



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

February 8, 2010

**CITY COUNCIL CHAMBERS
301 WEST 2ND 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 von Ohlen	(Alternate)	

AGENDA

CALL TO ORDER - 5:30 P.M.

A. PRESENTATION

1. Briefing on technical code requirements relating to Board of Adjustment setback variances.

PUBLIC HEARINGS:

B. 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.

C. BOARD OF ADJUSTMENT POSTPONEMENTS

1. [C15-2009-0119](#) Part A, [C15-2009-0119](#) Part B
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. [C15-2010-0002](#) 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 2.4 feet (existing) in order to erect a 2nd 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. [C15-2010-0004](#) 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.

D. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**1. [C15-2010-0007](#) Rita Copeland
1004 Colony North 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 9 inches in order to maintain a carport/trellis for an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**2. [C15-2010-0008](#) William James
1301 Morrow Street**

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 8 inches (at the closest point) in order to maintain an accessory building for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

**3. [C15-2010-0010](#) Carlton Knappe
1309 Romeria 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 16 feet in order to maintain a detached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Brentwood Neighborhood Plan)

The applicant has requested a variance from Section 25-2-1604 (C) (1) in order to maintain a detached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Brentwood Neighborhood Plan) The Land Development Code states that a parking structure with an entrance that faces the front yard may not be closer to the front lot line than the building façade.

**4. [C15-2010-0014](#) Roger Diaz for Quander Management LLC
2015 Manor Road**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 62 parking spaces to 35 parking spaces in order to maintain a Restaurant use and deck area in a “CS-MU-CO-NP”, Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan zoning district.

**5. [C15-2010-0015](#) Kevin Cordova for Tyler Pate
1107 Jewell Street**

The applicant has requested a variance to decrease the minimum lot size requirement for a two-family residential use of Section 25-2-774 (B) from 7,000 square feet to 6,250 square feet in order to complete the construction of a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

The applicant has requested a variance to increase the maximum gross floor area requirement for a two-family residential unit of Section 25-2-774 (7) from 850 square feet to 853 square feet in order to complete the construction of a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan) The Land Development Code states that a two-family residential use may not exceed a gross floor area of (a) 850 square feet; or (b) 550 square feet on the second story, if any.

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.

