



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

The City of Helotes Board of Adjustment will meet on Monday, May 18, 2020 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023. This is an open meeting, subject to the open meeting laws of the State of Texas.

SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE

As a result of COVID-19, the Governor of Texas issued an order on March 16, 2020, suspending various provisions of the Open Meetings Act, which now authorize the participation of a meeting by videoconference and / or teleconference. In order to advance the public health goal of physical distancing, the City of Helotes City Council will conduct this regular meeting by telephone conference. No in person input will be allowed. To speak remotely, register in advance by using the fillable Citizen Comment Form on the City website. The comment form is due by 12:00 pm on Monday, May 18. Once the comment form is received, the speaker will receive a confirmation email with the toll-free phone number and access code. Speakers will be placed in a queue until their time to speak. Watch the livestream meeting broadcast on Spectrum Government Access Channel 21 and/or the City's YouTube channel. The digital meeting packet is available on the City website.

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 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.

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)

Adjourn.

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 the 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 May 1, 2020 at 10:30 a.m.

A handwritten signature in blue ink, appearing to read "Celina Perez", is written over a horizontal line. The signature is stylized and cursive.

Celina Perez, City Secretary



Notice of Public Hearing
Board of Adjustment
May 18, 2020

The City of Helotes Board of Adjustment will hold a Public Hearing on May 18, 2020 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023 to receive public comments 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.

I certify this notice was posted on April 13, 2020 at 4:00 p.m.



Celina Perez, City Secretary

Published: April 10, 2020 in San Antonio Express News

HEARST

MEDIA SOLUTIONS

San Antonio Express News | ExpressNews.com | mySA.com

**SAN ANTONIO EXPRESS NEWS
AFFIDAVIT OF PUBLICATION**

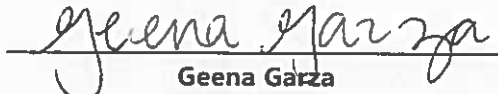
**STATE OF TEXAS:
COUNTY OF BEXAR**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared: Geena Garza, who after being duly sworn, says that she is the BOOKEEPER OF HEARST NEWSPAPERS, LLC - dba: SAN ANTONIO EXPRESS-NEWS, 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	Customer	Order ID	Publication	Pub Date
20000334	CITY OF HELOTES	34021627	SAE Express-News	04/10/20

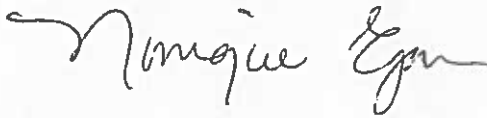
NOTICE OF PUBLIC HEARING

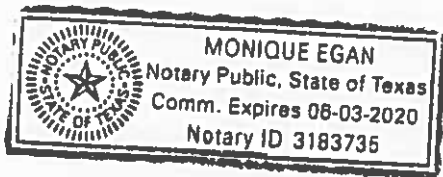
The City of Helotes Board of Adjustment will hold a Public Hearing on May 18, 2020 at 7 p.m. in the City Hall Council Chambers, 12951 Bandera Rd., Helotes, TX 78023 to receive public comments on a request by John and Panalee Burge for a variance to Municipal Code of Ordinances Chapter 98 Zoning, Section 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 (BCAD Prop. ID No. 3587D7). For more information, visit www.helotes-tx.gov.


Geena Garza
Bookkeeper

Sworn and subscribed to before me, this 10 day of April A.D. 2020

Notary public in and for the State of Texas





Property Identification #: 358707

Property Information, 2020

Owner Identification #: 2551789

Geo ID: 05824-000-0180
Situs: 13770 ANTONIO DR HELOTES, TX
Address: 78023
Property Type: Real
State Code: A1

Legal Description: CB 5824 BLK LOT 18
Abstract: A05824
Neighborhood: HELOTES RNCH AC III(NS)
Appraised Value: N/A
Jurisdictions: 56, 10, 09, 11, 42, CAD, 06, 08

Name: BURGE JOHN R & PANALEE S
Exemptions: OTHER, HS
DBA: Null




Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

CITY OF HELOTES

12951 Bandera Road
 Helotes, TX 78023
 Phone: (210) 695-8877
 Fax: (210) 695-2123

PLAN REVIEW COMMENTS SHEET

Project Information							
Project Name:	13770 Antonio Drive (Proposed Detached Accessory Building)						
Address:	13770 Antonio Drive	Phone Number:					
Contact:	Panalee Burge						
Department:							
<input type="checkbox"/>	Fire Official	<input type="checkbox"/>	City Engineer	<input type="checkbox"/>	City Arborist	<input type="checkbox"/>	Storm Water Management Plans Reviewer & Inspector
<input checked="" type="checkbox"/>	Building Inspector	<input type="checkbox"/>	City Council Official	<input type="checkbox"/>	Health Inspector	<input type="checkbox"/>	Other
Date of Request: 03/09/2020							
Department Approval							
<input type="checkbox"/>	Approved To Issue Building Permit						
<input checked="" type="checkbox"/>	Disapproved						
Comments:							
<p>The applicant's current property located at 13770 Antonio Drive has detached accessory buildings totaling 1,940 square feet. These buildings were constructed several years ago prior to the city's incorporation. Under the City's current Code the applicant would only be allowed 1,736 square feet based on the lot size of 57,872 square feet (3 % of 57,872 equates to 1,736 square feet) and is 204 square feet over current allotted square footage. The applicant is proposing to construct a 352 square foot storage shed, the requested total variance being requested is 556 square feet, which includes the existing square footage overage.</p>							
<p>Permit application is denied. Current ordinance (Chapter 98, Sec. 4 - Total Lot Coverage) limits the total square footage of accessory structures (excluding carports) to not exceed 3% of the total lot area.</p>							
					4/8/20		
Reviewing Official's Signature					Date		



City of Helotes
 Development Services
 Department
 P.O. Box 667
 12951 Bandera Road
 Helotes, TX 78023
 Phone (210) 695.8877
 Fax (210) 695.2123

Application Date: _____

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

NAME OF APPLICANT: PANALEE and John BURGE

MAILING ADDRESS: 13770 Antonio Dr Helotes, Tx 78023

PHONE #: Handline: 210 695-4492
Cell 210 957-4952 psburge@aol.com

RECEIVED

STATUS OF APPLICANT: PAID OWNER: yes

MAR 17 2020

CK. 3069
 MAR 17 2020

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

CITY OF HELOTES

CITY OF HELOTES

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 13770 Antonio Dr Helotes, Tx 78023

LEGAL DESCRIPTION: Lot 12, CO 5924 Helotes Ranch ^{Graded} ~~Helotes~~

CURRENT ZONING: R1 PROPOSED ZONING: R1

EXISTING USE: ^{new} concrete slab/foundation PROPOSED USE: Tuff shell on concrete

ACRES/SQ. FT.: 1.33 acres 57,922sf DOES OWNER OWN ADJACENT PROPERTIES? YES NO

REQUESTED BOARD ACTION OR SPECIAL EXCEP Consider the ALQ as part of the main residence sq ft VARIANCE Increase 3% to 4% for accessory structures

PURPOSE OF REQUEST: Please see next page

① Increase % for buildings from 3% to 4%

② Exempt 2nd home from classification of ALQ to primary 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.

PanaLee Burge
 APPLICANT'S SIGNATURE

March 16, 2020
 DATE

Panalee and John Burge Information

13770 Antonio Drive
Helotes, Texas 78023

Lot 18, CV 5924 Helotes Ranch Acres, (First Unit), City of HELOTES, BEXAR County, Texas, according to plat reported in Volume 2222, Page 240, Deed and Plat Records. BEXAR County, Texas

Lot 18 / 1.33 acres / 57,872 sqft X 3% = 1,736 square feet (sf)

BLDG	DESCRIPTION	AREA, sf
A	Primary Residence	2,022

ACCESSORY BUILDINGS

B	Associated Residence (for Caregiver)	1,152
C	Existing Shed	552
D	Soft Water Unit Housing	44
E	Tuff Shed (for Associated Residence)	192

F	PROPOSED NEW TUFF SHED (see Included Survey)	352
	TOTAL for Existing and Proposed Buildings =	2,292

3% Variance :	3% of 57,872	=	1,736
4% Variance :	4% of 57,872	=	2,315

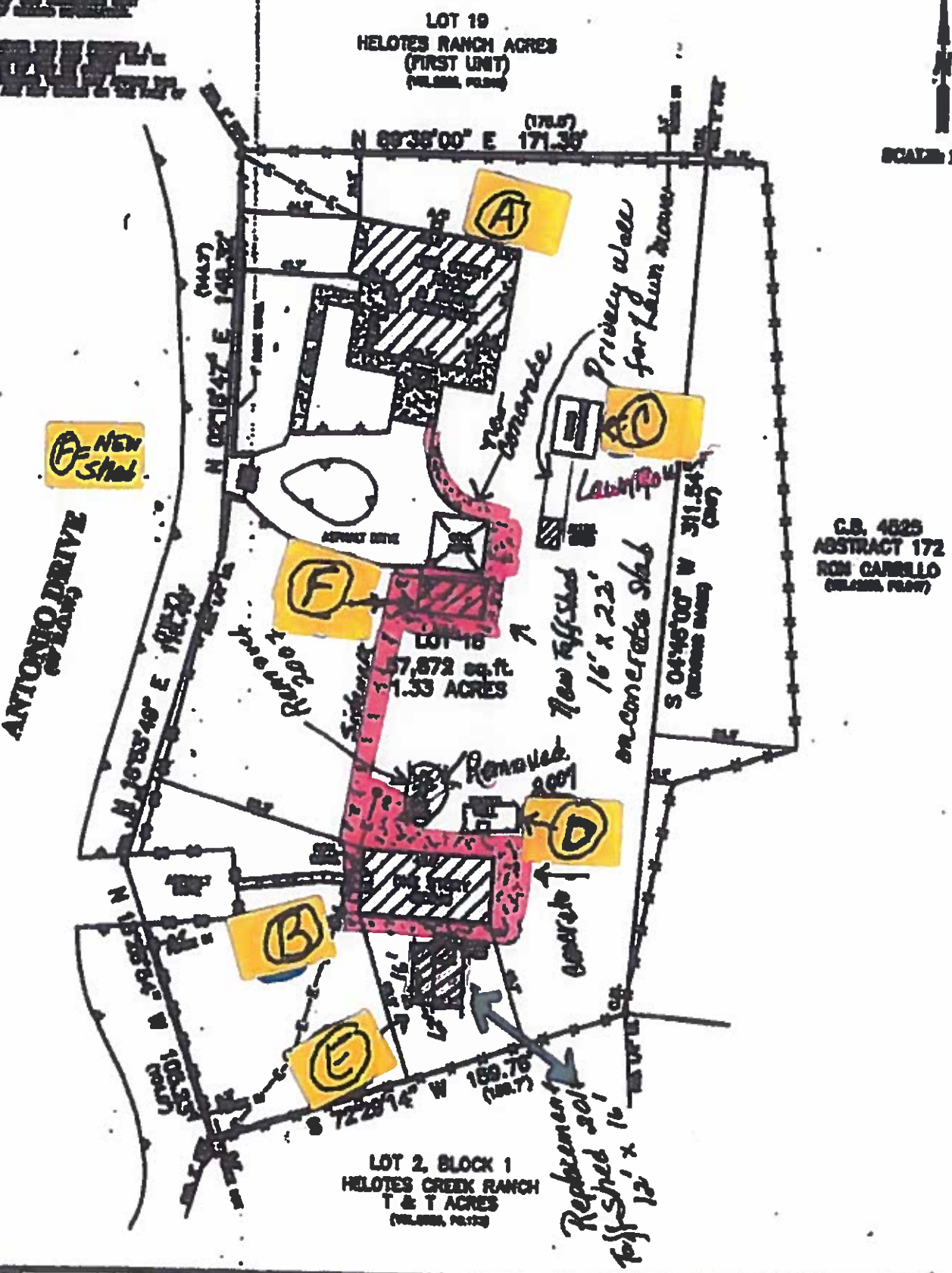
CONCLUSION showing 4% Variance would meet Compliance

2,292sf is GREATER than 1,736sf, but is LESS than 2,315sf

<ul style="list-style-type: none"> ○ - SET 1/2" IRON ROD WITH CAP EXPOSED SURFACE □ - SET 1/2" IRON ROD △ - SET PK ON POST ▲ - SET PK ON POST ○ - CALICULATED POINT ○ - 7" ON CONCRETE ○ - METAL POST & CHISEL 	<ul style="list-style-type: none"> ○ - IRON MONUMENT ○ - IRON 1" PIPE () - MISSING INFORMATION ○ - POWER POLE ○ - CABLE TELEVISION ○ - TELEPHONE CARRIER 	<ul style="list-style-type: none"> ← - ZERO LOT LINE → → - CHAINLOCK FENCE → → → - WOOD FENCE → → → - WIRE FENCE → → → - OVERHEAD ELECTRIC → → → - LINE BREAK ▲ - EDGE OF ACQUITY 	<ul style="list-style-type: none"> P.O.B. - POINT OF BEGINNING P.O.S. - POINT OF SURVEY R.O.S. - RIGHT OF WAY S.S.L. - BUILDING SETBACK LINE S.S. - BUILDING SETBACK U.E. - UTILITY EASEMENT C.M. - CONTROLLING MONUMENT
---	---	--	---

THE SURVEY WAS MADE BY ...

SCALE 1"=40'





Panalee Burge
13770 Antonio Dr
Helotes TX 78023
Q-416070



JOHN & PANALEE BURGE PUBLIC HEARING 200 FT REQUIREMENT



April 14, 2020

polygonLayer

Override 1

polygonLayer

Override 1

multipointLayer

**JOHN & PANALEE BURGE
VARIANCE REQUEST**

**PUBLIC HEARING MAIL OUT
6 NOTICES MAILED**

**PAUL & AURORA GARCIA
PO BOX 615
HELOTES, TX 78023-0615**

**CABINET CORNER CO LLC
8823 RUSTLING BRANCHES
SAN ANTONIO, TX 78254-5513**

**RON CARRILLO
PO BOX 690843
SAN ANTONIO, TX 78269-0843**

**THOMAS D WANAT
PO BOX 1109
HELOTES, TX 78023-1109**

**MICHAEL & SALLY LOU
GRIFFITH
13727 ANTONIO DR
HELOTES, TX 78023-4675**

**OUR LADY OF GUADALUPE
CHURCH
13715 RIGGS RD
HELOTES, TX 78023-3917**



April 14, 2020

John and Panalee Burge
13770 Antonio Drive
Helotes, Texas 78023

Dear M/M Burge,

The City of Helotes Board of Adjustment will hold a Public Hearing on May 18, 2020 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023 to give all interested persons the right to appear and be heard on your 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 located at 13770 Antonio Drive, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 358707.

Although not required, it would probably be advantageous for you to make arrangements for representation at this meeting.

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 (*Notices*), 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.

Should you have any additional questions, please feel free to contact me at 210-695-5911 or citysec@helotes-tx.gov.

Sincerely,

Celina Perez,
City Secretary



April 14, 2020

Dear Property Owner,

The City of Helotes Board of Adjustment will hold a Public Hearing on May 18, 2020 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023 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.

You are being notified of this public hearing because you own property within two hundred feet (200') of the subject property as it appears on this date in the BCAD map. As an interested property owner, you are invited to attend the meeting to express your opinion. You may also send written comments to the attention of the City Secretary at PO Box 507, Helotes, Texas 78023 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 (*Notices*), 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.

A BCAD map of the subject property is enclosed with this letter. For more information, visit *Notices* on www.helotes-tx.gov. Thank you for your interest and participation on this matter.

Sincerely,

Celina Perez,
City Secretary



BOARD OF ADJUSTMENT AGENDA ITEM REQUEST FORM

MEETING DATE: May 18, 2020

AGENDA PLACEMENT:

- PUBLIC HEARING
- UNFINISHED BUSINESS
- CONSENT
- INDIVIDUAL
- CLOSED

CAPTION:

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.

EXECUTIVE SUMMARY:

The subject property is 1.33 acres and totals 57,872 square feet. 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 equal 1,940 square feet.

The applicant desires to construct another accessory building that measures 352 square feet. The Building Official disapproved the building permit in accordance with Section 98-4 *Total Lot Coverage Maximum Permitted*, Subparagraph b. The Code dictates that the maximum allowable coverage for a lot greater than one acre is 3% of the lot square footage. The max allowable coverage for this property is 1,736 s.f. (57,872 lot s.f. x 3%). The property currently exceeds the allowable coverage by 204 s.f. (1,940 s.f. existing – 1,736 s.f. allowable)

The applicant has submitted a variance request to authorize a max allowable coverage based on 4% of the lot square footage, instead of the required 3%. The variance request is summarized below:

Accessory Buildings	Area
Existing Total	1,940 s.f.
Proposed New Tuff Shed	+ <u>352 s.f.</u>
Proposed New Total	2,292 s.f.
 Ordinance - 3% Max Allowable Lot Coverage of 57,872 s.f.	 1,736 s.f. (204 s.f. over)
Variance - 4% Max Allowable Lot Coverage of 57,872 s.f.	2,315 s.f. (556 s.f. over)

ATTACHMENTS:

Attachment A – Building Official Review

Attachment B – Application

Attachment C – Ordinance


PREPARED BY: Ernest Cruz, Development Services Director

DATE SUBMITTED: March 30, 2020

CITY OF HELOTES

12951 Bandera Road
 Helotes, TX 78023
 Phone: (210) 695-8877
 Fax: (210) 695-2123

PLAN REVIEW COMMENTS SHEET

Project Information				
Project Name:		13770 Antonio Drive (Proposed Detached Accessory Building)		
Address:		13770 Antonio Drive	Phone Number:	
Contact:		Panalee Burge		
Department:				
<input type="checkbox"/>	Fire Official	<input type="checkbox"/>	City Engineer	<input type="checkbox"/>
<input type="checkbox"/>	City Arborist	<input type="checkbox"/>	Storm Water Management Plans Reviewer & Inspector	
<input checked="" type="checkbox"/>	Building Inspector	<input type="checkbox"/>	City Council Official	<input type="checkbox"/>
<input type="checkbox"/>	Health Inspector	<input type="checkbox"/>	Other	
Date of Request: 03/09/2020				
Department Approval				
<input type="checkbox"/>	Approved To Issue Building Permit			
<input checked="" type="checkbox"/>	Disapproved			
Comments:				
<p>The applicant's current property located at 13770 Antonio Drive has detached accessory buildings totaling 1,940 square feet. These buildings were constructed several years ago prior to the city's incorporation. Under the City's current Code the applicant would only be allowed 1,736 square feet based on the lot size of 57,872 square feet (3 % of 57,872 equates to 1,736 square feet) and is 204 square feet over current allotted square footage. The applicant is proposing to construct a 352 square foot storage shed, the requested total variance being requested is 556 square feet, which includes the existing square footage overage.</p>				
<p>Permit application is denied. Current ordinance (Chapter 98, Sec. 4 - Total Lot Coverage) limits the total square footage of accessory structures (excluding carports) to not exceed 3% of the total lot area.</p>				
			4/8/20	
Reviewing Official's Signature			Date	

Application Date: _____



City of Helotes
Development Services
Department
P.O. Box 607
12951 Bandera Road
Helotes, TX 78023
Phone (210) 695.8877
Fax (210) 695.2123

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

NAME OF APPLICANT: PANALEE and John BURGE

MAILING ADDRESS: 13770 Antonio Dr Helotes, TX 78023

PHONE #: [REDACTED] [REDACTED]

RECEIVED

STATUS OF APPLICANT: PAID OWNER: yes MAR 17 2020

CK. 3069
MAR 17 2020

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

CITY OF HELOTES

CITY OF HELOTES

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 13770 Antonio Dr Helotes, TX 78023

LEGAL DESCRIPTION: Lot 18, CB 5924 Helotes Ranch ^{As Piped} ~~As Case~~

CURRENT ZONING: R1 PROPOSED ZONING: R1

EXISTING USE: ^{new} concrete slab/foundation PROPOSED USE: Tuff shell on concrete

ACRES/SQ. FT.: 1.33 acres 57,922sf DOES OWNER OWN ADJACENT PROPERTIES? YES NO

REQUESTED BOARD ACTION: OR VARIANCE SPECIAL EXCEP: Consider the ALQ as part of the main residence sq ft Increase 3% to 4% for accessory structures

PURPOSE OF REQUEST: Please see next page

① Increase 2nd floor buildings from 3% to 4%

OR ② exempt 2nd floor from classification of ALQ to primary 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.

Panalee Burge
APPLICANT'S SIGNATURE

March 16, 2020
DATE

Property Identification # 358707	Property Information 2020	Owner Identification # 2551769
Geo ID: 05924-000-0180 Situs: 13770 ANTONIO DR HELOTES, TX Address: 78023 Property Type: Real State Code: A1	Legal Description: CB 5924 BLK LOT 18 Abstract: A05924 Neighborhood: HELOTES RNCH AC III(NS) Appraised Value: N/A Jurisdictions: 56, 10, 09, 11, 42, CAD, 06, 08	Name: BURGE JOHN R & PANALEE S Exemptions: OTHER, HS DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Panalee and John Burge Information

13770 Antonio Drive Helotes, Texas 78023

We are seeking a 4% variance versus the current 3% variance

We are requesting a variance to install a designed, customized, and constructed, well-built, attractive Tuff Shed. It will be built prior to delivery and finished in 24 hours. Please see Picture.

- We did not know that there was a 3% Limitation on accessory buildings INCLUDING that the Mother-in-law/Caretaker Residence was counted in the totals of the accessory buildings. We were quite surprised to learn that we had to obtain a permit for this project during our planning.
- We are 2 senior citizens, 77 and 75 years, (one of us is disabled), and have a Caretaker, in this 2nd home.
- Our daughter, Joana Lee Burge, lives in this 2nd home. She prepares our meals, shops for us, runs other errands, etc.
- When we purchased this property, the 2 homes on our property were listed as **(1) Home adding the bedrooms and bathrooms** of each. Zillow and the Realty website also does not mention 2 homes. This configuration of ONE home on this property is also specified on the Title and Appraisals. If these homes were combined, as we understand they are on all these documents, we would be in **full compliance of the 3% limitation**. It seems unconscionable that adding the 2nd home and using the square footage would preclude our adding this proposed shed. Perhaps that would be the correct way as per deed that the 2nd home be included with the main home. Then this square foot addition, **the shed, would not exceed 3%**.
- The Tuff Shed will be perfectly matched in the color blue-gray IDENTICAL to ALL OTHER STRUCTURES on our property.
- We already have paid ~ \$6000 to have a leveled concrete slab, 8"-22" in depth, for the shed foundation to achieve a superior foundation for the Tuff Shed.
- Our home is a limited size with small closets and small rooms. Our adult son occupies 1 of the 3 bedrooms.
- We have obtained the **blessing and signatures of our 3 closest neighbors whose properties are adjacent and directly across on Antonio Drive. They are:**
{1) Tom Wanat, (2) Mike Griffin, (3) Aurora Garcia
- We want to be good citizens of Helotes. We certainly appreciate the work of the council to help make Helotes more pleasing; thereby, upholding and increasing property values
- We want this new shed to be a **positive addition** to our property and community. This will enable us to store items that are eagerly awaiting this shed. We will be able to have an uncluttered yard with organized storage.
- I am attaching a list of items that are ready for 'a new home'.

Thank you for your time and consideration.

Panalee and Bob Burge

Panalee and John Burge Information

*13770 Antonio Drive
Helotes, Texas 78023*

Lot 18, CV 5924 Helotes Ranch Acres, (First Unit), City of HELOTES, BEXAR County, Texas, according to plat reported reported in Volume 2222, Page 240, Deed and Plat Records. BEXAR County, Texas

Lot 18 / 1.33 acres / 57,872 sqft X 3% = 1,736 square feet (sf)

BLDG	DESCRIPTION	AREA, sf
A	Primary Residence	2,022

ACCESSORY BUILDINGS

B	Associated Residence (for Caregiver)	1,152
C	Existing Shed	552
D	Soft Water Unit Housing	44
E	Tuff Shed (for Associated Residence)	192

F	PROPOSED NEW TUFF SHED (see Included Survey)	352
	TOTAL for Existing and Proposed Buildings =	2,292

3% Variance :	3% of 57,872	=	1,736
4% Variance :	4% of 57,872	=	2,315

CONCLUSION showing 4% Variance would meet Compliance

2,292sf is GREATER than 1,736sf, but is LESS than 2,315sf

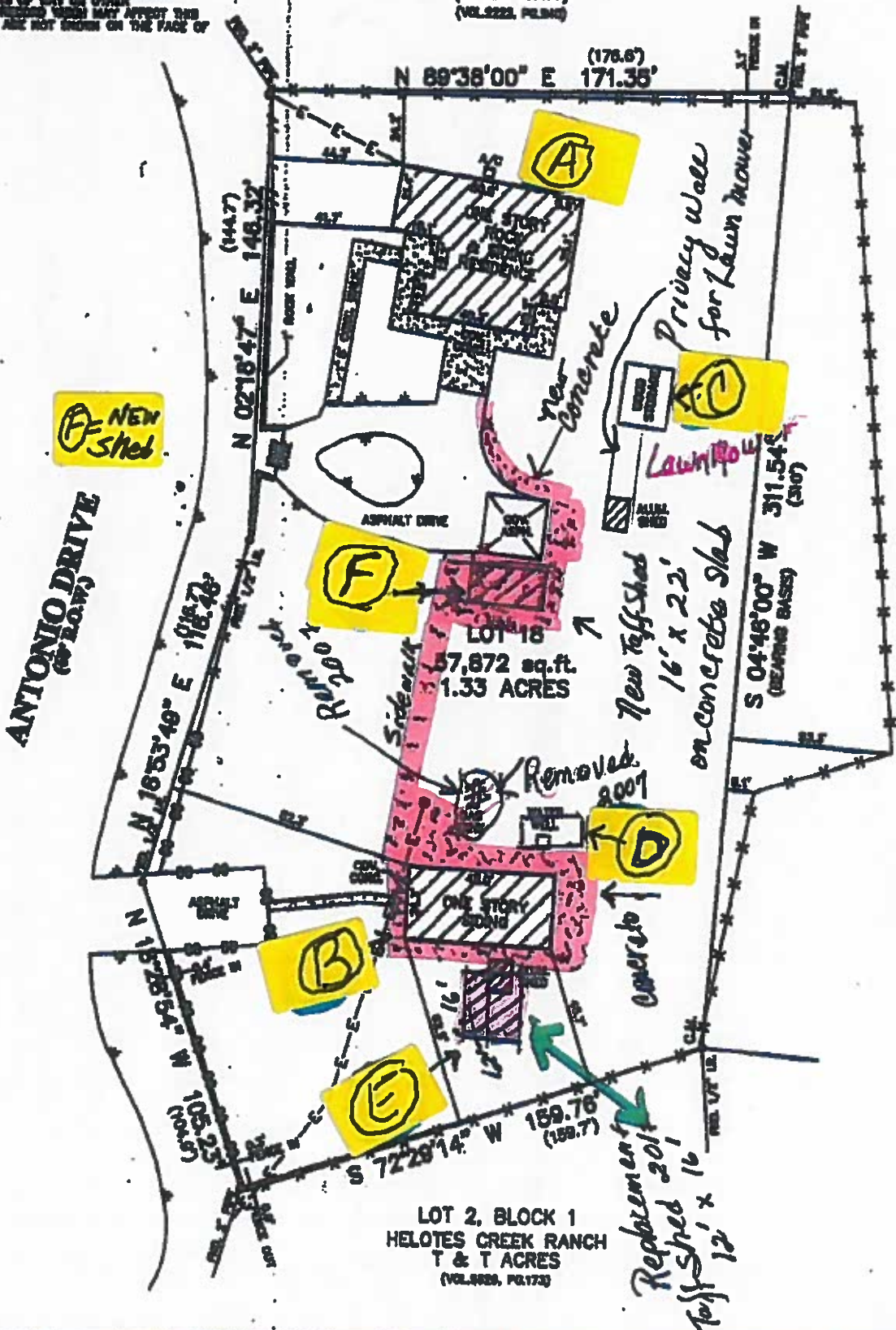
- | | | | |
|---|--------------------------|-----------------------|--------------------------------|
| ○ = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR | □ = FND MONUMENT | ← = ZERO LOT LINE | P.O.C. = POINT OF COMMENCING |
| ● = FND 1/2 IRON ROD | ○ = FND 1" PIPE | —○— CHAINLINK FENCE | P.O.B. = POINT OF BEGINNING |
| △ = SET PK ON POST | () = RECORD INFORMATION | — — WOOD FENCE | R.O.W. = RIGHT OF WAY |
| ▽ = FND PK ON POST | ○ = POWER POLE | — — WIRE FENCE | B.S.L. = BUILDING SETBACK LINE |
| △ = CALCULATED POINT | ○ = CABLE TELEVISION | — — OVERHEAD ELECTRIC | B.S. = BUILDING SETBACK |
| ▽ = "Y" ON CONCRETE | ○ = TELEPHONE PEDestal | — — LINE BREAK | U.E. = UTILITY EASEMENT |
| □ = METAL POST @ CORNER | | ◆ = EDGE OF ASPHALT | C.M. = CONTROLLING MONUMENT |

NOTE: ANY FLOORPLAN DATA WHICH IS AS PROVIDED BY FIELD AND IS ONLY AS ACCURATE AS THE STATE OF THE MAP FROM WHICH IT WAS TAKEN. THE FIELDWORK IS MADE BY THE SURVEYOR AS SHOWN ON THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OF FACTS WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: THE ORIGINAL PLAT OF RECORD IS AVAILABLE. THIS IS REPRESENTATION OF THE SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

NOTE: THE EXISTING SURVEYOR HAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THE PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

LOT 19
HELOTES RANCH AGRES
(FIRST UNIT)
(VOL. 2222, PG. 242)



C.B. 4525
ABSTRACT 172
RON CARRILLO
(VOL. 1288, PG. 67)

Replacement
Tuff Shed 20' x 16' x 12'



Panalee Burge
13770 Antonio Dr
Helotes TX 78023
Q-416070



Municipal Code of Ordinances Chapter 98 *Zoning*

Sec. 98-4. - Definitions.

Total Lot Coverage Maximum Permitted means the total surface area of a Single-family Residential Zoning District lot that may be covered by accessory buildings, associated living quarters, and storage buildings combined, pursuant to the following:

Lot Size	Lot Coverage Maximum Permitted
½ acre or less	Not more than 800 square feet
Greater than ½ acre	Not more than 1,000 square feet or 3% of lot square footage, whichever is greater

(Ord. No. 253, § 1(art. I, § 4), 4-8-2004; Ord. No. 269, § 1, 10-28-2004; Ord. No. 387, § 1, 12-8-2008; Ord. No. 419, § 1, 11-12-2009; Ord. No. 571, § 1, 7-9-2015)