



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

October 11, 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 September 13, 2010

B SIGN REVIEW PUBLIC HEARING

**B-1 C16-2010-0006 Chandler Signs, Trisha Regan for Chick-fil-a
12901 North IH 35 Road**

The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-123 (B) (3) from 35 feet in height to 45 feet in height in order to erect a freestanding sign in a "CS-CO", Commercial Services – Conditional Overlay zoning district.

**B-2 C16-2010-0007 Susan Benz for Zach
202 South Lamar Boulevard**

The applicant has requested a variance to increase the maximum allowable wall sign requirement of Section 25-10-124 (D) to allow for several configurations of wall signs (banners), the maximum size to be a 48 foot X 50 foot (2400 square feet) wraparound banner on the east and north elevations in a "P", Public zoning district. The Land Development Code allows a maximum of 10% of the building façade area for the first 15 feet of the building.

C. BOARD OF ADJUSTMENT POSTPONEMENTS

**C-1 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)

**C-2 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.

**C-3 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)

D. BOARD OF ADJUSTMENT RECONSIDERATIONS

**D-1 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.

E. BOARD OF ADJUSTMENT PUBLIC HEARINGS

E-1 C15-2010-0104 Vivian Loftin for David & Marcia Gadbois

6717 Bancroft Woods Drive

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from six feet to eight feet in order to erect a solid fence for a single-family residence in an “I-SF-2”, Interim – Single-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.

**E-2 C15-2010-0105 Julie Ferguson
 504 Sunset Circle**

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 in order to erect a screened porch for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

**E-3 C15-2010-0106 Ricky C. Dowden for Larissa Hawk
 1911 Cullen Avenue**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.3 feet in order to erect an addition to a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-4 C15-2010-0107 Garry E. Adams
 1400 West 51st 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 13 feet 9 inches in order to maintain an entryway of an enclosed porch for an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Brentwood Neighborhood Plan)

**E-5 C15-2010-0108 Rebecca Abdallah
 613 Allen**

The applicant has requested a variance to decrease the minimum rear yard setback of Section 25-2-492 (D) from 10 feet to 5 feet in order to maintain and change the use of a building to create a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

**E-6 C15-2010-0109 Jim Bennett for George Scott Mitchell
 1211 Lorrain Street**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-513 (G) from 20 feet to 15 feet in order to erect an addition (covered porch) to a single family residence in an “MF-3-NP”, Multi-family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 10 feet in order to erect a second story addition to a single family residence and from 15 feet to 11 feet 9 inches in order to erect an accessory building (carport and guest house) in an “MF-3-NP”, Multi-family Residence – Neighborhood Plan zoning district.

**E-7 C15-2010-0110 Betty J. Trent for Jeffrey L. Barger
 2822 Wooldridge Drive**

The applicant has requested a variance to decrease the minimum through lot setback requirement of Section 25-2-515 from 25 feet to 15 feet (along Oakhurst Avenue) in order to erect a new duplex residential use with attached (by a breezeway) accessory building in an “SF-3”, Family Residence 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 .40 to 1.0 to .45 to 1.0 in order to erect a new duplex residential use with attached (by a breezeway) accessory building in an “SF-3”, Family Residence zoning district.

**E-8 C15-2010-0111 Matthew J. Moore for Ann Pelton
 906 East 56th 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 10 feet in order to erect a garage and second floor addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

**E-9 C15-2010-0112 Doug Keating
 5010 Finley Drive**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49% in order to maintain the existing garage and driveway layout for a single-family residence in an “SF-2”, Single Family Residence zoning district.

**E-10 C15-2010-0114 Richard Suttle Jr. for RGOI Investment Inc.
 12914 Park Drive**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) in order to maintain approximately a 37 feet long section of solid fence that ranges in height from 6 feet to 15 feet along the east property line in an “SF-2”, Single-Family Residence zoning district.

E-11 C15-2010-0115 Amelia Sondgeroth for Frank Fernandez

5715 Manor Road

The applicant has request a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 32 off-street parking spaces to 24 off-street parking spaces for a Multi-family residential use in a “GR-MU-V-CO-NP”, Community Commercial-Mixed Use-Vertical-Conditional Overlay-Neighborhood Plan zoning district.

**E-12 C15-2010-0116 David Cancialosi for Willakaye Warren
3112 B White Rock**

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 in order to erect an addition to a single-family residence in an “SF-3”, Family Residence zoning district.

**E-13 C15-2010-0117 Brian Evans
2714 East 3rd Street**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-513 (G) from 20 feet to 16 feet in order to maintain a covered porch for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan 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.