



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

March 11, 2013

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

___ **Jeff Jack (Chair)**
___ **Melissa Hawthorne (Vice Chair)**
___ **Fred McGhee**
___ **Nora Salinas**
___ **Michael Von Ohlen**
___ **Bryan King**

___ **Sallie Burchett**
___ **Cathy French (SRB only)**
___ **Will Schnier (Alternate)**
___ **Stuart Hampton (Alternate)**

AGENDA

CALL TO ORDER – 5:30 P.M.

A. APPROVAL OF MINUTES February 11, 2012

B. SIGN REVIEW BOARD POSTPONEMENTS

**B-1 C16-2013-0001 Jim Bennett for Cielo Realty Partners
4410 East Riverside Drive**

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 General Retail use in a “GR”, Community Commercial zoning district. (Scenic Sign District)

C. SIGN REVIEW BOARD

**C-1 C16-2013-0003 Steven Martinez for St. David’s Healthcare Partnership LP
901 West Ben White Boulevard**

The applicant has requested a variance from the maximum sign area for a directional sign requirement of Section 25-10-101 (C) (2) from 12 square feet to 30 square feet for four directional signs; from 12 square feet to 13.5 square feet for two directional signs and from 12 square feet to 18.06 square feet for one directional sign in order to erect a total of seven directional signs for a Hospital Services (General) use in a “PUD”, Planned Unit Development zoning district.

The applicant has requested a variance from the maximum sign height for a directional sign requirement of Section 25-10-101 (C) (3) (a) from 4 feet above grade to 20 feet above grade for one directional sign; from 4 feet above grade to 9 feet 7 inches for three directional signs; from 4

feet above grade to 7 feet 6 inches above grade for one directional sign; from 4 feet above grade to 8 feet 1 inch above grade for one directional sign and from 4 feet above grade to 7 feet 2 inches above grade for one directional sign in order to erect a total of seven directional signs for a Hospital Services (General) use in a “PUD”, Planned Unit Development zoning district.

**C-2 C16-2013-0004 Damon Andrews
 9001 FM 620 North**

The applicant has requested a variance to decrease the minimum setback of a freestanding sign requirement of Section 25-10-124 (G) from 12 feet to 0 feet from the property line in order to relocate and erect a sign for a Religious Assembly in a “GR”, Community Commercial zoning district. (Scenic Roadway Sign District)

**C-3 C16-2013-0005 TBG Partners (Jeff Raudabaugh) for ASLAN IV Austin LLC
 % Pearlmark/Transwestern
 1120 and 1122 Capital Of Texas Highway**

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 to 20 feet in order to erect a sign for a commercial development in an “LO”, Limited Office zoning district. (Scenic Roadway Sign District)

D. BOARD OF ADJUSTMENT PUBLIC HEARING POSTPONEMENTS

**D-1 C15-2012-0111 Pablo Serna for Will Fowler
 3312 Beverly Road**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 10.6 feet in order to maintain and erect an addition to an existing single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**D-2 C15-2012-0112 David Cancialosi for Daniel Gillotte & Rosie Weaver
 100 East Lisa Drive**

Special Exception Request(s): The applicant has requested a special exception from Section 25-2-476 in order to maintain a carport 5 feet 10 inches from the front street property line instead of the required 25 feet from the property line and 0 feet from the side yard (west property line) instead of the required 5 feet from the property line in order to maintain a carport for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan) **GRANTED FEBRUARY 11, 2013**

Variance Request(s): The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 16 feet 7 inches in order to maintain a playscape for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan)

**D-3 C15-2012-0135 Jim Bennett for Grit and Grace
4112 Medical Parkway**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 88 off-street parking spaces to 19 off-street parking spaces in order to remodel the second floor of a commercial building to expand a Cocktail Lounge use in a “CS-1”, Commercial – Liquor Sales zoning district.

**D-4 C15-2012-0142 Jim Bennett for Kevin Smith
2710 and 2712 East 12th Street**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1444 (B) (2) from 3,500 square feet to 2,750 square feet for Lot 2C and from 3,500 square feet to 2,625 square feet for Lot 2D in order to erect a Cottage Special Use on each lot in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan) The Land Development Code states that the minimum lot area for a cottage special use is 3,500 square feet for a lot that is located in an “SF-3” district and adjoins a lot that is (i) zoned “SF-3”; (ii) has a lot area of at least 5,750 square feet; and (iii) is developed as a single-family residence.

**D-5 C15-2012-0147 Jim Bennett for Jan Currier
608 Blanco Street**

The applicant has requested a variance to increase the maximum floor to area ratio of Subchapter F; Article 2; Subsection 2.1 from .4 to 1.0 to .48.2 to 1.0 in order to erect an addition to an existing multi-family residence (3 units) in an “MF-4-HD-NP”, Multi-Family Residence – Historic District – Neighborhood Plan zoning district.

**D-6 C15-2013-0005 David Cancialosi for Mike Blackhurst
1504 Canterbury 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 2.8 feet in order to remodel an accessory structure to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance to decrease the minimum separation distance requirement of Section 25-2-774 (C) (2) (a) from 15 feet to 14.2 feet in order to remodel an accessory structure to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan) The Land Development Code states that the second dwelling unit must be located at least 15 feet to the rear of the principal structure.

**D-7 C15-2013-0007 Forrest Berkey
1908 Riverview 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 5 feet in order to erect a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly 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 2 feet in order to erect a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

**D-8 C15-2013-0010 David Cancialosi for Scott Van Den Berg
9803 Patrice**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 40% to 43.9% in order to maintain a single family residence with decks and swimming pool in an “SF-1”, Single-Family Residence Large Lot zoning district.

**D-9 C15-2013-0011 David Cancialosi for John Gordon Muir
1404 Rockcliff Road**

The applicant has requested a variance to decrease the minimum shoreline setback requirement of Section 25-2-551 (D) (1) (a) from 75 feet to 10 feet in order to remodel and erect an addition to a single family residence in an “LA”, Lake Austin zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-551 (D) (2) from 5 feet to 3.5 feet in order to remodel and erect an addition to a single family residence in an “LA”, Lake Austin zoning district.

E. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**E-1 C15-2013-0004 Julia Bower & Andrew Wheat
900 Garner Avenue**

The applicant has requested a special exception from Section 25-2-476 in order to maintain a two-family residential use 12 feet (along Kerr Street) from the side street property line instead of the required 15 feet from the side street property line in an “SF-3”, Family Residence zoning district.

The applicant has requested a special exception from Section 25-2-476 in order to maintain a two-family residential use 6 feet from the rear property line instead of the required 10 feet from the rear property line in an “SF-3”, Family Residence zoning district.

**E-2 C15-2013-0012 Julia Montoya
2008 Canterbury**

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 covered patio (carport) for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

**E-3 C15-2013-0013 Jim Bennett for Colleen Hobbs & David Woodruff
1400 West 30th 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 12 feet in order to erect an addition to a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Road Neighborhood Plan)

**E-4 C15-2013-0014 Nick Quijano for Nelda Ruth Vasquez
2303 South 3rd Street**

The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 49.3 feet in order to erect a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

**E-5 C15-2013-0015 Margaret Kyle & Ryan Tyler
1209 Cotton 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 4 ½ feet in order to erect a two story single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan) *(The variance was previously approved on 4-11-11 but has since expired.)*

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 20 feet in order to erect a two story single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan) *(The variance was previously approved on 4-11-11 but has since expired.)*

**E-6 C15-2013-0016 Jim Bennett for Karen A Wargo
6726 Lancet Hill 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 13 feet in order to maintain an addition to an existing duplex residential use in an “SF-3”, Family Residence zoning district. *(The Board of Adjustment granted this variance on 1-8-96 but has since expired.)*

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 one side and from 5 feet to 4 feet along the

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-773 (B) (4) from 45% to 64% in order to maintain additions to an existing duplex residential use in an “SF-3”, Family Residence zoning district. *(The Board of Adjustment granted this variance on 1-8-96 but has since expired.)*

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-601 (B) (1) from 50 feet to 10 feet in order to erect an Industrial Use (Office/Warehouse/Shop building) in an “LI-CO”, Limited Industrial – Conditional Overlay zoning district. The Land Development Code states that the minimum interior yard setback is 50 feet, if adjacent to property zoned as or used for a use permitted in an “LA”, “RR”, or “SF-1” – “SF-6” 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 3,566 square feet in order to remodel and erect an addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

The applicant has requested a variance from the common wall requirement for a duplex residential use of Section 25-2-773 (D) from 45 feet to no less than 19 feet in order to erect a duplex residential use on each proposed lot in an “SF-3”, Family Residence zoning district. The Land Development Code states for a duplex residential use the two dwelling units must have a common floor and ceiling or a common wall, which may be a common garage wall, and that extends for at least 50 percent of the maximum depth of the building, as measured from the front to the rear of the lot.

E-10 C15-2013-0020 Edward Chapman for Effie M Chapman
1301 Harrison Lane

The applicant has requested a special exception from Section 25-2-476 in order to maintain a detached carport/storage area 4 feet 7 inches from the side street property line instead of the required 15 feet from the side street property line in an “SF-3”, Family Residence zoning district.

**E-11 C15-2013-0021 Neighborhood Housing (Dianna Lewis)
7314 Meador Avenue**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 11.2 feet in order to complete the relocation and remodel of the primary structure of a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

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.