



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
JOINT MEETING
MINUTES
(July 11, 2011)**

The Board of Adjustment/Sign Review Board convened in a regular meeting on July 11, 2011, City Council Chambers, 301 West 2nd Street, Austin, Texas.

Chair Leane Heldenfels called the Board Meeting to order at 5:35p.m.

Board Members in Attendance: Leane Heldenfels (Chair), Clarke Hammond (Vice Chair), Heidi Goebel, Jeff Jack, Bryan King, Nora Salinas, Michael Von Ohlen, Cathy French (Sign Review)

Board Member Absent: Melissa Hawthorne (alternate)

Staff in Attendance: Susan Walker and Diana Ramirez

A. APPROVAL OF MINUTES

April 27, 2011 (Special Called Meeting) and June 13, 2011

The motion to approve the minutes from April 27, 2011 and June 13, 2011 were approved.

B. SIGN REVIEW BOARD

**B-1 C16-2011-0005 Gregory Keshishian for Kristi Balcezac
3801 Capital of Texas Highway**

The applicant has requested a variance to increase the maximum sign height requirement of Section 25-10-124 (B) (2) from 12 feet in height to 18.5 feet in height in order to erect a multi-tenant sign in a "I-GR", Interim-Community Commercial zoning district. (Scenic Roadway)

The applicant has requested a variance to increase the maximum sign area requirement of Section 25-10-124 (B) (1) (b) from 64 square feet to 74 square feet in order to erect a multi-tenant sign in a "I-GR", Interim-Community Commercial zoning district. (Scenic Roadway)

The public hearing was closed on Board Member Jeff Jack motion to Deny, Board Member Michael Von Ohlen second on a 8-0 vote; DENIED.

**B-2 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.

The public hearing was closed on Board Member Bryan King motion to Deny, Board Member Jeff Jack second on a 6-2 vote (Board Members Cathy French and Nora Salinas nay); DENIED.

C. BOARD OF ADJUSTMENT RECONSIDERATION POSTPONEMENT

**C-1 C15-2011-0023 Phil Moncada for Auspro Enterprises, LP; Michael Kleinman
3107 E. Cesar Chavez Street**

The applicant has requested a variance to increase the maximum allowable fence height requirement of Section 25-2-899 (D) from 6 feet in height to 12 feet in height in order to erect a solid fence in a “GR-MU-CO-NP”, Community Commercial – Mixed Use – Conditional Overlay – Mixed Use 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.

Board member Leane Heldenfels motion to reconsider request, Board member Michael Von Ohlen second on a 5-2 vote (Board members Bryan King and Clarke Hammond nay); RECONSIDERED. The public hearing was closed on Board Member Jeff Jack motion to Deny, Board Member Heidi Goebel second on a 6-1 vote (Board Member Michael Von Ohlen nay); DENIED.

D. BOARD OF ADJUSTMENT RECONSIDERATION

**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 a 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. (Zilker 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 a 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. (Zilker Neighborhood Plan)

Board member Michael Von Ohlen motion to reconsider request, Board member Leane Heldenfels second on a 4-2 vote (Board members Bryan King and Jeff Jack nay); RECONSIDERED; Postponed to August 8, 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)

POSTPONED TO August 8, 2011 BY THE APPLICANT

**E-2 C15-2011-0055 Allison Carr for Andrew A. Bergad
1100 E 8th Street**

The applicant has requested a variance from 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 erect a Secondary Apartment in an “LO-H-NP”, Limited Office – Historic – Neighborhood Plan (proposed “SF-3-H-NP”) zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with friendly amendment pruning supervised by city arborist, Board Member Leane Heldenfels second on a 7-0 vote; GRANTED WITH FRIENDLY AMENDMENT PRUNING SUPERVISED BY CITY ARBORIST.

**E-3 C15-2011-0061 Michael Stabenfeldt for David Stojanik
5800, 5801, 5805, 5809, 5813, 5817, 5821, 5825, 5828, 5829
Gentle Breeze Terrace**

The applicants have requested a variance to increase the maximum allowable fence height requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height in order to erect a

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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to August 8, 2011 for better findings, Board Member Bryan King second on a 7-0 vote; POSTPONED TO August 8, 2011 FOR BETTER FINDINGS.

**F-3 C15-2011-0070 Nicole Cooper for Martha Richards
4419 Sinclair Avenue**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 4.6 feet (existing) in order to maintain a covered porch attachment between the residence and garage in an “SF-3”, Family Residence zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Leane Heldenfels second on a 7-0 vote; GRANTED.

**F-4 C15-2011-0071 Larry Deuser for Beverly Locklin (University Baptist Church)
2130 Guadalupe, 500 West 22nd, 505 West 22nd,
2113 San Antonio, 2105 Nueces**

The applicant has requested a temporary suspension of the Restrictive Covenant filed in accordance with the conditional approval of C15-89-018 (approved on May 8, 1989) which required that 170 off-street parking spaces be available at all times. The applicant has requested the temporary suspension of the restrictive covenant during the construction of a mixed-use facility which will contain at least 170 off-street parking spaces at the time of completion and will terminate the suspension of the restrictive covenant upon completion of the new facility.

The public hearing was closed on Board Member Bryan King motion Consent to Suspend the Restrictive Covenant through end of 2013, provided that the church has 170 parking spaces under contract during church functions, Board Member Jeff Jack second on a 7-0 vote; CONSENT TO SUSPEND THE RESTRICTIVE COVENANT THROUGH END OF

2013, PROVIDED THAT THE CHURCH HAS 170 PARKING SPACES UNDER CONTRACT DURING CHURCH FUNCTIONS.

**F-5 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)

The public hearing was closed on Board Member Heidi Goebel motion to Postpone to August 8, 2011 for more information/drawings, Board Member Bryan King second on a 7-0 vote; POSTPONED TO August 8, 2011 for more information/drawings.

**F-6 C15-2011-0073 Gregory Klock
8406 Bowling Green 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 8 feet in height along the south property line for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Leane Heldenfels second on a 7-0 vote; GRANTED.

**F-7 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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Postponed to August 8, 2011 for better plan due to safety issues, Board Member Leane Heldenfels second on a 7-0 vote; POSTPONED TO August 8, 2011 FOR BETTER DESIGN OF PLAN DUE TO SAFETY ISSUES.

**F-8 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.

POSTPONED TO AUGUST 8, 2011 DUE TO NOTIFICATION

**F-9 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.

POSTPONED TO AUGUST 8, 2011 BY APPLICANT

**F-10 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.

POSTPONED TO AUGUST 8, 2011 FOR BETTER FINDINGS, LETTER OF NEIGHBORHOOD ASSOCIATION

**F-11 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)

POSTPONED TO AUGUST 8, 2011 FOR BETTER DESIGN OF PLAN

**F-12 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.

POSTPONED TO AUGUST 8, 2011 DUE TO NOTIFICATION/POSTING ERROR

**F-13 C15-2011-0080 Winonah Gouda-Baur
2603 Addison 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 13 feet in order to complete and maintain a detached carport for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

The public hearing was closed on Board Member Bryan King motion to Grant front street setback to 21 feet; friendly amendment structure not enclosed, architectural style of the structure as shown in the drawings, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED FRONT STREET SETBACK TO 21 FEET; FRIENDLY AMENDMENT STRUCTURE NOT ENCLOSED, ARCHITECTUAL STYLE OF THE STRUCTURE AS SHOWN IN THE DRAWINGS.

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.

Revised Item E-5 (approve minutes on Aug 8, 2011 meeting)