



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
JOINT MEETING
MINUTES
(February 13, 2012)**

The Board of Adjustment/Sign Review Board convened in a joint meeting on February 13, 2012, City Council Chambers, 301 West 2nd Street, Austin, Texas.

Chair Jeff Jack called the Board Meeting to order at 5:30 p.m.

Board Members in Attendance: Jeff Jack (Chair), Heidi Goebel (Vice Chair), Melissa Hawthorne, Bryan King, Michael Von Ohlen, Cathy French (Sign Review Board), Will Schnier (Alternate)

Board Members Absent: Susan Morrison (BOA), Nora Salinas (BOA), Dan Graham (SRB)

Staff in Attendance: Susan Walker

Staff Absent: Diana Ramirez

A. APPROVAL OF MINUTES January 9, 2012

Board member Michael Von Ohlen motion to approve the minutes with corrections (Items D-1 and E-2) for January 9, 2012, Board member Bryan King second on 7-0 vote, GRANTED with corrections (Items D-1 and E-2).

B. SIGN REVIEW BOARD POSTPONEMENTS

**B-1 C16-2011-0013 Susan Vickery
7201 RM 2222**

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 21 feet 4 inches in height in order to maintain a freestanding sign in an "I-RR", Interim – Rural Residence zoning district. (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) (a) & (b) from the lesser of 0.4 square feet for each linear foot of street frontage; or 64 square feet to 138 square feet in order to maintain a freestanding sign in an "I-RR", Interim – Rural Residence zoning district. (Scenic Roadway Sign District)

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with a friendly amendment as per Restrictive covenant no lighted sign on building and sign face

area not to exceed the Roadway ordinance, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED WITH A FRIENDLY AMENDMENT AS PER RESTRICTIVE COVENANT NO LIGHTED SIGN ON BUILDING AND SIGN FACE AREA NOT TO EXCEED THE ROADWAY ORDINANCE.

**B-2 C16-2012-0001 David Laird
3801 North Lamar Boulevard**

The applicant has requested a variance from the maximum number of directional signs requirement of Section 25-10-101 (C) (1) from four signs to eight signs for a Hospital Services (General) use in a “PUD”, Planned Unit Development zoning district. The Land Development Code states that one freestanding or wall sign for each building or curb cut is permitted.

The applicant has requested a variance from the maximum sign area of a directional sign requirement of Section 25-10-101 (C) (2) from 12 square feet to 30 square feet for one freestanding directional sign; from 12 square feet to 14.58 square feet for six freestanding directional signs and from 12 square feet to 14.58 square feet for a directional wall sign for a Hospital Services (General) use in a “PUD”, Planned Unit Development zoning district.

The applicant has requested a variance from the maximum height of a directional sign requirement of Section 25-10-101 (C) (3) (a) from 4 feet above grade to 9 feet 5 inches above grade for one freestanding sign and from 4 feet above grade to 7 feet 2 inches above grade for six freestanding directional signs for a Hospital Services (General) use in a “PUD”, Planned Unit Development zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant only signs for 1A and B, Board Member Bryan King second on a 7-0 vote; GRANTED ONLY SIGNS FOR 1A AND B.

C. SIGN REVIEW BOARD

**C-1 C16-2012-0002 Michael Hunter for Sheri Dube
12221 North MoPac**

The applicant has requested a variance from the maximum number of freestanding signs requirement of Section 25-10-124 (B) in order to replace a damaged freestanding sign providing for a total of 9 freestanding signs (existing) for a Hospital Services (General) use in a “PUD”, Planned Unit Development zoning district. (Scenic Roadway Sign district) **GRANTED**

The applicant has requested a variance to increase the maximum sign face area of a freestanding sign from 64 square feet to 70 square feet in order to replace a damaged freestanding sign providing for a total of 9 freestanding signs (existing) for a Hospital Services (General) use in a “PUD”, Planned Unit Development zoning district. (Scenic Roadway Sign district) **DENIED**

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant for 64 square feet, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED FOR 64 SQUARE FEET.

**C-2 C16-2012-0003 Greg Keshishian for J.C. Mulloy
11521 North FM 620**

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-124 (B) from one freestanding sign to two freestanding signs for a Retail use in a “GR-CO”, General Retail – Conditional Overlay zoning district. (Scenic Roadway Sign District)

The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Bryan King second on a 7-0 vote; DENIED.

D. BOARD OF ADJUSTMENT RECONSIDERATIONS

**D-1 C15-2010-0134 Jim Bennett for Fred Purcell
12912 Park Drive**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 12 feet along the west property lines in order to maintain a solid fence for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

Board Member Michael Von Ohlen motion to Reconsider, Board Member Melissa Hawthorne second on a 4-2 vote (Board Members Jeff Jack and Bryan King nay); GRANTED TO RECONSIDER; the public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to March 12, 2012, Board Member Michael Von Ohlen second on a 6-0 vote; POSTPONED TO MARCH 12, 2012.

**D-2 C15-2011-0130 Michael R McHone for Lindsey Lane
2004 Goodrich Avenue**

Variance Request(s): The applicant has requested a special exception from Section 25-2-476 of the Land Development Code in order to maintain a rear yard setback of 5 feet (10 feet required) 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” zoning district.

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 3 feet 9.5 inches (5 feet required) in order to maintain a screened porch in order to change the use to create a two-family residential use in an “SF-3” zoning district.

The public hearing was closed on Board Member Bryan King motion to Deny reconsideration request, Board Member Melissa Hawthorne second on a 4-1 vote (Board

member Will Schnier nay and Heidi Goebel recused herself); DENIED RECONSIDERATION REQUEST.

E. BOARD OF ADJUSTMENT POSTPONEMENTS

**E-1 C15-2010-0012 Vince Huebinger for Domingo Arce
1700 Miriam 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 9.5 feet in order to maintain a front porch addition to an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

POSTPONED TO MARCH 12, 2012 (NEED RE-NOTIFICATION)

**E-2 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 3 feet in order to enclose a small deck (porch) area for an existing single family residence 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 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)

The applicant has requested a variance to decrease the minimum off-street parking space requirement of Section 25-6 Appendix A from two off-street parking spaces to one off-street parking spaces in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

WITHDRAWN PER APPLICANT

**E-3 C15-2012-0001 Jim Wittliff for Roger Easley
813 East 13th 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 8 feet in order to erect the front structure of a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

POSTPONED TO MARCH 12, 2012

E-4 C15-2012-0003 Richard T. Suttle Jr. for VIVO Restaurant

2015 Manor Road

The applicant has requested a variance from Section 25-2; Subchapter E; Subsection 2.3, Subsection 2.6, and Subsection 3.2 for sidewalks, planting zones, clear zones, utilities, furniture, building placement, parking, corner site, landscape buffer, connectivity, screening and pedestrian frontage provisions to allow existing conditions to remain in order to maintain the existing parking facility in a “CS-MU-V-NP” zoning district.

The applicant has requested a variance from Section 25-2-1007 for landscape islands and trees in parking lots to allow existing conditions to remain in order to maintain the existing parking facility in a “CS-MU-V-NP” zoning district.

The applicant has requested a variance from Section 25-2-1008 for irrigation requirements so that the existing amount of landscaping and related irrigation is the required amount in order to maintain the existing parking facility in a “CS-MU-V-NP” zoning district.

The applicant has requested a variance from Section 25-2-1062 (Height Limitations); Section 25-2-1066 (Screening Requirements) and 25-2-1067 (Design Regulations) for compatibility requirements to not apply to the portion of the property abutting the alley to allow existing conditions to remain in order to maintain the existing parking facility in a “CS-MU-V-NP” zoning district.

POSTPONED TO MARCH 12, 2012

**E-5 C15-2012-0009 Bryan Edwards
 12417 River Bend #4**

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 south property line in order to maintain a single-family residence in an “SF-2”, Single-family residence zoning district.

WITHDRAWN

F. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**F-1 C15-2012-0012 Lee Bingham
 3306 Silverleaf**

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 feet in order to convert garage/carport area to living space for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

The public hearing was closed on Board Member Heidi Goebel motion to Grant with friendly amendment for wood garage to remain a garage, Board Member Melissa Hawthorne second on a 6-0 vote; GRANTED WITH FRIENDLY AMENDMENT FOR WOOD GARAGE TO REMAIN A GARAGE.

**F-2 C15-2012-0013 Don William for Jennie West
1601 Wethersfield Road**

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 south property line in order to maintain a detached carport for a single family residence in an “SF-3”, Family Residence zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Heidi Goebel second on a 6-0 vote; DENIED.

**F-3 C15-2012-0014 Richard Suttle
110 East 2nd Street**

The applicant has requested a variance to decrease the minimum off-street loading facility requirement of Section 25-6-592 from eight off-street loading spaces to three off-street loading spaces in order to erect a Hotel use in a “CBD-CURE”, Central Business District – Central Urban Redevelopment Combining District Area.

POSTPONED TO MARCH 12, 2012

**F-4 C15-2012-0015 Mike Brown for Judith Kenney
1603 Raleigh Avenue**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (69% existing) to 62% in order to remove portions of driveway and sidewalks and erect a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

POSTPONED TO APRIL 9, 2012

**F-5 C15-2012-0018 David Cancialsoi for Charles Borgeson
7404 Albert Road**

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 0 feet (10 feet is required) along the north property line in a “DR”, Development Reserve zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 10 feet to 0 feet in order to maintain an addition to an existing carport along the north property line in a “DR”, Development Reserve zoning district.

The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to March 12, 2012, Board Member Bryan King second on a 6-0 vote; POSTPONED TO MARCH 12, 2012.

F-6 C15-2012-0019

**Jim Bennett for Melissa Schenker
1802 Brackenridge 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 4.4 feet from the south property line in order to create a two-family 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 4.6 feet from the north property line in order to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the maximum gross floor area for a two-family residential use requirement of Section 25-2-774 (7) from 850 square feet to 884 square feet in order to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

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 6,954 square feet in order to create a two-family 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 1 foot in order to maintain a wood deck in an “SF-3-NP”, Family Residence – Neighborhood Plan 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 .4 to 1.0 to .62 to 1.0 in order to change the use to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to encroach into the setback plane requirement of Subchapter F; Article 2; Subsection 2.6 for a height of 2.5 feet in order to maintain and change the use to create a two-family residential use 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 Bryan King second on a 6-0 vote; GRANTED.**

F-7 C15-2012-0020

**Neva Purnell
3014 Windsor Road**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2.5 feet in order to maintain a reconstructed accessory building for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Will Schnier second on a 6-0 vote; GRANTED.

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.