



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

September 13, 2010

CITY COUNCIL CHAMBERS

301 WEST 2ND STREET

AUSTIN, TEXAS

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

AGENDA

CALL TO ORDER - 5:30 P.M.

A. APPROVAL OF MINUTES [August 9, 2010](#)

B SIGN REVIEW PUBLIC HEARING

**B-1 C16-2010-0005 Mark Pullin
5301 W. Duval Road**

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-131 (C) from two freestanding signs to three freestanding signs in order to erect a third freestanding sign for a Congregate Living use in a "GO-CO", General Office – Conditional Overlay zoning district.

C. BILLBOARD REGISTRATION REVOCATION

C-1 2008 078298 TR 8600 West US 290 Highway

Consider a request by Code Compliance Department (CCD) pursuant to Section 25-10-236 (Revocation and Suspension) on CCD's request to revoke the off-premise sign registration for property located at 8600 West US 290 Highway.

C-2 2009 112444 TR 2009 Airport Boulevard

Consider a request by Code Compliance Department (CCD) pursuant to Section 25-10-236 (Revocation and Suspension) on CCD's request to revoke the off-premise sign registration for property located at 2009 Airport Boulevard.

D. BOARD OF ADJUSTMENT POSTPONEMENTS

**D-1 C15-2010-0039 Benjamin T. White
4921 Bull Creek Road**

The applicant has requested a variance to maintain (i) the portion of the fence along the southern boundary of the property line adjacent to 2706, 2708 and 2712 West 49 ½ Street in their presently constructed condition in accordance with building permit numbers 2008-051644BP and 2009-029382BP and Section 25-2-899 (E) and (ii) the present height of 7 feet for the section of fence along the southern boundary of the property line adjacent to 2710 West 49 ½ Street and (iii) the present height of 8 feet of those sections of fence along the eastern and northern boundaries of the property line adjacent to 4918 Finley, 4920 Finley and 4925 Bull Creek Road, respectively, in accordance with building permit number 2008-051644BP in an “SF-1”, Single Family Residence Large Lot zoning district.

**D-2 C15-2010-0072 Sylvia Cantu
605 Irma 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 4.4 feet in order to complete and maintain an attached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**D-3 C15-2010-0074 Joe Parham
7700 Mullen Drive**

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 4 inches in order to erect and attach a carport addition to an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

**D-4 C15-2010-0077 Cheryl Silverman for Jackson Boyett
5500 Avenue G**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (60.77% existing) to 65.57% in order to erect an addition (850 square feet) to an existing Religious Assembly use in an “SF-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

**D-5 C15-2010-0081 Josh Rash
2846 San Gabriel Street**

The applicant have requested a variance to decrease the minimum lot size requirement of Section 25-2-774 (B) from 7,000 square feet to 6,500 square feet (existing) in order to remodel an existing duplex residential use to create a two-family residential unit and erect a single family

residence on a lot in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

**D-6 C15-2010-0083 Frank Peter Anzalone
 6117 Harrogate Drive**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 9 inches in order to maintain an accessory building for an existing single-family residence in an “SF-2”, Single Family Residence zoning district.

**D-7 C15-2010-0092 Juan Macias for Gordon Murphy
 808 Rutherford Pl**

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 erect a second story addition to an existing single-family residence 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 minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 19.25 feet (with a front porch of 5 feet) in order to erect a second story addition to an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

**D-8 C15-2010-0094 David Ruiz for Tricia Wilson
 12012 Bryony Drive**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 48% in order to erect a covered patio for an existing single-family residence in a “PUD”, Planned Unit Development zoning district.

E. BOARD OF ADJUSTMENT RECONSIDERATIONS

**E-1 C15-2010-0067 Adriana Montero
 4705 Harmon Avenue**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 5 feet to 0 feet in order to maintain two accessory structures in a “CS-MU-CO-NP”, Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan” zoning district. (North Loop 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 0 feet in order to maintain an accessory structure along the south property line in a “CS-MU-CO-NP”, Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan” zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to increase the maximum building coverage requirement of Section 25-2-492 (D) from 40% to 42.9% in order to maintain two accessory structures in a “CS-MU-CO-NP”, Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan” zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 56.1% in order to maintain two accessory structures in a “CS-MU-CO-NP”, Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan” zoning district. (North Loop Neighborhood Plan)

**E-2 C15-2010-0073 Jim Bennett for Allen McAden
2109 Newfield Lane**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 24.6 feet in order to complete and maintain an existing duplex-residential use in an “SF-3”, Family Residence zoning district. – **(Approved 8-9-2010)**

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 0.61 to 1.0 in order to complete and maintain an existing duplex-residential use in an “SF-3”, Family Residence zoning district. **(Reconsideration request is to reduce floor to area ratio from 0.61 to 1.0 to 0.495 to 1.0)**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-773 (B) (1) from 7,000 square feet to 6,942 square feet in order to complete and maintain an existing duplex-residential use in an “SF-3”, Family Residence zoning district. – **(Approved 8-9-2010)**

F. INTERPRETATION

**F-1 C15-2010-0088 Benjamin T White
4921 Bull Creek**

The applicant is appealing a City staff interpretation of Section 25-2-899 (E) of the Austin City Code. The City has issued a notice of intent to suspend of a building permit (2008-0051644-BP) for an 8 foot high fence at the above address. The Code allows a fence to be 6 feet in height unless certain conditions are met. These conditions include the written consent of adjoining property owners that adjoin the eight foot section and that there is a change in grade of at least two feet with 50 feet of the boundary adjoining the properties or a structure exists that is reasonably likely to enable a child to climb over a six foot fence and gain access to a hazardous situation.

G. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**G-1 C15-2010-0089 Jim Bennett for Paul and Gloria Devere
1901 Alegria**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 12 feet 5 inches in order to erect a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Brentwood Neighborhood Plan)

G-2 C15-2010-0095 Sunny Vela
7000 Bennett and Booker Street

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 9 feet to bay window (11 feet from the wall) in order to maintain a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (St. Johns Neighborhood Plan)

G-3 C15-2010-0096 David Cancialosi for Gary Aitcheson
1511 West 30th Street

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 1.5 feet in order to maintain an existing two-family residential use in an “SF-3”, Family Residence 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 along the west property line in order to maintain an existing two-family residential use in an “SF-3”, Family Residence zoning district.

G-4 C15-2010-0097 David Cancialosi for Jeff Lewis
2206 East 14th Street

The applicant has requested a variance to increase the maximum floor-to-area ratio of Subchapter F; Article 2; Subsection 2.1 from 0.4 to 1.0 to 0.62 to 1.0 in order to maintain a duplex residential use with a two-story detached accessory building in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 53% in order to maintain a duplex residential use with a two-story detached accessory building in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

G-5 C15-2010-0098 Peter Von Wupperfeld
11633 Sweet Basil Court

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 7.5 feet in order to erect a patio and cover for an existing single-family residence in an “SF-6”, Townhouse and Condominium Residence zoning district.

G-6 C15-2010-0099 Laurie Worsham
1105 Norwalk Lane

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 19.8 feet in order to erect an attached carport to an existing single-family residence in an “SF-3”, Family Residence zoning district.

**G-7 C15-2010-0102 Maria Teresa Lopez
6700 B Circle S Road**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 11 feet in order to erect a carport for an existing duplex-residential use in an “SF-3”, Family Residence zoning district.

**G-8 C15-2010-0103 Jonathan R. Neslund for Robert L. Trimble
2505 Longview**

The applicant has requested a variance from the University Neighborhood Overlay (UNO) requirement of Section 25-2-754 (H) (3) requiring that the ground floor of a building be no more than five feet higher or lower than an adjacent public street sidewalk. The applicant is requesting to be 19.5 feet higher than an adjacent public street sidewalk in order to erect a multi-family residential use in an “MF-4-CO-NP”, Multi-Family Residential Moderate-High Density - Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

The applicant has requested a variance from the University Neighborhood Overlay (UNO) requirement of Section 25-2-761 requiring that a transformer room or utility vault must be adjacent to and accessible from the alley in order to erect a multi-family residential use in an “MF-4-CO-NP”, Multi-Family Residential Moderate-High Density - Conditional Overlay – Neighborhood Plan zoning district. (West University 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.