



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
ANNOTATED AGENDA
January 11, 2010 5:30 P.M.
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

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.

POSTPONED TO FEBRUARY 8, 2010

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.

POSTPONED TO FEBRUARY 8, 2010

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)

MOTION TO DENY BY BOARD MEMBER HAMMOND, SECONDED BY BOARD MEMBER KING, VOTE 5-2, BOARD MEMBER SALINAS AND HELDENFELS NAY; DENIED

3. [C15-2009-0138](#) Christian Bingham for William Bingham
612 East 43rd

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)

WITHDRAWN BY APPLICANT

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.)

MOTION TO GRANT BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER KING, VOTE 7-0; GRANTED

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.

TO RECONSIDER BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER HEIDI GOEBEL, VOTE 7-0; RECONSIDERED
MOTION TO DENY BY BOARD MEMBER HELDENFELS, SECONDED BY BOARD MEMBER KING, VOTE 7-0; DENIED

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)

MOTION TO GRANT BY BOARD MEMBER HELDENFELS, SECONDED BY BOARD MEMBER HAMMOND, VOTE 6-1; GRANTED

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 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.

POSTPONED TO FEBRUARY 8, 2010 RENOTIFICATION REQUIRED

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.

MOTION TO GRANT BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER KING, VOTE 7-0; GRANTED WITH CONDITIONS 6FT FENCE WITH 2FT LATTICE (OPEN 4:1) ALONG PECOS ST AND CHERRY LANE (PORTION THAT CONNECTS TO THE HOUSE).

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.

MOTION TO POSTONE TO FEBRAURY 8, 2010 BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER KING, VOTE 7-0, POSTPONED TO FEBRUARY 8, 2010 FOR MORE INFORMATION, SITE PLAN AND DRAWINGS.

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.

MOTION TO GRANT BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER KING, VOTE 7-0, GRANTED

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.

MOTION TO GRANT BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER KING, VOTE 7-0, GRANTED

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.