



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

April 9, 2012

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

___ Jeff Jack (Chair)
___ Heidi Goebel (Vice Chair)
___ Bryan King
___ Nora Salinas
___ Michael Von Ohlen
___ Melissa Hawthorne

___ Susan Morrison
___ Cathy French (SRB only)
___ Dan Graham (SRB only)
___ Will Schnier (Alternate)
___ Stuart Hampton (Alternate)

AGENDA

CALL TO ORDER – 5:30 P.M.

A. APPROVAL OF MINUTES March 12, 2012

C. SIGN REVIEW BOARD

**C-1 C16-2012-0005 Sign Builders of America (Lee Williams) for Starbucks
11521 N FM 620**

The applicant has requested a variance from Section 25-10-124 (F) in order to allow the internal lighting of logos for wall signs and freestanding signs in a “GR-CO”, Community Commercial – Conditional Overlay zoning district. The Land Development Code states that internal lighting of signs is prohibited, except for the internal lighting of individual letters.

**C-2 C16-2012-0006 Doni Allen for Avery Ranch Dental (Altamira, LLC)
15004 Avery Ranch Blvd. Bldg A**

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-130 (B) from one freestanding sign to two freestanding signs for a Medical Office use in a “PUD”, Planned Unit Development zoning district.

The applicant has requested a variance to increase the maximum sign face area requirement of Section 25-10-130 (F) (2) (a) from 12 square feet to 69.58 square feet each in order to erect two freestanding signs for a Medical Office use in a “PUD”, Planned Unit Development zoning district.

D. BOARD OF ADJUSTMENT POSTPONEMENTS

**D-1 C15-2011-0138 Karen Prairie
7600 Downridge**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 6.5 feet in order to remodel a pool cabana/dressing room and enclose a covered deck area to create a two-family residential use in an “SF-3”, Family Residence zoning district.

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 maintain impervious coverage for a single family residence and proposed two-family residential use 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 4.8 feet in order maintain the enclosure of an existing covered carport for a garage in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance from the maximum linear feet of gables or dormers protruding from the setback plane; from the maximum development permitted in Chapter 25-2; Section 2.8.1 A (2) of the Land Development Code in order to remodel a pool cabana/dressing room and enclose a covered deck area to create a two-family residential use in an “SF-3”, Family Residence zoning district.

**D-2 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)

**D-3 C15-2012-0014 Richard Suttle for Tim Finley
110 East 2nd Street and 111 East 3rd 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.

**D-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

D-5 C15-2012-0017 Sarah Harris
1148 Northwestern Avenue

The applicant has requested a variance to decrease the minimum number of off-street parking space requirement of Section 25-6, Appendix A from three spaces to zero spaces in order to erect a Secondary Apartment use in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

D-6 C15-2012-0023 Hasan Khodadadi
306 West 42nd Street

D-7 C15-2012-0032 Jim Bennett for Michael A Colennetta
3902, 3904, 3906 Wadford Street

E. BOARD OF ADJUSTMENT PUBLIC HEARINGS

E-1 C15-2012-0034 Justin Bailey for Shannon Peris
8208 Via Verde Drive

**E-2 C15-2012-0035 Leslie Lawson
1302 Ardenwood Drive**

E-3 C15-2012-0036 Craig Nasso for David Limon
2604 Canterbury 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 4.40 feet in order to remodel an existing accessory 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 off-street parking requirement of Section 25-6 Appendix A from 4 off-street parking spaces to 2 off-street parking spaces in order to maintain the garage enclosure for additional living area for each unit of a duplex-residential use in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% allowable to 53% in order to complete the construction of an accessory building in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-6 C15-2012-0039 Francois Levy for Greg Shattuck
1208 Inks Avenue**

The applicant has requested a variance from two-family residential use requirement of Section 25-2-774 (C) (2) (a) in order to erect a two-family residential use (to replace existing structure) in an “MF-2-H-NP”, Multi-family – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan) The Land Development Code states that for a two-family residential use the second dwelling unit must be located at least 15 feet to the rear of the principal structure.

The applicant has requested a variance to increase the maximum impervious requirement of Section 25-2-492 (D) from 45% to 50% in order to erect a two family residential use (to replace existing structure) in an “MF-2-H-NP”, Multi-family – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**E-7 C15-2012-0040 David Cancialosi for Jason Demitri
5605 Wagon Train 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 detached accessory building for a single-family residence in an “SF-2”, Single-Family Residence 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 2.2 feet in order to maintain a detached accessory building for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

**E-8 C15-2012-0041 Charlie Nohra for Rosemary Follis
2201 East Ben White Boulevard**

The applicant has requested a variance to decrease the minimum separation distance from an adult-oriented business and a public park requirement of Section 25-2-801 (D) (2) from 1,000 feet to 863.65 feet in order to create an adult-oriented business in a “CS-1-NP”, Commercial-Liquor Sales – Neighborhood Plan zoning district. The Land Development Code states that an adult-oriented business may not be located on a lot that is within 1,000 feet of a lot on which a school, church, public park or playground, or licensed day-care center is located.

**E-9 C15-2012-0042 Anthony Brummer
8200 Stillwood 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 7 ½ feet in height in order to erect 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 6 feet or a maximum height of 7 feet.

**E-10 C15-2012-0043 Javier Delgado for Austin Housing Finance Corporation
(Regina Copic)
900, 902 Juniper Street; 903, 905, 907 Olive Street**

900 Juniper Street – The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-1424 (A) (4) from 10 feet to 5 feet for an Urban Home Special Use in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

902 Juniper Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1424 (A) (1) from 3,500 square feet to 2,300 square feet for an Urban Home Special Use in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

903 Olive Street - The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1424 (A) (1) from 3,500 square feet to 2,029 square feet for an Urban Home Special Use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-1424 (A) (5) from 5 feet to 3 feet along Lot One for an Urban Home Special Use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-1424 (B) from 20 feet to 0 feet for an Urban Home Special Use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

905 & 907 Olive St - The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-1424 (B) from 20 feet to 0 feet for an Urban Home Special Use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement from Section 25-2-1424 (A) (5) from 5 feet to 3 feet for an Urban Home Special Use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

F. Approve the creation of a Working Group to develop recommendations for changes to the Board of Adjustment’s procedures and protocols, including potential amendments to the Board’s Rules of Procedure.

G. Approval of Annual Internal Review for Board of Adjustment

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.