



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD  
JOINT MEETING  
MINUTES  
(September 17, 2012)**

The Board of Adjustment/Sign Review Board convened in a joint meeting on September 17, 2012, City Council Chambers, 301 West 2<sup>nd</sup> 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, Fred McGhee, Michael Von Ohlen, Stuart Hampton (Alternate), Cathy French (SRB)

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

Staff in Attendance: Susan Walker, Diana Ramirez

**A. APPROVAL OF MINUTES August 13, 2012**

**The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with correction for Item C-1, Board Member Stuart Hampton second on a 5-2-1 vote (Board members Bryan King and Cathy French abstained and Fred McGhee late); GRANTED WITH CORRECTION FOR ITEM C-1.**

**B. SIGN REVIEW BOARD RECONSIDERATION**

**B-1 C16-2012-0011 Kevin Hull and Bryan Hardeman  
3400 Steck Avenue**

The applicant has requested a variance to increase the maximum sign height of a freestanding sign requirement of Section 25-10-130 (G) (1) from 30 feet above frontage street pavement grade to 60 feet above frontage street pavement grade in order to erect a freestanding sign for an Automotive Sales use in an "LI", Limited Industrial zoning district. (Commercial Sign District)

**WITHDRAWN**

**C. SIGN REVIEW BOARD**

**C-1 C16-2012-0013 Jim Bennett for Buddy Hagman  
8107 Research Blvd.**

The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-123 (A) (3) (a) from 35 feet in height to 45 feet in height in order

to increase the height of an existing freestanding sign in a “CS-NP”, Commercial Services – Neighborhood Plan zoning district. (North Austin Civic Association Neighborhood Plan)

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 5-3 vote (Board members Jeff Jack, Bryan King, Heidi Goebel nay); GRANTED.**

**C-2    C16-2012-0014            Jeremiah Baker  
13729 Research Blvd.**

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-131 from two freestanding signs to 9 freestanding signs in order to erect a freestanding sign for an Automotive Repair Service use in a “GR”, Community Commercial zoning district.

**The public hearing was closed on Board Member Melissa Hawthorne motion to postpone to October 8, 2012, Board Member Michael Von Ohlen second on a 7-0 vote; POSTPONED TO October 8, 2012.**

**C-3    C16-2012-0015            Tony Ross For St. Ignatius Catholic Church  
120 West Oltorf Street**

The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-127 (B) (1) from 6 feet in height to 16 feet 3 inches in height in order to replace an existing freestanding sign in an “MF-3-NP”, Multi-Family- Medium Density – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

The applicant has requested a variance to increase the maximum sign area requirement of Section 25-10-127 (B) (2) from 35 square feet to 73.3 square feet in order to replace an existing freestanding sign in an “MF-3-NP”, Multi-Family- Medium Density – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

The applicant has requested a variance to decrease the minimum freestanding sign setback requirement of Section 25-10-191 (E) from 12 feet from the street right-of-way to 10 feet from the street right-of-way (along College Street) in order to replace an existing freestanding sign in an “MF-3-NP”, Multi-Family- Medium Density – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

**The public hearing was closed on Board Member Bryan King motion to Grant all 3 variances with a condition that LED lights are on at 7 a.m. and off at 10 p.m. and only LED red lights, Board Member Melissa Hawthorne second on a 6-1 vote (Board Member Heidi Goebel nay); GRANTED ALL 3 VARIANCES.**

## **E.     BOARD OF ADJUSTMENT PUBLIC HEARINGS**

**E-1    C15-2012-0069            Ann Kitchen for Primrose Kitchen**

## 1800 A Jentsch Court

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 6.6 feet in order to maintain a sunroom addition to a duplex residential use 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 0.415 to 1.0 in order to maintain a sunroom addition to 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% to 51% in order to maintain a sunroom addition to a duplex residential use in an “SF-3”, Family Residence zoning district.

**The public hearing was closed on Board Member Bryan King motion to Posptone to October 8, 2012, Board Member Michael Von Ohlen second on a 7-0 vote; POSTPONED TO OCTOBER 8, 2012.**

**E-2 C15-2012-0088 Carolyn Coffey  
1418 West 51<sup>st</sup> Street**

The applicant has requested a special exception under Section 25-2-476 (B) (3) (a) (ii) to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 foot 3 inches in order to maintain a two-story detached accessory structure in an “SF-3”, Family Residence zoning district. Section 25-2-476 (B) (3) (a) (ii) states that the Board may grant a special exception if the Board finds that the violation has existed for at least 15 years, if the application for a special exception is submitted on or before June 6, 2013.

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

**E-3      C15-2012-0100      Lisa Gray  
4708 Bull Creek**

The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 49.51 feet in order to subdivide one lot into two lots and erect a single-family residence on each lot in an “SF-2”, Single-Family Residence zoning district.

**The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to October 8, 2012, Board Member Bryan King second on a 6-1 vote (Board member Fred McGhee nay); POSTPONED TO October 8, 2012.**

**E-4     C15-2012-0102           Nicolas Yaros**  
**5715 Fitchwood Lane**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (50% existing) to 51.7% in order to remove existing wood decks and build a partially covered concrete patio 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 at 50% impervious coverage with friendly amendment that patio remain open on 3 sides, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED AT 50% IMPERVIOUS COVERAGE WITH FRIENDLY AMENDMENT THAT PATIO REMAIN OPEN ON 3 SIDES.**

**E-5     C15-2012-0103             John Besperka  
   13985 FM 2769 Road**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 10 feet to 3 feet in order to complete a detached carport for a single-family residence in a “DR”, Development Reserve zoning district.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant Board Member Heidi Goebel second on a 7-0 vote; GRANTED.**

**E-6     C15-2012-0104             Jeffrey Bullard for Larry Broder  
   512 Bouldin Avenue**

The applicant has requested a variance to decrease the minimum lot area requirement of Section 25-2-773 (B) (1) from 7,000 square feet to 6,975 square feet in order to remodel a single-family residence to create a duplex residential use in an “MF-3-NP”, Multi-Family Residence Medium Density – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

**The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to October 8, 2012, Board Member Bryan King second on a 7-0 vote; POSTPONED TO OCTOBER 8, 2012.**

**E-7     C15-2012-0105             Jim Bennett for Albert Garcia  
   11615 Buttonwood Drive**

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 4 inches in order to maintain a carport for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

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 6 feet 6 inches in height in order to maintain a solid fence for a single-family residence in an “SF-2”, Single Family Residence zoning district.

**POSTPONED TO October 8, 2012 BY APPLICANT**

**E-8     C15-2012-0106             Keith Melton for Eugene Hilderbrandt  
8411 Furness Drive**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-773 (B) (4) from 45% to 46.1% in order to increase the impervious coverage (width of driveway runners) for a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Heritage Hills Neighborhood Plan)

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant at 46.1 % impervious coverage, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED AT 46.1 % IMPERVIOUS COVERAGE.**

**E-9     C15-2012-0107             Keith Jones  
1303 Aggie 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 24 feet in order to attach a carport to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

**The public hearing was closed on Board Member Bryan King motion to Deny, Board Member Michael Von Ohlen second on a 5-2 vote (Board members Stuart Hampton and Heidi Goebel nay); DENIED.**

**E-10   C15-2012-0109             Karrie League  
1308 Old 19<sup>th</sup> Street Unit 3**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 11.81 feet in order to complete and maintain a single-family residence in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (West University 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 7.9 feet in order to complete and maintain a single-family residence in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

**The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with condition must maintain a 25’ from Old 19<sup>th</sup> Street (as front setback), Board Member Heidi Goebel second on a 7-0 vote; GRANTED WITH CONDITION MUST MAINTAIN A 25’ FROM OLD 19<sup>TH</sup> STREET (AS FRONT SETBACK).**

**E-11   C15-2012-0110             Mike Livingston for Tracy Wells  
10707 Leafwood Lane**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 40% (50% existing) to 50% in order to remove a concrete patio and erect an in-ground swimming pool for a single-family residence in an "SF-1", Single-Family Residence Large Lot zoning district.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant 49.2 % impervious coverage, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED 49.2 IMPERVIOUS COVERAGE.**

## **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.