



## **BOARD OF ADJUSTMENT/SIGN REVIEW BOARD**

### **AGENDA**

**January 11, 2010 5:30 P.M.  
CITY COUNCIL CHAMBERS  
301 WEST 2<sup>ND</sup> STREET  
AUSTIN, TEXAS**

___Leane Heldenfels (chair)	___Bryan King	___Cathy French(SRB only)
___Clarke Hammond (vice-chair)	___Nora Salinas	___Heidi Goebel
___Jeff Jack	___Melissa Whaley Hawthorne	
___Michael vonOhlen	(Alternate)	

### **AGENDA**

#### **CALL TO ORDER**

#### **PUBLIC HEARINGS:**

##### **A. SIGN REVIEW POSTPONEMENT**

1. [C16-2009-0009](#) **Norma Pena Raven**  
**12989 North US 183 Highway Building B-100**

The applicant has requested a variance to increase the maximum number of allowable freestanding signs from one to two in order to erect a second freestanding sign for an Automotive Sales use in a “GR”, Community Commercial zoning district.

##### **B. BOARD OF ADJUSTMENT POSTPONEMENTS**

1. [C15-2009-0119](#) **Part A, [C15-2009-0119](#), Part B, [C15-2009-0119](#) Part C**  
**Jim Bennett for Thomas E. and Elsbeth Robinson**  
**6208 Cat Mountain Cove**

The applicant has requested a variance to decrease the existing non-complying impervious coverage from 62.3% to 56.3% for an existing single-family residence which exceeds the maximum allowable impervious coverage requirement of Section 25-2-492 (D) of 45% in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to maintain an existing non-complying rear yard setback of 6 inches in order to maintain an existing sports court which requires a minimum 10 foot rear yard setback as per Section 25-2-492 (D) in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to maintain an existing non-complying side yard setback of 1.8 feet in order to maintain an existing sports court which requires a minimum of 5 feet as per Section 25-2-492 (D) in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to increase the existing non-complying floor-to-area ratio of Subchapter F; Article 2: Subsection 2.1 from 0.4 to 1.0 (.48 to 1.0 existing) to 0.54 to 1.0 in order to maintain and erect an addition to an existing single-family residence in an “SF-3”, Family Residence zoning district.

2. [C15-2009-0137](#) Part A, [C15-2009-0137](#) Part B, [C15-2009-0137](#) Part C, [C15-2009-0137](#) Part D, [C15-2009-0137](#) Part E, [C15-2009-0137](#) Part F, [C15-2009-0137](#) Part G  
**Michael Canney**  
**2504 Little John Lane**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to one foot in order to maintain a carport for an existing single-family residence in an “SF-2-NP”, Single-Family Residence – Neighborhood Plan zoning district. (St. Edwards Neighborhood Plan)

3. [C15-2009-0138](#) **Christian Bingham for William Bingham**  
**612 East 43<sup>rd</sup>**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 8.2 feet in order to erect an addition to an existing non-complying single-family residence in an “SF-3-CO-NP”, Family Residence – Conditional Overlay - Neighborhood Plan zoning district. (Hancock Neighborhood Plan)

4. [C15-2009-0141](#) Part A, [C15-2009-0141](#) Part B, [C15-2009-0141](#) Part C  
**Jim Bennett for Lisa Rogers**  
**3904 Berryhill Way**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5.2 feet in order to erect a second story addition to a portion of an accessory structure in an “SF-3”, Family Residence zoning district. (The Board of Adjustment approved a variance on 5-11-2009 to erect the second story to the existing structure.)

### **C. BOARD OF ADJUSTMENT RECONSIDERATION**

1. [C15-2009-0130](#) Part A, [C15-2009-0130](#) Part B, [C15-2009-0130](#) Part C  
**Ronald Barnett**  
**3105 Pleasant Run Place**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2 feet in order to maintain a detached carport for an existing single-family residence in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 0 feet in order to maintain an attached wood deck for an existing single-family residence in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 67% for an existing single-family residence in an “SF-3”, Family Residence zoning district.

#### **D. BOARD OF ADJUSTMENT PUBLIC HEARINGS**

1. [C15-2010-0001](#) Part A, [C15-2010-0001](#) Part B  
**James Barnett**  
**1711 Pine Knoll Drive**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height in order to maintain a solid fence for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Austin Civic Association)

2. [C15-2010-0002](#) **Mark Vornberg for Laura and Kyndel Bennett**  
**1504 Westover**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet (existing) in order to erect a 2<sup>nd</sup> floor addition (to be setback beyond the 10’ setback) to an existing accessory building for an existing single-family residence in an “SF-3”, Family Residence zoning district.

3. [C15-2010-0003](#) Part A, [C15-2010-0003](#) Part B  
**Raquel Cordon**  
**3301 Cherry Lane**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 8 feet in order to erect and maintain a solid fence for an existing single-family residence in an “SF-3”, Family Residence zoning district. The Land Development Code states that a solid fence constructed along a property line may not exceed an average height of six feet of a maximum height of seven feet.

4. [C15-2010-0004](#) Part A, [C15-2010-0004](#) Part B  
**Norma Pena Raven for Great Hills Country Club**  
**5914 Lost Horizon Drive**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a Community Recreation use in an “SF-6”, Townhouse and Condominium Residence zoning district.

**5. C15-2010-0005 Brian and Julie Range  
7205 Rusty Fig Drive**

The applicant has requested a variance to decrease the side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2 feet (existing) in order to maintain/repair decks and stairs for an existing single-family residence in an “SF-2”, Single-Family Residence zoning district.

**6. C15-2010-0006 David Cancialosi for Scott Bader  
4904 Lynnwood**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to .8 feet in order to remodel and increase the height of an existing accessory building for an existing single family residence in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to decrease the minimum thru lot setback requirement of Section 25-2-515 from 25 feet to 8.9 feet (existing) in order to remodel and increase the height of an existing accessory building for an existing single-family residence in an “SF-3”, Family Residence zoning district.

## **ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Susan Walker at Watershed Protection and Development Review Department, at 974-2202 or Diana Ramirez at Watershed Protection and Development Review Department at 974-2241, for additional information; TTY users route through Relay Texas at 711.