



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

April 12, 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.

PUBLIC HEARINGS:

A. BOARD OF ADJUSTMENT POSTPONEMENTS

1. [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.

2. [C15-2010-0017](#) Part A, [C15-2010-0017](#) Part B, [C15-2010-0017](#) Part C
Bill Butler for Dave & Kay Burrough
1801 Alameda

The applicant has requested a variance to decrease the minimum side and rear yard setback requirements of Section 25-2-492 (D) from 10 feet to the rear and from 5 feet to 1 foot on the side in order to remodel and partially rebuild and add a second floor addition to an existing accessory structure for an existing duplex residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

The applicant has requested a variance to decrease the existing non-complying impervious coverage requirement of Section 25-2-492 (D) from 45% allowed (64% existing) to 47% in order to remodel and partially rebuild and add a second floor addition to an existing accessory

structure for an existing duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

The applicant has requested a variance to increase the maximum floor-to-area ratio requirement of Subchapter F; Article 2: Subsection 2.1 from 0.4 to 1.0 to 0.4588 to 1.0 in order to remodel and partially rebuild and add a second floor addition to an existing accessory structure for an existing duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

B. BOARD OF ADJUSTMENT RECONSIDERATION

1. [C15-2010-0019](#) Steve & Susan Schaffer 7913 West Rim Drive

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49.5% in order to erect a deck, hot tub, swimming pool and retaining wall for a single-family residence in an “SF-3”, Family Residence zoning district.

C. BOARD OF ADJUSTMENT PUBLIC HEARINGS

1. [C15-2010-0009](#) Part A, [C15-2010-0009](#) Part B, [C15-2010-0009](#) Part C, [C15-2010-0009](#) Part D, [C15-2010-0009](#) Part E, [C15-2010-0009](#) Part F, [C15-2010-0009](#) Part G Paul Rolke 812 Edgecliff Terrence

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 6 feet for a 15 foot existing section of the residence and from 10 feet to 0 feet for the deck in order to erect an addition to and change the use of an existing duplex residential use to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (63% existing) to 48% in order to erect an addition to and change the use of an existing duplex residential use to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 5,681 square feet in order to erect an addition to an change to the use of an existing duplex residential use to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the maximum floor to area ratio requirement of Subchapter F; Article 2; Subsection 2.1 from .4 to 1.0 to .49 to 1.0 in order to maintain (209 square feet) and add (281 square feet) in order to erect an addition to and change the use of an

existing duplex residential use to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

2. [C15-2010-0023](#) **Patrick Friedli**
12128 Jollyville Road

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 fence for a 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 or a maximum height of seven feet.

3. [C15-2010-0035](#) **Susan Morgan**
1611 Brushy View Cove

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 along the west property line in order to erect a two story addition to a single-family residence in an “SF-1”, Single Family Residence Large Lot zoning district.

4. [C15-2010-0028](#) **Part A, [C15-2010-0028](#) Part B** **Vincent Hauser for Cynthia Keever**
2312 West 9th Street

The applicant has requested a variance from Section 25-2-773 (D) (1), (3), and (4) in order to erect a second floor addition to both units of an existing duplex maintaining the existing roof attachment (12’ X 11’). The Land Development Code states that (1) the two units must have a common floor and ceiling or a common wall, which may be a common garage wall, that: (a) extends for at least 50% of the maximum depth of the building, as measured from the front to the rear of the lot; and (b) maintains a straight line for a minimum of four foot intervals or segments; (3) At least one of the two units must have a front porch that faces the front street and an entry to the dwelling unit; and (4) the two units may not be separate by a breezeway, carport, or other open building element.

5. [C15-2010-0029](#) **James Drake Besheer**
5101 Balcones Drive

The applicant has requested a variance to increase the maximum solid fence height requirement of Section 25-2-899 (D) from an average height of 6 feet or a maximum height of 7 feet to an average height of 7 feet or a maximum height of 7.6 feet in order to maintain a solid fence for a single family residence in an “SF-3”, Family Residence zoning district.

6. [C15-2010-0031](#) **Rod Russell-Ides for Elota Patton**
1006 Milton Street

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 13 feet in order to erect a single-car carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 0 feet in order to erect a single-car carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**7. [C15-2010-0032](#) Akash Sharma
74 Julius Street**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1462 from 5,750 square feet to 5,040 square feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3.1 feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

The applicant has requested a variance to decrease the minimum through lot setback requirement of Section 25-2-515 from 25 feet to 13.1 (along Pedernales Street) feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

**8. [C15-2010-0033](#) Mansel Justice
5805 Avenue G**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 5 feet in order to maintain an attached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**9. [C15-2010-0034](#) Diana Patterson
2500 Spring Lane**

The applicant has requested a variance to increase the maximum height of a solid fence requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height (along Bowman Avenue) in order to maintain a fence for a 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 or a maximum height of seven feet.

**10. [C15-2010-0037](#) Bob Ward for Charley Mansfield
2012 Hamilton Avenue**

The applicant has requested a variance to decrease the minimum lot area requirement of Ordinance #011213-42; Part 4 (1) from 2, 500 square feet to 2,122 square feet in order to erect a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

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.