



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
ANNOTATED AGENDA**

**April 12, 2010
CITY COUNCIL CHAMBERS
301 WEST 2ND STREET
AUSTIN, TEXAS**

Members Present:

**Leane Heldenfels
Nora Salinas
Jeff Jack
Heidi Goebel
Michael Von Ohlen
Clarke Hammond
Melissa Hawthorne**

Member Absent:

**Bryan King
Cathy French (no sign cases)**

City Staff Present:

Susan Walker

City Staff Absent:

Diana Ramirez

CALL TO ORDER - 5:30 P.M.

PUBLIC HEARINGS:

A. 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 MAY 10, 2010

2. [C15-2010-0017](#) Part A, [C15-2010-0017](#) Part B, [C15-2010-0017](#) Part C
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 feet on 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)

POSTPONED TO MAY 10, 2010

B. BOARD OF ADJUSTMENT RECONSIDERATION

1. [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.

RECONSIDERED BY BOARD MEMBER WHALEY, SECONDED BY BOARD MEMBER VON OHLEN; VOTE 7-0; RECONSIDERED; MOTION TO GRANT BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER WHALEY; VOTE 7-0; GRANTED 47.45 IMPERVIOUS COVERAGE

C. BOARD OF ADJUSTMENT PUBLIC HEARINGS

1. [C15-2010-0009](#) Part A, [C15-2010-0009](#) Part B, [C15-2010-0009](#) Part C, [C15-2010-0009](#) Part D, [C15-2010-0009](#) Part E, [C15-2010-0009](#) Part F, [C15-2010-0009](#) Part G

Paul Rolke
812 Edgecliff Terrence

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 6 feet for a 15 foot existing section of the residence and from 10 feet to 0 feet for the deck in order to erect an addition to and change the use of an existing duplex residential use to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

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

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (63% existing) to 48% in order to erect an addition to and change the use of an existing duplex residential use to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

MOTION TO POSTPONE BY BOARD MEMBER WHALEY, SECONDED BY BOARD MEMBER VON OHLEN, VOTE 7-0; POSTPONED TO JUNE 14, 2010

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 5,681 square feet in order to erect an addition to an change to the use of an existing duplex residential use to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

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

The applicant has requested a variance to increase the maximum floor to area ratio requirement of Subchapter F; Article 2; Subsection 2.1 from .4 to 1.0 to .49 to 1.0 in order to maintain (209 square feet) and add (281 square feet) in order to erect an addition to and change the use of an existing duplex residential use to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

MOTION TO POSTPONE BY BOARD MEMBER WHALEY, SECONDED BY BOARD MEMBER VON OHLEN, VOTE 7-0; POSTPONED TO JUNE 14, 2010

2. [C15-2010-0023](#) Jim Bennett for Patrick Friedli
12128 Jollyville Road

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 fence for a 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 or a maximum height of seven feet.

MOTION TO GRANT BY BOARD MEMBER HELDENFELS, SECONDED BY BOARD MEMBER HAMMOND, VOTE 6-1 BOARD MEMBER WHALEY ABSTAINED; GRANTED WITH 2FT LATTICE TOP

3. C15-2010-0035 Susan Morgan
1611 Brushy View Cove

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 along the west property line in order to erect a two story addition to a single-family residence in an "SF-1", Single Family Residence Large Lot zoning district.

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

4. C15-2010-0028 Part A, C15-2010-0028 Part B Vincent Hauser for Cynthia Keever
2312 West 9th Street

The applicant has requested a variance from Section 25-2-773 (D) (1), (3), and (4) in order to erect a second floor addition to both units of an existing duplex maintaining the existing roof attachment (12' X 11'). The Land Development Code states that (1) the two units must have a common floor and ceiling or a common wall, which may be a common garage wall, that: (a) extends for at least 50% of the maximum depth of the building, as measured from the front to the rear of the lot; and (b) maintains a straight line for a minimum of four foot intervals or segments; (3) At least one of the two units must have a front porch that faces the front street and an entry to the dwelling unit; and (4) the two units may not be separate by a breezeway, carport, or other open building element.

POSTPONED TO MAY 10, 2010

5. C15-2010-0029 James Drake Besheer
5101 Balcones Drive

The applicant has requested a variance to increase the maximum solid fence height requirement of Section 25-2-899 (D) from an average height of 6 feet or a maximum height of 7 feet to an average height of 7 feet or a maximum height of 7.6 feet in order to maintain a solid fence 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 HAMMOND, VOTE 7-0; GRANTED

6. C15-2010-0031 Rod Russell-Ides for Elota Patton
1006 Milton 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 13 feet in order to erect a single-car carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan 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 in order to erect a single-car carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

MOTION TO POSTPONE BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER WHALEY; VOTED 7-0; POSTPONED TO MAY 10, 2010 FOR TOPO MAP AND TREE LOCATION SURVEY

**7. [C15-2010-0032](#) Akash Sharma
74 Julius Street**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1462 from 5,750 square feet to 5,040 square feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly 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 3.1 feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

The applicant has requested a variance to decrease the minimum through lot setback requirement of Section 25-2-515 from 25 feet to 13.1 (along Pedernales Street) feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

MOTION TO POSTPONE BY BOARD MEMBER HAMMOND, SECONDED BY BOARD MEMBER GOEBEL, VOTE 7-0; POSTPONED TO MAY 10, 2010 TO GET WITH NEIGHBORHOOD ASSOCIATIONS

**8. [C15-2010-0033](#) Mansel Justice
5805 Avenue G**

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

MOTION TO GRANT BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER HAMMOND, VOTE 6-1 BOARD MEMBER JEFF JACK NAY; GRANTED WITH CONDITINS NEVER TO BE ENCLOSED

**9. C15-2010-0034 Diana Patterson
2500 Spring Lane**

The applicant has requested a variance to increase the maximum height of a solid fence requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height (along Bowman Avenue) in order to maintain a fence for a 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 or a maximum height of seven feet.

MOTION TO GRANT BY BOARD MEMBER WHALEY, SECONDED BY BOARD MEMBER VON OHLEN, VOTE 7-0; GRANTED WITH CONDITIONS FENCE TO BE OUT OF SIGHT TRIANGLE

**10. C15-2010-0037 Bob Ward for Charley Mansfield
2012 Hamilton Avenue**

The applicant has requested a variance to decrease the minimum lot area requirement of Ordinance #011213-42; Part 4 (1) from 2, 500 square feet to 2,122 square feet in order to erect a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

MOTION TO GRANT BY BOARD MEMBER VON OHLEN, SECONDED BY BOARD MEMBER HAMMOND, VOTE 7-0; WITH CONDITIONS TO REMAIN AFFORDABLE HOUSING FOR 90 YEARS, CONTINGENT ON C10/18; CONDITIONALLY ONE STORY 540 SQ FT HOME

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.