



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD  
ANNOTATED AGENDA  
March 8, 2010  
CITY COUNCIL CHAMBERS  
301 WEST 2<sup>ND</sup> STREET  
AUSTIN, TEXAS**

**Leane Heldenfels (chair)**

**~~Nora Skings~~**

**~~Jeff Jack~~**

**Michael vonOhlen**

**Cathy French SRB**

**Members Present:**

**Member Absent:**

**Clarke Hammond (vice-chair)**

**CALL TO ORDER - 5:30 P.M.**

**City Staff Present:**

**Susan Walker**

**Diana Ramirez**

**PUBLIC HEARINGS:**

**A. SIGN REVIEW PUBLIC  
HEARING**

1. **C16-2010-0001** **Richard Duggan**  
**1011 West 5<sup>th</sup> Street**

The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-130 (G) (1) from 30 feet in height to 40 feet in height in order to erect a freestanding sign for a Mixed Use development in a "CS-MU-V-CO-NP" zoning district.

**MOTION TO GRANT BY BOARD MEMBER HELDENFELS, SECONDED BY BOARD MEMBER VON OHLEN, VOTE 5-3 (NAY BOARD MEMBERS JACK, KING, GOEBEL), GRANTED**

**B. 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.

**POSTPONED TO APRIL 12, 2010**

**C. BOARD OF ADJUSTMENT PUBLIC HEARINGS**

**1. C15-2010-0017 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 one 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)

**MOTION TO POSTPONED TO APRIL 12, 2010 TO LOOK AT CHANGING SETBACK AND F.A.R. AND HARDSHIP BY BOARD MEMBER VON OHLEN, SECONDED BOARD MEMBER BY KING, VOTE 7-0; POSTPONED TO APRIL 12, 2010**

**2. C15-2010-0018 Lisa Davis  
2002 Rundell Place**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49.18% (existing) in order to erect a second floor addition over an existing detached accessory building in an "SF-3", Family Residence zoning district. **DENIED**

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 0.4060 to 1.0 (existing) in order to erect a second floor addition over an existing detached accessory building in an "SF-3", Family Residence zoning district.

**MOTION TO GRANT F.A.R. VARIANCE ONLY BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER GOEBEL; VOTE 7-0, GRANTED F.A.R. VARIANCE ONLY**

3. [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.

**MOTION TO GRANT BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER HAWTHORNE, VOTE 5-2 (NAY BOARD MEMBERS JACK AND KING); DENIED**

4. [C15-2010-0020](#) **Salvatore Bartone for Cyrus Stephen Cousins**  
**4517 Shoalwood Avenue**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-774 (B) from 7,000 square feet to 6,751 square feet in order to permit and maintain a two-family residential structure in an “SF-3”, Family Residence zoning district.

**MOTION TO DENY BY BOARD MEMBER KING, SECONDED BY BOARD MEMBER JACK, VOTE 6-1 (NAY BOARD MEMBER HELDENFELS); DENIED**

5. [C15-2010-0021](#) **Jim Bennett for Duane Thomas**  
**7019 Cooper Lane**

The applicant has requested a variance to increase the maximum height of a fence requirement of Section 25-2-899 (D) from 6 feet to 6 feet 4 inches in order to maintain a fence for a single-family residence in an “SF-3”, Family Residence zoning district.

**MOTION TO GRANT BY BOARD MEMBER KING, SECONDED BY BOARD MEMBER HELDENFELS, VOTE 7-0; GRANTED**

6. [C15-2010-0022](#) **Mark Higgins and Elene Drakonakis**  
**613 West 31<sup>st</sup> ½ Street**

The applicant has requested a variance to decrease the minimum through lot setback requirement of Section 25-2-515 from 25 feet to 0 feet in order to maintain an accessory structure for an existing single family residence in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan) The Land Development Code requires that for a through lot, a rear yard must comply with the minimum requirements applicable to a front yard. (*The Board of Adjustment GRANTED this case on 10-8-01, but a building permit for construction was never obtained.*)

**MOTION TO GRANT BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER HAWTHORNE, VOTE 7-0; GRANTED (TO BE MOVED OUT OF RIGHT OF WAY)**

7. **C15-2010-0024** Michael Coury for Caroline Arnold  
3019 East 14<sup>th</sup> 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 0 feet in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**MOTION TO GRANT BY BOARD MEMBER KING, SECONDED BY BOARD MEMBER HAWTHORNE, VOTE 7-0; GRANTED WITH CONDITIONS TO BE OPEN ON 3 SIDES AND ADD GUTTERS**

8. **C15-2010-0025** Jim Wittliff for Velia Urrutia  
1115 Austin Highlands Blvd.

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 7.7 feet in order to maintain a carport for an existing single-family residence in an “SF-3”, Family Residence zoning district.

**MOTION TO GRANT BY BOARD MEMBER HELDENFELS, SECONDED BY BOARD MEMBER VON OHLEN, VOTE 7-0; GRANTED WITH CONDITIONS TO BE OPEN ON 3 SIDES AND ADD GUTTERS**

9. **C15-2010-0026** Roxan Coffman  
2206 Townes Lane

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 5 feet to 2.9 feet and the side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2.5 feet in order to maintain a detached accessory structure for a 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 56% (existing) in order to maintain the existing impervious coverage for a single-family residence in an “SF-3”, Family Residence zoning district.

**MOTION TO GRANT 50% IMPERVIOUS COVERAGE BY BOARD MEMBER KING, SECONDED BY BOARD MEMBER HELDENFELS, VOTE 7-0; GRANTED 50% IMPERVIOUS COVER**

**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.