	Doug Deptuch, Chair (via teleconference) Charles Roberts Robert Logue (via teleconference) Blair Weaver (via teleconference) Donny Jones (via teleconference)
Staff Present:	Ernest Cruz, Development Services Director Marian Mendoza, City Administrator Celina Perez, City Secretary

1. Call to Order.

Chair Deptuch called the meeting to order at 7:10 p.m. See above for members present. Chair Deptuch led the pledge to the U.S. flag.

PUBLIC HEARING:

2. Public hearing to give all interested persons the right to appear and be heard on a request by John and Panalee Burge for a variance to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-4 *Total Lot Coverage Maximum Permitted* authorizing an exception on the allowable total surface area of an accessory building on a single-family residential zoned lot located at 13770 Antonio Drive, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 358707.

Chair Deptuch opened the public hearing at 7:20 p.m. Joanna Burge, the applicant's daughter, spoke on seeking a variance to authorize the construction of storage shed. Chair Deptuch closed the public hearing at 7:25 p.m.

(Note: Tom Wanat and Aurora Garcia submitted written comments in support of the variance.)

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. Discussion of and action on a request by John and Panalee Burge for a variance to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-4 *Total Lot Coverage Maximum Permitted* authorizing an exception on the allowable total surface area of an accessory building on a single-family residential zoned lot located at 13770 Antonio Drive, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 358707. (Applicant)

The applicant desires to construct another accessory building for storage. Prior to the City's incorporation, four (4) accessory buildings were constructed on the subject property. The total surface area of the existing accessory buildings is 1,940 square feet. The property currently exceeds the max allowable coverage. The maximum allowable coverage is 3% of the lot square footage, or 1,736 square feet. Subsequently, the applicant is requesting a variance to authorize a max allowable coverage based on 4% of the lot square footage, instead of 3% as required by Code. The details of the variance request are as follows:

Accessory Buildings		**Area**
Existing Accessory Buildings Total		1,940 square feet
Proposed New Storage Building	+	352 square feet
Proposed New Total		**2,292 square feet**
Ordinance - 3% on lot square footage of 57,872		1,736 square feet
Variance - 4% on lot square footage of 57,872		2,315 square feet

Motion was made by Robert Logue, second by Blair Weaver, to approve a variance authorizing a maximum total lot coverage based on 4% of the lot square footage, instead of the required 3%. Motion to approve carried unanimously.

Adjourn.

With no more business to come before the Board, Chair Deptuch adjourned the meeting at 7:35 pm.

Respectfully submitted,

Doug Deptuch, Chair

ATTEST:

Celina Perez, City Secretary

The BOA findings of fact are attached to these minutes.

CITY OF HELOTES
BOARD OF ADJUSTMENT
May 18, 2020
7:00 p.m.

Applicant: John and Panalee Burge

Address: 13770 Antonio Drive, Helotes, Texas 78023
BCAD Property ID No. 358707

A request for a variance to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-4 *Total Lot Coverage Maximum Permitted* authorizing an exception on the allowable total surface area of an accessory building on a single-family residential zoned lot.

Upon giving public notice and conducting a Public Hearing on May 18, 2020 in accordance with Code of Ordinances Chapter 98 *Zoning* and State Law, the Board of Adjustment adopts these specific, written findings as follows:

With 5 Members present, and upon a vote of 5 for and 0 against and 0 abstaining, the above variance request is: ✓ granted or _____ denied.

Any interested person wishing to appeal this decision is required to file a Writ of Certiorari in a district court, county court, or county court at law within ten (10) days of the date this decision is filed with the City Secretary, in accordance with Texas Local Government Code Section 211.011. This decision was filed with the City Secretary on 5/18/20.

PRESIDING BOA CHAIRMAN:

Doug Bepruen, Chair

Date: 5/18/20

ATTEST:

Ernest Cruz, Development Services Director