



**AGENDA
CITY OF WINDCREST, TEXAS**

BOARD OF ADJUSTMENT

November 10, 2014

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A WINDCREST BOARD OF ADJUSTMENT MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 10th DAY OF NOVEMBER 2014 STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE BOARD OF ADJUSTMENT MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE BOARD OF ADJUSTMENT RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF NOVEMBER 10, 2014 AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, NOVEMBER 11, 2014 AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

IT IS ANTICIPATED THAT MEMBERS OF OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETING, BUT NO ACTION WILL BE TAKEN BY THE OTHER COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE.

Ordinance No. 618 (09/20/10), Repealing Ordinance No. 593

At all City Council, City Commission or City Board meetings, the agenda shall include a "citizens to be heard" item. It is suggested that Citizens wishing to speak during this item sign in on the sign up roster prior to the meeting. During "citizens to be heard" comments, each individual may speak on an agenda item or any other matter affecting the city. In addition to the "citizens to be heard" portion of meetings, a person may make comments on agenda items prior to the vote on the agenda item. A member of the public will have a total of six (6) minutes to be heard during a City Council, City Commission or City Board Meeting. This does not include any responses from the body. The six (6) minutes time limit authorized herein may not be transferred to another speaker in whole or in part. The presiding Officer or his/her designee will assign a Time Keeper to each meeting. The Time Keeper will maintain strict compliance of the six (6) minute rule, stopping speakers who exceed the allotted time. As authorized by Section 551.042 of the Texas Government

Code, the Presiding Officer may direct a City Official to make: a statement of specific factual information in response to an inquiry made by a member of the public or of the City Council, or; a recitation of existing policy in response to an inquiry made by a member of the public or the City Council. Any deliberation or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting. Any question posed by a Citizen, Council Member, Board Member or Commission Member for which an answer is not available at a meeting shall be answered by a member of the staff or Presiding Officer at the next regular meeting of the Body, if an answer is reasonably available and prudent. If the information is sensitive, staff will seek advice from the City Attorney.

REQUEST ALL PAGERS AND CELL PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL. CITIZENS ARE ASKED TO REFRAIN FROM TALKING DURING COUNCIL PROCEEDINGS.

Meeting Chair: please remind each participant in your meeting that they must speak into a microphone; the recording is the Official Minutes of your meeting and all who speak must be recorded. All guest speakers and citizens to be heard must speak from podium. Please interrupt speakers during meeting if you recognize that they are not speaking into microphone and have them do so.

I. Call to Order, Pledge of Allegiance, Invocation and Announcement

II. Citizens to be Heard on Subsequent and Non-Subsequent Agenda Items

1. A member of the public will have three (3) minutes to discuss non-subsequent agenda items.
2. A member of the public will have six (6) minutes to discuss subsequent agenda items.
3. City Council may discuss and respond to current and past agendas on subsequent and non-subsequent agenda items by citizens to be heard.

III. Discuss and Act

1. The Board of Adjustment will review, discuss and may take action on Case #14-002 a request from the property owner at 410 Tidecrest, Windcrest, TX 78239 who is requesting a variance to allow a minimum five (5) foot side setback instead of the stated ten (10) foot side setback for a detached two-car garage.

IV. General Announcements & Future Agenda Items Requested

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

V. Adjournment

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Adjustment of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall

of said City in a convenient place to the public and said Notice was posted more than seventy-two hours prior to the meeting on November 10, 2014.

By:  , City Secretary

In compliance with the Americans With Disabilities Act, the City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. The City of Windcrest will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kelly Rodriguez, City Secretary, at 210-655-0022 ext. 2150 or Fax 210-655-8776.

I certify that the attached notice and agenda of items to be considered by the Board of Adjustment was removed by me from the City Hall bulletin board on the ____ November, 2014.

_____ Title: _____

Kelly Rodriguez
City Secretary

Alan Baxter
Mayor, Windcrest

Michael S. Brennan
City Attorney

Planning and Zoning Commission of Windcrest

WEDNESDAY, SEPTEMBER 10, 2014



Addressed to the parties above in consideration of a Board of Adjustment Hearing.

It is with the same intentions of the City of Windcrest that we write this letter for consideration of a variance to Chapter 23 of the Zoning, Planning, & Zoning Commission, and Board of Adjustment, specifically section 12-D which is written as such:

D. All accessory buildings shall be set-back not less than ten (10) feet from the main dwelling and not less than three (3) feet from all lot lines and shall not occupy any portion of easements if placed on permanent foundation. If portable the three (3) foot setback applies. Masonry buildings shall not be less than ten (10) feet from all lot lines and shall not occupy any portion of easements.

By these same intentions, we articulate that as a long-time residence, we see and respect the same vision as the city to preserve, protect and enhance the integrity, economic viability, and livability of Windcrest neighborhoods. In absolutely no manner do we see or foresee the consideration for such a variance approval will in any way compromise any traffic conditions, public health or safety, or the convenience and welfare in the near or far vicinities. We request that consideration be given to allow a minimum five (5) foot side setback instead of the stated ten (10) foot side setback for a detached two-car garage. We request this consideration to be granted by the Board under the guidelines outlined as reasonable approval for the following sections:

a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Chapter would deprive the applicant of reasonable use of his land; and

b. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and

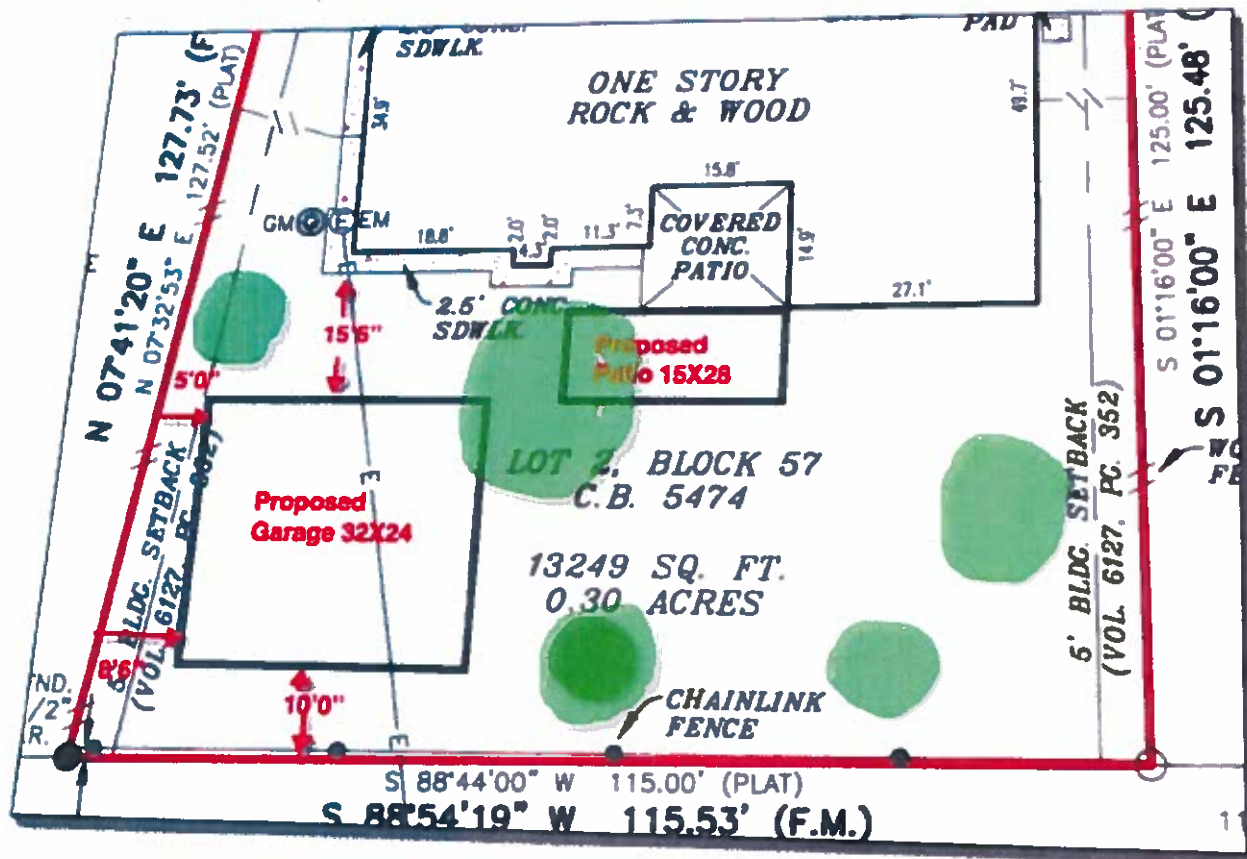
c. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

The scope of the proposed project is a 24' X 32' detached garage/workshop to be located in the furthest back corner portion of an irregular lot size. Due to the irregular lot lines, this structure would ultimately rest at five (5) feet from the property line at its closest proximity to eight (8) feet at the furthest point over the thirty-two (32) foot length. The structure would be no less than fifteen feet six inches (15'6") from the house building, and ten (10) feet from the alley fence.

Simultaneously, we have in this project the addition of a stamped concrete patio encompassing twenty-eight (28) feet in width by fifteen (15) feet in length. A stamped concrete walkway will join these two additions to our yard. Naturally situated between these elements is a somewhat mature ash tree that we do not want to remove.

Even currently, with the proposed request, we will result in a void of unusable land between the proposed building and a six (6) foot wooden fence. Whereas compliance with a ten (10) foot side setback would double the unusable space of our backyard, rendering another one hundred and sixty (160) square foot of backyard

void. Additionally, the likelihood of any survivability of the ash tree itself would diminish for the only reason of compliance to this zoning ordinance. It is for these reasons that we feel that such a variance applies to us; for the preservation and enjoyment of a substantial property right, and such compliance of the application would deprive us reasonable use of our land. Please see below plat survey with proposed structure placement.

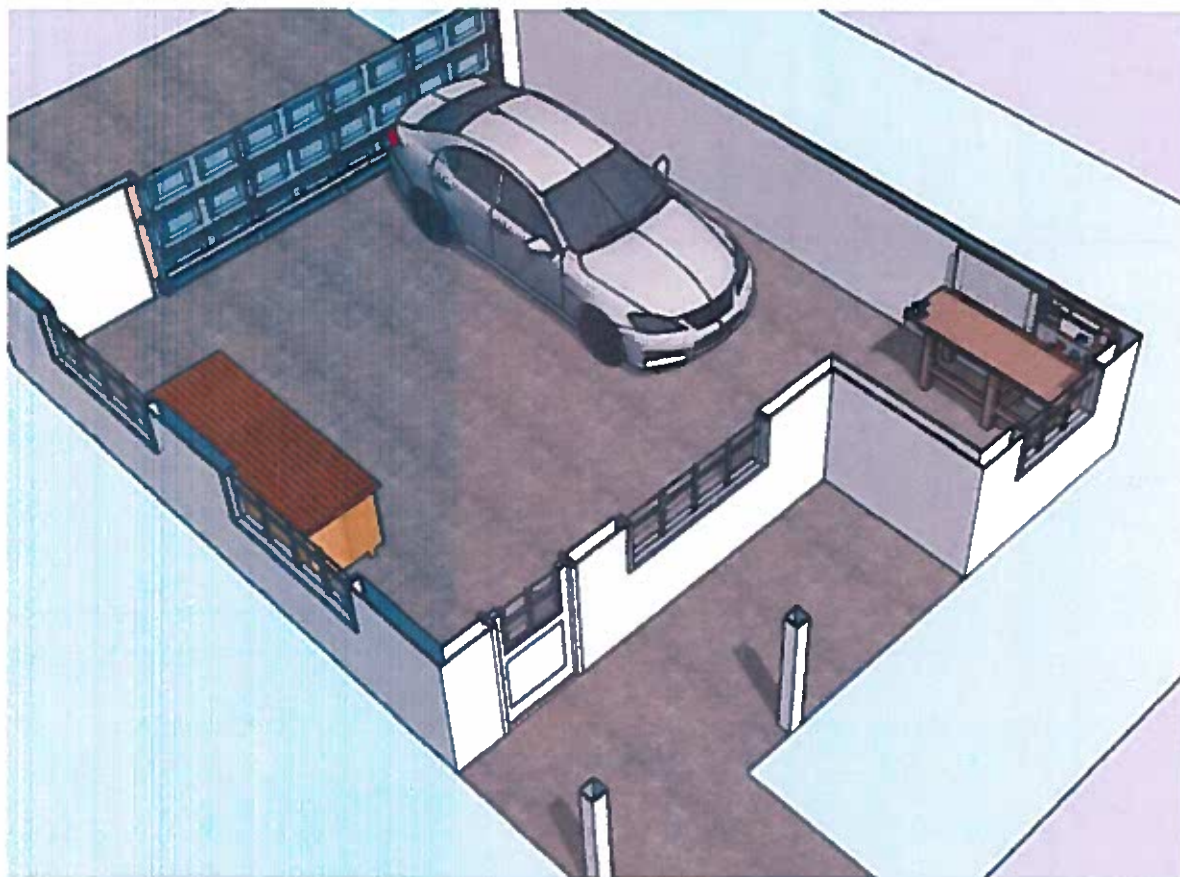


As we embarked on this home improvement proposal, we felt as though our research educated us enough to proceed as a stellar resident and neighbor. I had contacted Richard Herr via phone conversations in early April, we had a Compliance Officer over to the home and talked about ideas (I had string placed in different sections of the yard for months), and by their suggestion and direction we had contacted a company to complete a site plat survey – which was noted by these individuals that we would need one showing all easements and building setbacks.

We had researched many contractors for this proposal, and the nature of Easter Construction got the bid. In discussing the plans, they had also reviewed the plat survey indicating the five (5) foot setback. An architect put together renderings, a structural engineer was hired to completed footing beam locations for the concrete pour. After months of what we thought was the right preparation to proceed, we were then presented with this ten (10) foot side setback restriction. It is not only difficult to alter all of the plans at this point, but rather disappointing with an end result being a lot of wasted space in our backyard that could never possibly be used again complying with the ordinance code as written.

We had taken such care and diligence in the architectural design of this building as not to appear as though this was a utilitarian garage structure, but rather an element that complimented the house and yard and appealing in every aspect, including two roof dormers facing the yard. And while the

dimensions are in fact 24' X 32', within this space is a 16' X 8' covered porch facing the house and an 8' X 8' workshop area. The "car" space itself takes up 24' X 24'.



The exterior finish of the garage is one that we put a lot of detail in and believe such an addition will not only be beneficial to us, but to all neighboring values as well. It will be constructed with the lower portion matching the stone on the house and the upper portion with brick.

Back facing entrance:



Side yard facing:



As you can see, this is far from a typical detached two-car garage plan. It is to emphasize and compliment the property, be a useful garage, and a very nice workspace for home projects.

We ask you, the Planning and Zoning Commission of Windcrest, for a favorable decision in granting us a variance waiver to move forward with this proposal with a five (5) foot side setback requirement instead of the current ten (10) foot as noted.

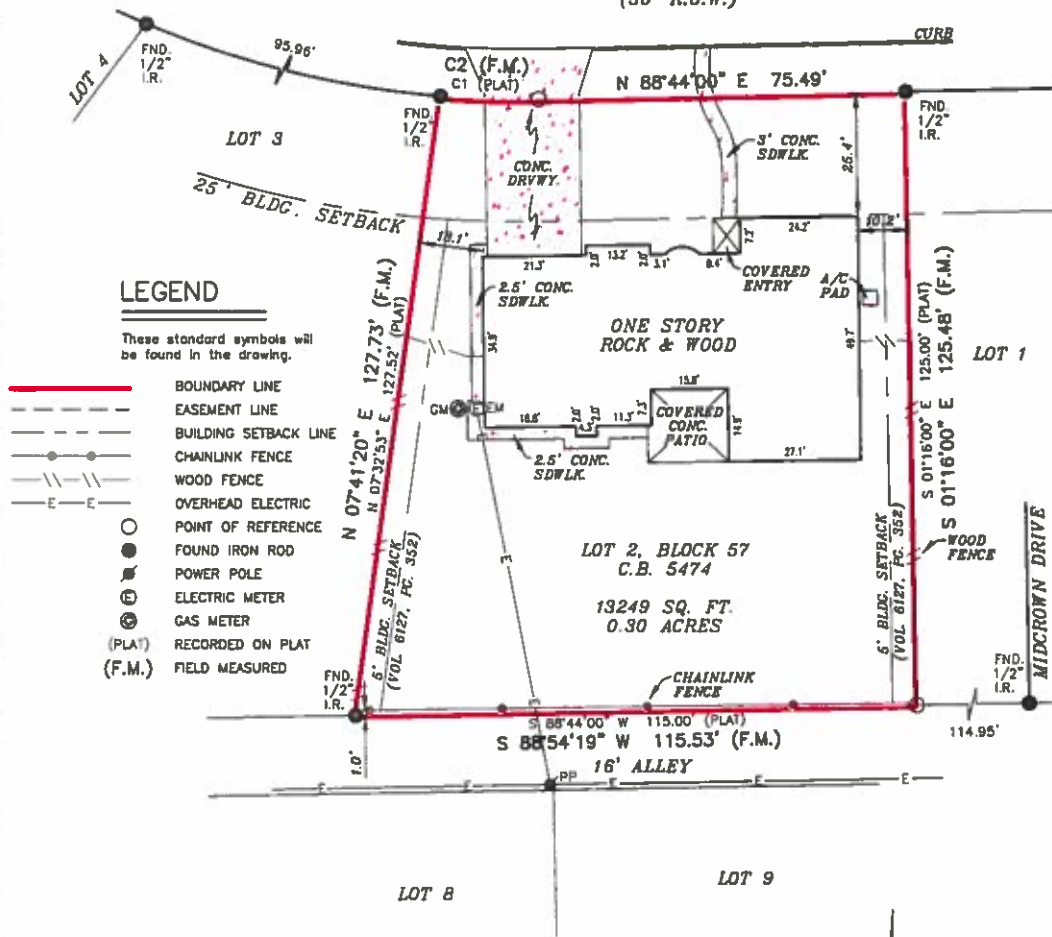
Please let us know the time in which we can meet in person to discuss this request. Thank you in advance for your time and consideration.

Sincerely and respectfully,

Oliver and Rosemarie Evancho
Genevive Oswald
410 Tidecrest Dr.
Windcrest, TX 78239
Cell: 469-233-9433

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	195.55'	20.00'	19.99'	S 88°20'11" E	05°51'38"
C2	195.55'	20.19'	20.18'	S 88°18'33" E	05°54'54"

TIDECREST DR.
(50' R.O.W.)



SURVEYOR'S NOTE:

BASIS OF BEARING, RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48029C-0270-G, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Flood Insurance Study. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: GENEVIEVE D. OSWALD

Address: 410 TIDECREST DR. GF No. ---

Legal Description of the Land:
Lot 2, Block 57, WINDCREST, Unit 18, situated in the Town of Windcrest, Bexar County, Texas, according to map or plat thereof recorded in Volume 5970, Pages 122-124, Deed and Plat Records of Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 6097, PAGE 708, REAL PROPERTY, BEXAR COUNTY, TEXAS
VOLUME 6127, PAGE 352, REAL PROPERTY, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	1404020287	NO.	REVISION	DATE
DATE:	04/21/14			
DRAWN BY:	MN/KB/TK			
APPROVED BY:	RJR			



Roy John Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520



WINDCREST PLAN REVIEW

Project Name

Project Address 410 Tide Crest

PlanReview

☐ TDLR Registration # Required

☐ Asbestos Survey Required

☐ OK to issue

☒ Building Permit

☐ Electrical Permit

☐ Plumbing Permit

☐ HVAC

☐ Other

☒ See comments below

☒ Return for corrections as indicated below

Reviewer Comments:

Show side setback on plan (minimum of 10').

Exterior to be a minimum of 90% masonry. Show exterior finish on plans.

Sec. 5.501(14):

14. No temporary or permanent building or structure shall be constructed, erected, sited, altered, enlarged or finished out on any lot forward of the rear most portion of the main structure unless it is attached to the main structure and its walls are at least ninety percent (90%) masonry, such as stone, brick, stone veneer, brick veneer or cement plaster.

All work performed shall comply with the International Codes – 2009 Editions and the NEC 2008 Edition.

Reviewer: Bruce Bealor

Date: 9/7/14

WINDCREST PLAN REVIEW

Project Name

Project Address 410 Tide Crest

PlanReview

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☐ HVAC

☐ Other

☒ See comments below

☒ Return for corrections as indicated below

Reviewer Comments:

Provide engineered foundation plan. ✓

Exterior to be a minimum of 90% masonry. Show exterior finish on plans. ✓

Not Done 9/2 Show side setback on plan (minimum of 10'). ✓

Provide dimensioned floor plan. ✓

Provide overall, total square footage of all buildings on lot.

All work performed shall comply with the International Codes – 2009 Editions and the NEC 2008 Edition.

Reviewer: Bruce Bealor

Date: 8/11/14



Building Permit Application

Date: 8/28/14

Permit # _____

Project Address: 410 Tidecrest Dr

Owner/Tenant Name: Oliver Evanco Address: 410 Tidecrest Dr

Legal Description: _____
Lot/Track _____ Block _____ Section _____ Addition _____ Zoning _____

Proposed Use: _____ Square Footage: _____

Front Set Back: _____ Side Set Back: 5ft Rear Set Back: 10ft

TYPE OF PERMIT: ☒ New Residential* ☐ New Commercial* ☐ Demolition ☐ Fire Sprinkler* ☐ Other
☒ Residential Addition* ☐ Commercial Addition* ☐ Driveway* ☐ Foundation* ☐ Pool*
☒ Residential Remodel* ☐ Commercial Remodel* ☐ Fence* ☐ Sidewalk* ☐ Sign*

* AT LEAST 2 FULL SETS OF PLANS ARE REQUIRED UPON SUBMITTAL

Description of Work: New double-car garage, patio and patio cover

Valuation of Work: \$ 40,000
Contractor: Easter Construction Address: 16202 Juan Tabo
Holmes TX 78023 2103520004
City/ State/Zip _____ Business Phone & Fax _____ Cell Number _____

COMMERCIAL PROJECTS ONLY	
TDLR NUMBER: _____	(If valuation is > \$50,000) Texas Accessibility Standards (ADA 800-803-9202)
☐ A copy of the asbestos survey for the area(s) to be renovated / demolished has been included with this permit application. This survey has been done in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emissions Standards for Hazardous Air Pollutants (NESHAP). If there is no survey submitted, then as the owner / operator of the renovation / demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to renovation / demolition permit being issued by the City of Windcrest.	

This permit becomes null and void if work or construction authorized is not commenced in ninety (90) days, or if construction or work is suspended or abandoned for a period of sixty (60) days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction

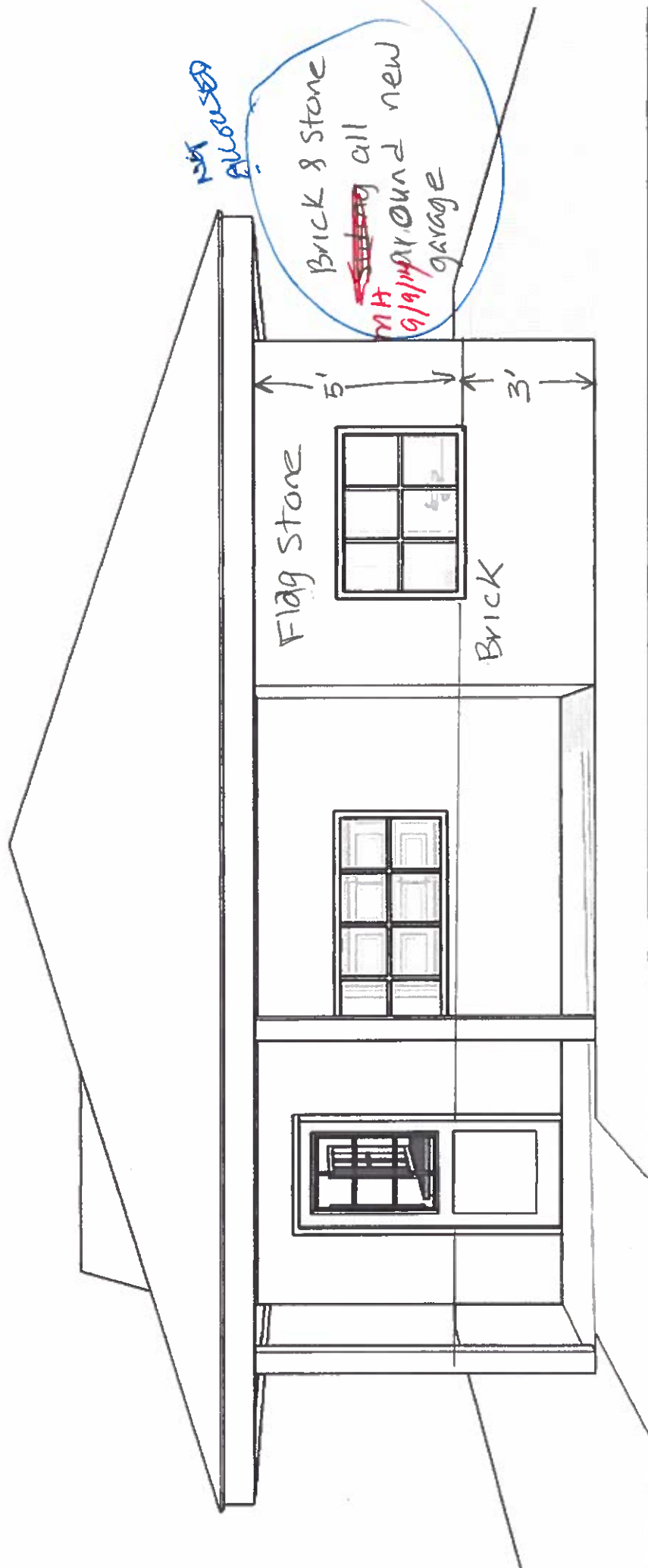
Signature of Contractor or Authorized Agent: [Signature] Printed Name: Manu Hernandez Company: Easter Construction Date: 8/28/14

Signature of Owner (If Builder): _____ Printed Name: _____ Date: _____

City Official Comments: _____

Plans Reviewed & Approved By: _____ Date: _____

Permit Fee: _____ Plan Check Fee: _____ Permit Fee Total: _____



not allowed

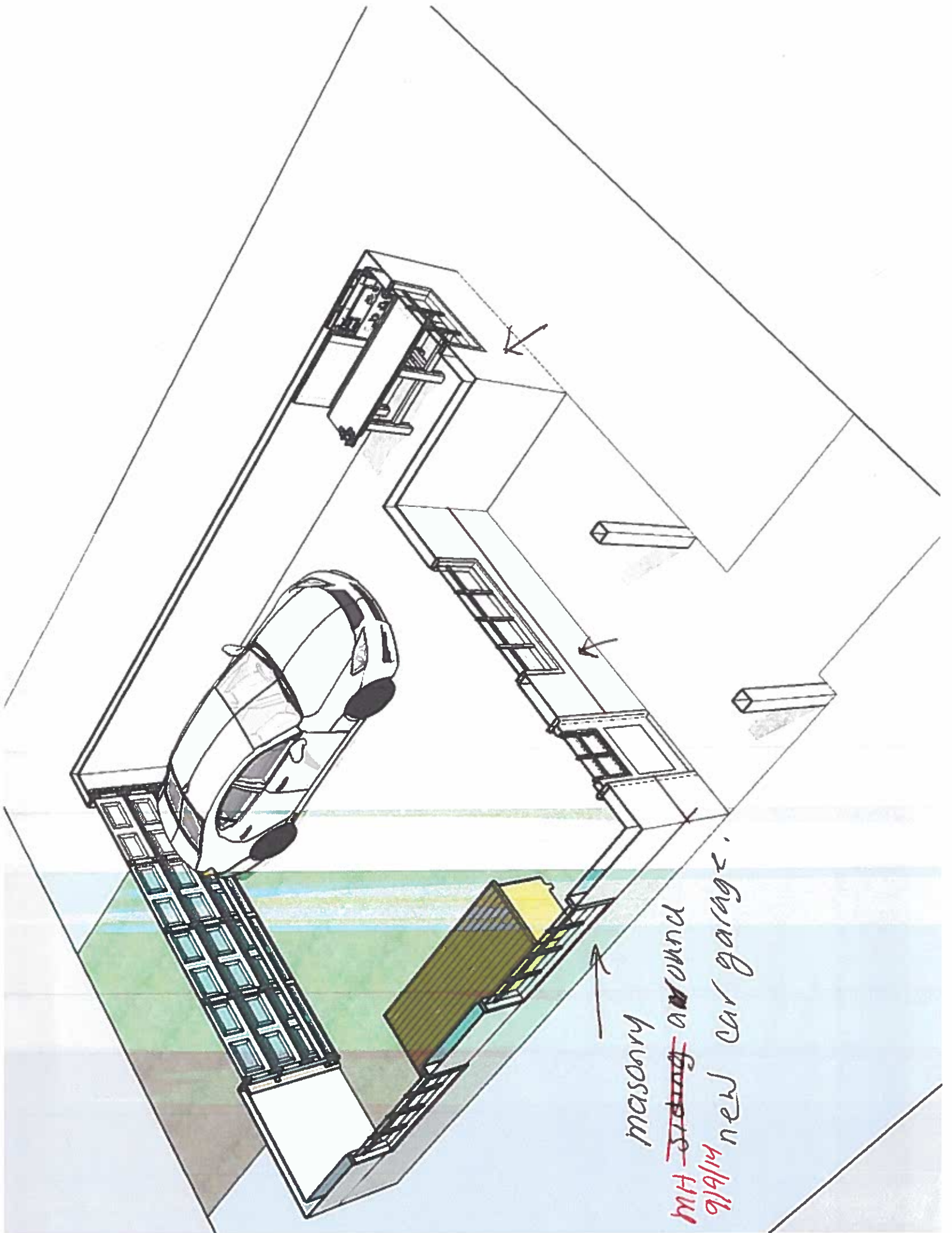
Brick & Stone
MH ~~standing~~ all new
garage

5'

3'

Flag Stone

Brick



masonry
new car garage.
4/16/16
~~4/16/16~~
4/16/16

WINDCREST PLAN REVIEW

Project Name

Project Address 410 Tide Crest

PlanReview

☐ TDLR Registration # Required

☐ Asbestos Survey Required

☐ OK to issue☒ Building Permit☐ Electrical Permit☐ Plumbing Permit HVAC

☐ Other

 See comments below

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Show side setback on plan (minimum of 10').

Provide dimensioned floor plan.

Provide overall, total square footage of all buildings on lot.

All work performed shall comply with the International Codes – 2009 Editions and the NEC 2008 Edition.

Reviewer: Bruce Bealor

Date: 8/11/14

City of Windcrest
Building Services Department
8601 Midcrown
Windcrest, TX 78239
Phone: (210) 655-0022 Fax: (210) 655-8776

Contractor Registration Application

Please PRINT CLEARLY and complete the entire application; failure to do so may result in a delay obtaining a permit with the City of Windcrest. A \$20.00 registration is due at time of registration and is good for one year.

Name of Business: EASTER CONSTRUCTION
Business Address (No P.O. Box #'s): 16202 Juan Tabo
City: Helote State TX Zip _____
Business Phone #: (210) 889 3278 Business Fax #: () _____
Name of Business Owner: Michael Easter
Business Owner Address: _____
City: _____ State _____ Zip _____
Phone #: () _____ Cell #: () _____ E-mail _____

Indicate below by selecting type of work:

- | | | |
|--|---------------------------------------|--|
| ☐ Electrical/Solar | ☐ Plumbing | ☐ HVAC/Refrigeration |
| ☐ Irrigation | ☐ Backflow | ☒ Foundation |
| ☒ Concrete | ☐ General | ☐ Roof |
| ☐ Swimming Pool | ☐ Fence | ☐ Utility |
| ☒ Demolition | ☐ Shade Covers | ☐ Fire Alarm/Sprinkler |

Applicable License: (State/Local): San Antonio TX
Licenses #: H-924453 Expiration: 6/23/16

List of individuals authorized to obtain permits for your business: _____
Mario Hernandez, Jennifer More

Has there been a complaint filed against you? Yes or No

If so, please explain: _____

Have you ever been arrested or convicted of a felony or misdemeanor? Yes or No

If so, please explain: _____

The City of Windcrest requires a copy of your current license and general liability insurance to be kept on file. If you do not have general liability insurance, you as the contractor will not be able to obtain a permit with the City of Windcrest.

[Signature]
Contractor (Print Name)

MARIO IVAN HERNANDEZ
Contractor Signature

Date

Residential Building Contractor

New Homes, Additions, Structural Remodels - Accessory > 400 sf
Registered with the City of San Antonio

EASTER CONSTRUCTION

MARIO IVAN HERNANDEZ

Registr #: **H-924453**

Exp Date: **6-23-2016**



R. J. Sanchez
Roderick J. Sanchez
Director, Planning & Development Services



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/23/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER INSURICA INS MNGMNT NETWORK/PHS 811443 P:(866) 467-8730 F:(888) 443-6112 PO BOX 33015 SAN ANTONIO TX 78265	CONTACT NAME:	FAX (A/C, No): (888) 443-6112
	PHONE (A/C, No, Ext): (866) 467-8730	
INSURED WILKINS PLUMBING CO MR VIRGLE WILKINS 5814 ANGIE PL SAN ANTONIO TX 78240	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Hartford Underwriters Ins Co	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR HTD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ☒ NON-OWNED AUTOS			65 UEC IP8689	09/01/2014	09/01/2015	COMBINED SINGLE LIMIT (Ea accident) \$300,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DEL ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/IN OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations.

CERTIFICATE HOLDER**CANCELLATION**

City of Windcrest
Attn Plumbing Inspection Dept
8601 Midcrown
Windcrest TX 78239

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Tac Taillon

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City of Windcrest
8601 Midcrown
Windcrest, TX 78239
(210)655-0022, Fax (210)655-8776

RECEIVED

REMODEL PERMIT APPLICATION

DATE: _____

PERMIT NO. _____

JOB ADDRESS: 410 Tide Crest		
OWNER: Oliver Evans	ADDRESS: 410 Tide Crest	PHONE:
CONTRACTOR: EASTER CONSTRUCTION	ADDRESS: 16202 Juan Tabo	PHONE: Helote 410 352 0004
VALUATION OF WORK:	PERMIT FEE:	

CLASS OF WORK: NEW ☒ ADDITION ☐ ALTERATION ☐ REPAIR ☐

DESCRIBE WORK: Concrete Patio and slab for garage, garage with gable roof. Porch on patio.
--

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED IN NINETY (90) DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF SIXTY (60) DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

8/14/2012
DATE

SIGNATURE OF OWNER (IF BUILDER)

DATE

CITY OFFICIAL COMMENTS:

APPROVED BY:

DATE:

BUILDING AND BUILDING CODE

- A. Driveways, new or a replacement, including curb cut,
 - B. Sidewalks,
 - C. Slabs in front or side yards exceeding 16 sq. feet.
7. New irrigation or lawn sprinkler systems or the replacement of backflow prevention.
8. New swimming pools, either above or in the ground.
9. New spas or hot tubs.
10. Masonry mailboxes on public sidewalks.
11. New or replacement water heaters or water softeners.
12. Accessory buildings as defined as defined herein above and (See Chapter 23 for additional accessory building requirements) used as a tool, greenhouse, playhouse, storage shed or similar use, located in an R-1 Zoned District, and erected, sited, constructed, reconstructed, or enlarged must comply with the following requirements:
- A. No sewer connections shall be installed. Electrical, water or gas connections may be made with appropriate permits.
 - B. No more that two (2) buildings, one (1) being a greenhouse, may be erected if other than 90 percent masonry buildings.
 - C. Buildings shall not be sited or constructed forward of the rear-most portion of the main structure.
 - D. All accessory buildings shall be set-back not less that ten (10) feet from the main dwelling and not less that three (3) feet from all lot lines and shall not occupy any portion of easements if placed on permanent foundation. If portable the three (3) foot setback applies. Masonry buildings shall not be less than ten (10) feet from all lot lines and shall not occupy any portion of easements.
 - E. Excluding masonry buildings, buildings will not exceed 144 sq. ft. of interior space nor nine (9) feet in height (above grade level). Grade level is defined as the highest point of elevation of the finished surface of the ground, paving, or sidewalk between the main structure and the property line.
 - F. Buildings will be of a color which matches or is in harmony with the existing main structure. Masonry buildings will be in harmony in design, color and materials with the existing main structure.
13. Accessory buildings or portable containers used as a storage shed or similar use located in a B-1 or B-2 Zoned District are not permissible without the specific approval of the City Council. The procedures outlined in Sec. 5.1202 will be followed to obtain a building permit for the addition or placement of an accessory building.
14. No temporary or permanent building or structure shall be constructed, erected, sited, altered, enlarged or finished out on any lot forward of the rear most portion of the main structure unless it is attached to the main structure and its walls are at least ninety percent (90%) masonry, such as stone, brick, stone veneer, brick veneer or cement plaster. Attached buildings or structures without walls shall be constructed of cedar, cypress or redwood lumber which is painted or stained to correspond in style and architecture to the main structure to which it is appurtenant. Attached buildings or structures with roofs shall have the same material, color and design as the structure to which it is appurtenant. Any attached building or structure shall not encroach past a building setback line in the applicable plat or city code. (Ord. No. 346, 2/21/2000)



October 20, 2014

Dear Property Owner:

The Board of Adjustment of the City of Windcrest will be considering a request for variance on November 10, 2014, at 6:00 P.M. in the City Hall located at 8601 Midcrown, Windcrest, Bexar County, Texas.

The purpose of the Public Hearing will be for the Board of Adjustment to consider and act upon the following variance request:

Windcrest City Code of Ordinances, Chapter 5, BUILDING AND BUILDING CODE, Subchapter 5.500 General Requirements Pertaining to all Zoning Districts Permits, Section 5.501, Permits, (12)(D). (Please refer to the attached sheet for more information on this code or visit <http://www.windcrest-tx.gov/DocumentCenter/Home/View/41>). The property owner at 410 Tidecrest, Windcrest, TX 78239 is requesting a variance to allow a minimum five (5) foot side setback instead of the stated ten (10) foot side setback for a detached two-car garage.

All interested parties are invited to attend. For additional information contact the City Secretary at the above address or at 210-655-0022.

Kelly Rodriguez
City Secretary

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Return to: Board of Adjustment at 8601 Midcrown, Windcrest, Texas 78239.

Name: Richard Soto, Damaris Soto Address: 401 Tidecrest dr.

Variance Request – (address)
(Reason for Variance)

 / In Favor

 Opposed

Comments: Richard Soto, Damaris Soto are ok with the
request. 10/27/14



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Kelly Rodriguez
City Secretary

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Return to: Board of Adjustment at 8601 Midcrown, Windcrest, Texas 78239.

Name: ROBERT + LAVETTE DUNA Address: 405 TIDECREST DR

Variance Request – (address)
(Reason for Variance)

☒ In Favor

☐ Opposed

Comments:

WE HAVE NO OPPOSITION TO THE CONSTRUCTION
OF THE PROPOSED DETACHED GARAGE, INCLUDING
NO OPPOSITION TO THE SETBACK VARIANCE



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Kelly Rodriguez
City Secretary

Return to: Board of Adjustment at 8601 Midcrown, Windcrest, Texas 78239.

Name: Deborah White Address: 406 Tidecrest Dr.

Variance Request – (address)
(Reason for Variance)

☒ In Favor

☐ Opposed

Comments:
