



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

February 8, 2010

**CITY COUNCIL CHAMBERS
301 WEST 2ND STREET
AUSTIN, TEXAS**

Leane Heldenfels (chair)

~~Elyse Hammond~~ (vice-chair)

~~Neffa Salinas~~

~~Michael Cohen~~

Member not needed:

Cathy French SRB

City Staff Present:

John McDonald

Sylvia Benavidez

Members Present:

ANNOTATED AGENDA

CALL TO ORDER - 5:30 P.M.

A. PRESENTATION

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

POSTPONED TO MARCH 8, 2010

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.

POSTPONE TO MAY 10, 2010 (RENOTIFY)

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.

WITHDRAWN

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.

MOTION TO APPROVE BY BOARD MEMBER KING, SECONDED BY BOARD MEMBER VON OHLEN, VOTE 7-0; GRANTED WITH CONDITIONS, AUSTIN ENERGY APPROVAL, NO DECK ON 2ND STORY, IF DWELLING IS REMOVED CANNOT BE REPLACED IN A SETBACK, NEW CONSTRUCTION WOULD HAVE TO STAY OUT OF SETBACK

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.

POSTPONE TO MAY 10, 2010 (RENOTIFY)

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.

MOTION TO DENY BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER KING, VOTE 7-0; DENIED (RECOMMENDED TO CONTACT SOUTHERN UNION GAS TO RELOCATED LINE)

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)

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

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.

MOTION TO APPROVE BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER HAMMOND, VOTE 6-1 (NAY BOARD MEMBER JACK), GRANTED WITH CONDITIONS CARPORT TO REMAIN OPEN ON 3 SIDES

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.

POSTPONED TO MARCH 8, 2010

**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.

MOTION TO DENY BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER HAMMOND, VOTE 7-0; DENIED

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.