



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

August 8, 2011

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

___ Leane Heldenfels (chair)	___ Nora Salinas
___ Clarke Hammond (vice-chair)	___ Heidi Goebel
___ Jeff Jack	___ Melissa Hawthorne (Alternative)
___ Michael Von Ohlen	___ Cathy French (SRB only)
___ Bryan King	

AGENDA

CALL TO ORDER – 5:30 P.M.

A. APPROVAL OF MINUTES July 11, 2011

B. SIGN REVIEW BOARD

**B-1 C16-2011-0007 Christian Martinez for Troy Gras
2209 West Parmer Lane**

The applicant has requested a variance to increase the maximum allowable sign face area requirement of Section 25-10-128 (E) (1) (a) from 22.5 square feet to 36.1 square feet in order to attach an addition to an existing sign in an “LR-CO”, Neighborhood Commercial – Conditional Overlay zoning district.

C. SIGN REVIEW BOARD RECONSIDERATION

**C-1 C16-2011-0006 Jim Bennett for Salim Haddad
2237 East Riverside Drive**

The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-124 (B) (2) from 12 feet in height to 35 feet in height (existing) in order to remodel and maintain a freestanding multi-tenant sign in a “GR-NP”, General Retail – Neighborhood Plan zoning district. (Scenic Sign District)

The applicant has requested a variance to increase the maximum sign area of a freestanding sign requirement of Section 25-10-124 (B) (1) (b) from 64 square feet to 426 square feet (existing) in order to remodel and maintain a freestanding multi-tenant sign in a “GR-NP”, General Retail – Neighborhood Plan zoning district. (Scenic Sign District)

The applicant has requested a variance to decrease the minimum setback requirement of Section 25-10-124 (G) from 12 feet to 0 feet (existing) in order to remodel and maintain a freestanding multi-tenant sign in a “GR-NP”, General Retail – Neighborhood Plan zoning district. (Scenic Sign District)

The applicant has requested a variance from the internal lighting requirement of Section 25-10-124 (F) in order to allow internal lighting in order to remodel and maintain a freestanding multi-tenant sign in a “GR-NP”, General Retail – Neighborhood Plan zoning district. (Scenic Sign District) The Land Development Code states that internal lighting of signs is prohibited except for the internal lighting of individual letters.

D. BOARD OF ADJUSTMENT RECONSIDERATION POSTPONEMENT

**D-1 C15-2011-0065 Lindsey Lane
2004 Goodrich 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 3 feet 9 ½ inches in order to maintain screened porch in order to change the use to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Neighborhood Plan) **Denied June 13, 2011**

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 maintain an attached accessory structure in order to change the use to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Neighborhood Plan) **Denied June 13, 2011**

The applicant has requested a variance to increase the maximum allowable gross floor area of Section 25-2-774 (C) (7) (a) from 850 square feet to 1187 square feet in order to change the use of a building to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Neighborhood Plan) **Granted June 13, 2011**

E. BOARD OF ADJUSTMENT POSTPONEMENTS

**E-1 C15-2011-0004 Adela S. Morales
6607 Cruz 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 1 1/2 feet along the west property line in order to maintain a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Montopolis Neighborhood Plan)

**E-2 C15-2011-0026 Jim Bennett for Ricardo Robles
400 East 33rd Street**

The applicant has requested a variance from Ordinance #040826-58; Part 6 (7) (a) & (b) in order to allow 3 parking spaces to be located in the street side yard setback in order to maintain a two-story duplex residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance from Section 25-6 Appendix A to decrease the minimum off-street parking space requirement from 3 off-street parking spaces to 2 off-street parking spaces in order to maintain a two-story duplex residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance from Ordinance #040826-58; Part 6 (7) (f) which states that a person may not reduce existing parking spaces to a number less than the number of spaces prescribed in the City Code for the present use nor may a person reallocate existing parking spaces to a new use unless the prior use is terminated or reduced in size.

The applicant has requested a variance from Ordinance #040826-58; Part 6 (3) (b) to decrease the minimum side street setback requirement (along East 33rd Street) from 25 feet to 15.4 in order to maintain a two-story duplex residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**E-3 C15-2011-0069 Larry Rolon
 815 Keasbey Street**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 5 feet to 1.5 feet in order to maintain a accessory structure for an existing two-family residential use (garage apartment) in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock 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 0 feet in order to maintain a accessory structure for an existing two-family residential use (garage apartment) in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock 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 6 inches in order to maintain a 2nd story patio and stairway for an existing two-family residential use (garage apartment) in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock Neighborhood Plan)

**E-4 C15-2011-0072 Ricky Moura
 806 ½ East 13th Street**

The applicant has requested a variance to decrease the minimum side street setback from 15 feet to 0 feet at the closest point in order to erect a two story addition to a single-family residence in

an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

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 5,040 square feet (existing) in order to erect a two story addition to a single-family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to increase the maximum building coverage requirement of Section 25-2-492 (D) from 40% to 54.56% in order to erect a two story addition to a single-family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 58.2% in order to erect a two story addition to a single-family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to the maximum floor to area ratio requirement of Subchapter F; Article 2; Subsection 2.1 from 2300 square feet to 2750 square feet in order to erect a two story addition to a single-family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**E-5 C15-2011-0074 Katherine Ertle
705 Oakland 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 0 feet along the north property line in order to erect a garage addition to a single family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

E-6 C15-2011-0076 Kari Blachly for Dwight Monteith
823 West 11th Street

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 a tree house and a portion of decking for a two-family residential use in an “MF-3”, Multi-Family Residence zoning district.

E-7 C15-2011-0077 Howard & Marjorie Shoobe
8124 Amelia Cove

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 50% in order to erect pool decking and walls for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

WITHDRAWN BY APPLICANT

**E-8 C15-2011-0078 Erik Chyten for Itaska Massie
5901 Bolm Road**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 9 feet in order to erect an addition to a single-family residence in an “LR-MU-CO-NP”, Neighborhood Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan” zoning district. (Johnston Terrace Neighborhood Plan)

**E-9 C15-2011-0079 Nathan Johnson and Kristin Kavanagh
4804 Broken Bow Pass**

The applicant has requested a variance to decrease the minimum side yard setback along the east and west property lines in order to maintain an accessory structure along each side yard property line for a single family residence in an “SF-3”, Family Residence zoning district.

F. EXTENSION OF TIME

**F-1 C15-2010-0046 David Cancialosi for Celia Thrash
5705 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 15 feet in order to attach a carport to a single family residence in a “SF-3-NP”, Family Residence –Neighborhood Plan zoning district. (Highland Neighborhood Plan) (This variance was approved by the Board of Adjustment on 7-12-2010, but has since expired.)

The applicant has requested a variance from Section 25-2-1604(C) (1) which 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 in order to attach a carport to a single family residence in an “SF-2-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan) (This variance was approved by the Board of Adjustment on 7-12-2010, but has been expired)

G. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**G-1 C15-2011-0075 Joel G. Hernandez for Alice L. Galindo
2215 South 3rd 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 10.5 feet in order to rebuild an existing carport for a duplex residential use 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 rebuild an existing carport and breezeway for a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 61.6% in order to rebuild an existing carport for a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**G-2 C15-2011-0081 Richard Suttle Jr. for Joseph Turner
1504 West Avenue**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6, Appendix A from 11 parking spaces to 5 parking spaces in order to maintain an office use in an “NO-H-CO”, Neighborhood Office – Historic – Conditional Overlay zoning district.

**G-3 C15-2011-0082 Theresa Lucore
2009 Palo Duro Road**

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 maintain an attached accessory structure 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 to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to maintain an attached accessory structure for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Brentwood Neighborhood Plan)

**G-4 C15-2011-0083 Bryce and Sara Miller
4705 Avenue F**

The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 40 feet in order to maintain a single-family residence in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

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, 000 square feet in order to maintain a single-family residence in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 5 feet to 1.5 feet in order to maintain a detached accessory structure in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**G-5 C15-2011-0084 Hedy Bower and Kevin Easton
7802 Wakefield 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 4.5 feet in order to enclose existing carport with two walls to create storage for a single family residence in an “SF-3”, Family Residence zoning district.

**G-6 C15-2011-0085 Peggy Maceo
 7206 Hardy Drive**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-773 (B) (1) from 7,000 square feet to 5,675 square feet in order to remodel a single-family residence to create a duplex-residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 from 3 off-street parking spaces to 2 off-street parking spaces in order to remodel a single-family residence to create a duplex-residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

**G-7 C15-2011-0086 Douglas Gibbins for Zod Bozurgmehr
 201 East 34th Street & 3307 Helms Street**

201 E 34th Street – 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 5,871.2 square feet in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 18 feet 11 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – 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 6 feet 6 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – 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 4 feet 10 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan 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 8 feet 5 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

3307 Helms Street – 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 2,980.5 square feet in order to subdivide one lot into two lots and maintain a single-family residence use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

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 feet 2 inches in order to subdivide one lot into two lots and maintain a single-family residence use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan 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 1 foot in order to subdivide one lot into two lots and maintain a single-family residence and detached garage use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**G-8 C15-2011-0087 David Cancialosi for Elizabeth Pitts
3304 Green Lee**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 7 feet in order to erect a stairwell for a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan)

The applicant has requested a variance from the duplex residential use requirements of Section 25-2-773 (D) (1) and (D) (1) (a) stating that (D) The two dwelling units are subject to the following requirements: (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 percent of the maximum depth of the building, as measured from the front to the rear of the lot in order to erect an addition to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan)

The applicant has requested a variance from the duplex residential use requirements of Section 25-2-773 (D) (2) stating that the two dwelling units must have a common roof in order to erect an addition to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan)

The applicant has requested a variance from the duplex residential use requirements of Section 25-2-773 (D) (3) stating that at least one of the two units must have a front porch that faces the front street and an entry to the dwelling unit, except that units located on a corner lot must each have a front porch that faces a separate street and an entry to the dwelling unit in order to erect an addition to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan)

**G-9 C15-2011-0088 Rupert Reyes and Joann Carreon-Reyes
3103 Breeze Terrace**

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 feet in order to remodel an existing accessory structure to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek N.P.)

**G-10 C15-2011-0089 David Jones
1813 Collier 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 4.8 feet in order to erect a second story addition to an existing single-family residence in an “SF-3”, Family Residence zoning district.

**G-11 C15-2011-0090 Jim Bennett for John Bohnen
6313 & 6317 Antigo Lane**

6313 Antigo Lane – The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 20 feet in order to maintain and complete a single-family residence in an “SF-2”, Single-family Residence zoning district.

6317 Antigo Lane – The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 20 feet in order to maintain and complete a single-family residence in an “SF-2”, Single-family Residence 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 Planning & Development Review Department, at 974-2202 or Diana Ramirez at Planning & Development Review Department at 974-2241, for additional information; TTY users route through Relay Texas at 711.