



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

April 8, 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 March 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)

**B-2 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. SIGN REVIEW BOARD

**C-1 C16-2013-0006 Bill Teel for White Lodging
4525 South IH 35**

The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-123 (B) (3) from 35 feet above frontage street pavement grade to 62 feet above frontage street pavement grade (existing) in order to install two double faced illuminated sign cabinets on existing sign support for a Hotel-Motel use in a “GR-NP”, Community Commercial – Neighborhood Plan zoning district.

**C-2 C16-2013-0007 Bill Teel for White Lodging
4533 South IH 35**

The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-123 (B) (3) from 35 feet above frontage street pavement grade to 62 feet above frontage street pavement grade (existing) in order to install two double faced illuminated sign cabinets on existing sign support for a Hotel-Motel use in a “GR-NP”, Community Commercial – Neighborhood Plan zoning district.

D. BOARD OF ADJUSTMENT RECONSIDERATIONS

**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 C15-2013-0018 Jesse Herman
1805 Third Street**

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 to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 39.94 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)

E. BOARD OF ADJUSTMENT PUBLIC HEARING POSTPONEMENTS

E-1 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.

E-2 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.

E-3 C15-2013-0005 Michael Blackhurst and Elizabeth Hurley 1504 Canterbury Street

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Subchapter F; Article 2; Subsection 2.4 from 5 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 Land Development Code states that the minimum rear yard setback of a second dwelling unit may be reduced to 5 feet if the rear lot line is adjacent to an alley.

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 13.5 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.

E-4 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.

F. BOARD OF ADJUSTMENT PUBLIC HEARINGS

F-1 C15-2011-0051 Justina and Nelson Sorto 2015 Willow 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 5 feet (at the closest) in order to maintain an addition to a single-family residence with accessory apartment in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 60% in order to maintain a single-family residence with accessory apartment in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

F-2 C15-2013-0022 Smith Holt for John & Tamara Plemmons 1706 Westover Road

The applicant has requested a variance to decrease the minimum side setback requirement of Section 25-2-492 (D) from 5 feet to 2.85 feet (second floor will be compliant with 5 foot setback) in order to maintain and erect a second story addition to an existing accessory structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Road 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 3.38 feet (second floor will be compliant with 10 foot setback) in order to maintain and erect a second story addition to an existing accessory structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Road Neighborhood Plan)

F-3 C15-2013-0023 Efren Mercado 12509 Cortaro Cove

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 3 feet 8 inches in order to maintain an accessory structure (gazebo/cabana) for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

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 to 7 feet 4 inches at the highest point in order to maintain a solid fence for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

**F-4 C15-2013-0024 Scott Turner for Getsemani Pentacostal Church
2501 East 4th 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 5 feet in order to erect a single family residence on a lot in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

**F-5 C15-2013-0025 Jim Bennett for Arthur Keen
1103 Bouldin Avenue**

The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 36.28 feet (existing) in order to subdivide a lot 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 feet 6 inches (existing) in order to subdivide a lot 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 25-2-492 (D) from 5,750 square feet (3,772 square feet existing) to 5,650 square feet in order to subdivide a lot to increase the lot size by 1886.4 square feet in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**F-6 C15-2013-0026 Bryan Ennenga for Allison Sallee
6703 Leprechaun Drive**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-551 (D) (3) (a) from 35% (36.98% existing) to 40.2% in order to erect a swimming pool for a single-family residence in an “LA”, Lake Austin zoning district.

**F-7 C15-2013-0027 James Blow for Jean and Mark Grove
4300 Canoas Drive**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (52.5% existing) to 49.4% in order to erect a swimming pool for a residence in an “I-SF-2”, Interim – Single-Family Residence zoning district.

**F-8 C15-2013-0028 Lindsey Lane
2004 Goodrich Avenue**

The applicant has requested a special exception from Section 25-2-476 (B) (a) (ii) of the Land Development Code in order to maintain a side yard setback of 3 feet 9 inches instead of the required 5 feet in order to maintain a screened porch in an “SF-3-NP”, Family Residence –

Neighborhood Plan zoning district. The Land Development Code states that the Board shall 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.

**F-9 C15-2013-0029 Jim Wittliff for Daniel Armendariz
1608 West 8th Street**

The applicant has requested a variance to decrease the minimum separation distance requirement of Section 25-2-1463 (C) (2) (a) from 15 feet to the rear of the principal structure to 7.5 feet in front of the rear wall of the principal structure in order to erect a secondary apartment in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Old West Austin 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 erect a secondary apartment in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

**F-10 C15-2013-0030 Denise Cheney for Paul and Sarah Sarahan
6801 Jester Wild Drive**

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 maintain a portion of a deck for a single-family residence in an “SF-6”, Townhouse and Condominium Residence zoning district.

**F-11 C15-2013-0032 Kristina Olivent for Ryan and Melissa Cush
10911 Country Knoll Road**

The applicant has requested a variance to increase the maximum allowable impervious coverage requirement of Section 25-2-492 (D) from 40% to 47.4% in order to erect an addition to a single-family residence in an “SF-1”, Family Residence Large Lot zoning district.

**F-12 C15-2013-0033 Richard Suttle Jr. for Julie Lipton
4416 Sinclair Avenue**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) along the south property line from 5 feet to 0 feet in order to maintain an existing wood deck and from 5 feet to 3 feet in order to maintain an existing trellis and support for a single-family residence in an “SF-3”, Family Residence zoning district.

**F-13 C15-2013-0034 Ross DeGreve
502 Lone Oak Drive**

The applicant has requested a special exception from Section 25-2-476 (B) (a) (ii) in order to maintain a carport for a single family residence 7 feet 6 inches from the front property line instead of the required 25 feet in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning

district. The Land Development Code states that the Board shall 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.

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.