



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

November 14, 2011

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

___ **Jeff Jack**
___ **Michael Von Ohlen**
___ **Bryan King**
___ **Nora Salinas**
___ **Heidi Goebel**

___ **Melissa Hawthorne**
___ **Susan Morrison**
___ **Cathy French (SRB only)**
___ **Will Schnier (Alternate)**

AGENDA

CALL TO ORDER – 5:30 P.M.

A. APPROVAL OF MINUTES October 10, 2011

B. SIGN REVIEW BOARD RECONSIDERATIONS

**B-1 C16-2011-0010 Luis Garcia for David Doldning
2610 West 10th Street**

The applicant has requested a variance to increase the maximum allowable sign face area requirement of Section 25-10-101 (G) (2) from 32 square feet to 50 square feet in order to erect a freestanding sign for a Public Educational Facility in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan)

The applicant has requested a variance to increase the maximum allowable sign height requirement of Section 25-10-101 (G) (3) from 6 feet above grade to 12 feet 6 inches above grade in order to erect a freestanding sign for a Public Educational Facility in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan)

**B-2 C16-2011-0011 Maggie Star for Andy Leffler
5145 North RM 620**

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-124 (B) from one to four for a retail center in the “ETJ”, Extra Territorial Jurisdiction. (Scenic Roadway Sign District.)

The applicant has requested a variance to increase the maximum sign face area requirement of Section 25-10-124 (B) (1) (b) from 64 square feet to 93 square feet for two signs for a retail center in the “ETJ”, Extra Territorial Jurisdiction. (Scenic Roadway Sign District.)

C. SIGN REVIEW BOARD

C-1 C16-2011-0012 Robert Strobeck for David Jeng 13642 Research Blvd.

The applicant has requested a variance to increase the maximum allowable freestanding signs requirement of Section 25-10-123 (B) (1) from one freestanding sign to three freestanding signs in order to erect two additional freestanding signs in a “GR”, Community Commercial zoning district.

D. BOARD OF ADJUSTMENT RECONSIDERATIONS

D-1 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 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.

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 3,060.54 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 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 detached garage use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

E. BOARD OF ADJUSTMENT POSTPONEMENTS

E-1 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 43% 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 49% 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 2973 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-2 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.

E-3 C15-2011-0102 Joe Arriaga

2003 Patton Lane

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 57% in order to maintain impervious coverage for additional parking area in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement in a front yard of Section 25-2-1603 (B) from 40% to 64.01% in order to maintain impervious coverage for additional parking area in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park Neighborhood Plan)

**E-4 C15-2011-0103 Jose Acuna
 3312 Thousand Oak 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 0 feet along the east property line in order to erect a detached carport for a single-family residence in an “SF-2”, Single Family Residence 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 4.8 feet along the south property line in order to maintain a single-family residence in an “SF-2”, Single-Family Residence zoning district.

**E-5 C15-2011-0104 Ross Frie for John Barkley
 609 Oakland Avenue**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 8,000 square feet to 6,770 square feet in order to maintain a multi-family use (3 units total) in an “MF-4-NP”, Multi-Family Residence – 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 1.5 feet in order to maintain a detached living unit of a multi-family use (3 units total) in an “MF-4-NP”, Multi-Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from three off-street parking spaces to two off-street parking spaces in order to maintain a multi-family use (3 units total) in an “MF-4-NP”, Multi-Family Residence – Neighborhood Plan zoning district.

**E-6 C15-2011-0106 Michele Rogerson Lynch for Todd Triggs
 5400 North Lamar**

The applicant has requested a variance to increase the maximum compatibility height requirement of Section 25-2-1063 (C) (1) (b) from two stories and 30 feet in height to four

stories and 45 feet 4 inches in order to erect a Vertical Mixed Use building in a “CS-MU-V-CO-NP” zoning district. The Land Development Code states that the height limitations for a structure are two stories and 30 feet, if the structure is 50 or less from property on which a use permitted in an “SF-5” or more restrictive zoning district is located.

The applicant has requested a variance to increase the maximum compatibility height requirement of Section 25-2-1063 (C) (2) (b) from three stories and 40 feet in height to four stories and 45 feet 4 inches in order to erect a Vertical Mixed Use building in a “CS-MU-V-CO-NP” zoning district. The Land Development Code states that the height limitations for a structure are three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property on which a use permitted in an “SF-5” or more restrictive zoning district is located.

The applicant has requested a variance to decrease the minimum compatibility setback requirement of Section 25-2-1063 (B) (2) from 25 feet to 10 feet in order to allow a retaining wall structure for a Vertical Mixed Use building in a “CS-MU-V-CO-NP” zoning district.

F. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**F-1 C15-2011-0111 Terry S Welch for James S Raney
4403 Long Champ Drive**

The applicant has requested a variance to exceed the maximum impervious coverage requirement of Section 25-2-492 (D) from 40% (42% existing) to 46% in order to erect a two story addition to an existing residence in an “SF-1”, Single Family Residence Large Lot zoning district.

**F-2 C15-2011-0112 Vivian Loftin for Clayton Christopher
1855 Westlake 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 9 feet 7 inches in height in order to erect a fence for a single-family residence in an “LA”, Lake Austin zoning district. The Land Development Code states that a solid fence constructed along a property line may not exceed an average height of 6 feet or a maximum height of 7 feet.

**F-3 C15-2011-0113 Linda Johnston for Gary Price
1308 East Cesar Chavez Street**

The applicant has requested a variance from Subchapter F; Article 2; Subsection 2.6 in order to complete the construction of a two story addition to a single family residence which encroaches into the setback plane on the west side 12 feet 7 inches for a width of 20 feet in a “CS-MU-CO-NP”, Commercial Service – Mixed Use – Conditional Overlay – Neighborhood Plan zoning district.

**F-4 C15-2011-0114 Carol Vaughn
1118 Gillespie Place**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 10 feet in order to erect a second story addition to an existing single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

**F-5 C15-2011-0115 Richard Swisher
3605 Robbin Road**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-551 (D) (3) (a) from 35% (57.3% existing) to 55.2% in order to erect an addition of a garage and elevator tower and remodel an existing single family residence in an “LA”, Lake Austin zoning district. The Land Development Code states that impervious cover may not exceed 35 percent on a slope with a gradient of 15 percent or less.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-551 (B) (5) from 0% (16.8% existing) to 33.7% in order to erect an addition of a garage and elevator tower and remodel an existing single family residence in an “LA”, Lake Austin zoning district. The Land Development Code states that development is prohibited on land with a gradient that exceeds 35%. This prohibition does not apply to a fence, driveway, road or utility that cannot be reasonable placed elsewhere, or a pedestrian facility.

**F-6 C15-2011-0116 Nicholas Buddo for Dolores Garcia
3508 Duval**

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 7 ½ feet at the highest point in order to maintain a solid fence along the side and rear property lines in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan 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.

F-7 C15-2011-0118 Frank Venditti
2103 Big Horn Drive

The applicant has requested a variance to increase the maximum allowable impervious coverage requirement of Section 25-2-551 (B) (5) from 0% to 11.5% in order to erect a single-family residence in an “LA”, Lake Austin zoning district. The Land Development Code states that development is prohibited on land with a gradient that exceeds 35 %. This prohibition does not apply to a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a pedestrian facility.

The applicant has requested a variance to increase the maximum allowable impervious coverage requirement of Section 25-2-551 (D) (3) (c) from 5% to 18.4% in order to erect a single-family residence in an “LA”, Lake Austin zoning district. The Land Development Codes states that impervious cover may not exceed 5 % on a slope with a gradient of more than 25% and not more than 35%.

F-8 C15-2011-0119 David Cancialosi for Jason Yu
4210 Rosedale

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 6,796 square feet in order to create a two-family residence use in an “SF-3”, Family Residence zoning district.

F-9 C15-2011-0120 James & Deborah Evans
703 Bouldin Avenue

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 11 feet in order to erect a suspended stairway to the existing single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan).

F-10 C15-2011-0121 Lidia Serna
5110 Greenheart Drive

The applicant has requested a special exception under Section 25-2-476 (B) to decrease the minimum front street setback requirement from 25 feet to 5 feet in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**F-11 C15-2011-0122 David Cancialosi for Keri Krupp
3700 Lawton**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 3 feet in order to maintain a first floor garage and erect a second story addition (5 feet from the rear property line) to an existing garage in order to create a two-family residence in an “SF-3”, Family Residence 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 4.7 feet along the west property line in order to remodel and erect a second story addition (7 feet from side property line) to an existing garage in order to create a two-family residence in an “SF-3”, Family Residence zoning district.

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 0.452 to 1 in order to remodel and erect a second story addition to an existing garage in order to create a two-family residence in an “SF-3”, Family Residence zoning district.

**F-12 C15-2011-0123 David Cancialosi for Caden Schaefer
2901 Ashdale**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 22 feet in order to maintain an addition to a single-family residence in an “SF-2”, Single-Family Residence zoning district.

**F-13 C15-2011-0124 Jaynna Sims
2008 E 9th Street**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet (20 feet existing) to 12.8 feet in order to erect a screened front porch for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**F-14 C15-2011-0125 David Cancialosi for Rachel Nation
1009 E 43rd**

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 5,928 square feet in order to remodel an existing building to maintain a two-family residential use in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock Neighborhood Plan)

The applicant has requested a special exception from Section 25-2-476 of the Land Development Code in order to maintain a two-family residential use with exterior water heater closet 5.35 from the rear property (10 feet required) in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock Neighborhood Plan)

The applicant has requested a special exception from Section 25-2-476 of the Land Development Code in order to maintain a side yard setback of 1 foot (5 feet required) along the west property line in order to maintain a two-family residential use in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock Neighborhood Plan)

The applicant has requested a special exception from Section 25-2-476 of the Land Development Code in order to maintain an exterior water heater enclosure 2.5 feet along the west property line (5 feet required) along the west property line in order to maintain a two-family residential use in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock Neighborhood Plan)

The applicant has requested a special exception from Section 25-2-476 of the Land Development Code in order to maintain exterior stairs and uncovered deck 4.5 feet from the side street property line (15 feet required) in order to maintain a two-family residential use 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 off-street parking requirement of Section 25-6 Appendix A from 3 off-street parking spaces to 0 off-street parking spaces in order to maintain a two-family residential use in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock Neighborhood Plan)

**F-15 C15-2011-0126 Gretchen Lang
8213 BelClaire Lane**

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 along the west and north property lines for a single-family residence in an “SF-2”, Single 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.

G. DISCUSSION AND ACTION

G-1 Board of Adjustment/Sign Review Board Meeting Schedule for 2012

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.