



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
JOINT MEETING
MINUTES
(February 11, 2013)**

The Board of Adjustment/Sign Review Board convened in a joint meeting on February 11, 2013, 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), Sallie Burchett, Melissa Hawthorne (Vice Chair), Bryan King, Fred McGhee, Michael Von Ohlen, Stuart Hampton (Alternate), Cathy French (SRB only)

Board Members Absent: Nora Salinas

Staff in Attendance: Susan Walker

Staff Absent: Diana Ramirez

A. APPROVAL OF MINUTES December 10, 2012

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Bryan King second on 8-1 vote (Board Member Melissa Hawthorne abstained); GRANTED.

B. SIGN REVIEW BOARD

**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)

POSTPONED TO MARCH 11, 2013 PER APPLICANT

**B-2 C16-2013-0002 Fairmont Sign Company for Karlin Parmer Office
717 East Parmer Lane**

The applicant has requested a variance to increase the maximum freestanding sign requirement of Section 25-10-124 (B) from one freestanding sign to two freestanding signs in order to erect

two freestanding signs in an “LI-PDA” zoning district. The Land Development Code allows one freestanding sign on a lot.

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant, Board Member Michael Von Ohlen second on a 8-0 vote; GRANTED.

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 an “LI-PDA” zoning district. The Land Development Code states that internal lighting of signs is prohibited, except for the internal lighting of individual letters.

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant- Logo Illumination from 6a.m to 6pm , Board Member Michael Von Ohlen second on a 7-1 vote (Board Member Sallie Burchett nay); GRANTED – LOGO ILLUMINATION FROM 6AM TO 6PM.

C. BOARD OF ADJUSTMENT PUBLIC HEARING POSTPONEMENTS

**C-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 12 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.

POSTPONED TO MARCH 11, 2013 (RE-NOTIFICATION REQUIRED)

**C-2 C15-2012-0128 John Hussey for Tressa Granger Piekarz
1204 Valdez Drive**

The applicant has requested a variance from Section 25-2-1463 (C) (2) (a) in order to erect a secondary dwelling unit that is not at least 15 feet to the rear of the principal structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Montopolis Neighborhood Plan) The Land Development Code states that a secondary apartment must be located at least 15 feet to the rear of the principal structure.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant as per drawing C2/3, Board Member Melissa Hawthorne second on a 6-0 vote (Board member Fred McGhee Abstained); GRANTED AS PER DRAWING C2/3.

**C-3 C15-2012-0133 Pablo Toboada for Tony Browning
1800 Holly 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 2 feet 4 inches along the east property line in order to

maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

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

**C-4 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.

POSTPONED TO MARCH 11, 2013 PER APPLICANT

**C-5 C15-2012-0141 Michael Hide
1336 Bonham Terrace**

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 detached accessory structure 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 with no increase of impervious coverage to be requested later, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED WITH NO INCREASE OF IMPERVIOUS COVERAGE TO BE REQUESTED LATER.

**C-6 C15-2012-0142 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.

POSTPONED TO MARCH 11, 2013 PER APPLICANT

**C-7 C15-2012-0145 Kevin Smith
1200 Cotton 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 in order to erect an Urban Home in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to March 11, 2013, Board Member Bryan King second on a 7- vote; POSTONED TO MARCH 11, 2013.

**C-8 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.

POSTPONED TO MARCH 11, 2013 PER APPLICANT

D. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**D-1 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)

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

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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to March 11, 2013, Board Member Bryan King second on a 7-0 vote; POSTPONED TO MARCH 11, 2013.

**D-2 C15-2013-0001 James and Ashley Fairleigh
1703 Payne 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 19 feet in order to erect an addition to a single-family residence 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 Fred McGhee second on a 7-0 vote; GRANTED.

**D-3 C15-2013-0002 Kari Blachly for Joseph Strahmann
900 West 31st 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 11 feet (along Grandview Street) in order to demolish an existing carport and rebuild to create a garage for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

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 1/2 feet (along the north property) in order to maintain an addition to a single-family residence 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 with condition to remain a single story garage with and is prohibited to be a living area, Board Member Bryan King second on a 6-0 vote (Melissa Hawthorne abstained); GRANTED WITH CONDITION TO REMAIN A SINGLE STORY GARAGE WITH AND IS PROHIBITED TO BE A LIVING AREA.

**D-4 C15-2013-0005 Charles Escutia & David Knoll for Elizabeth Hurley
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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to March 11, 2013, Board Member Melissa Hawthorne second on a 7-0 vote; POSTPONED TO MARCH 11, 2013.

D-5 C15-2013-0006 Barton Bonner

10406 Charette Cove

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 single-family residence, swimming pool and sport court in an “SF-2”, Single-Family Residence zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition to add rain water harvesting, Board Member Fred McGhee second on a 7-0 vote; GRANTED WITH CONDITION TO ADD RAIN WATER HARVESTING.

**D-6 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 detached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

POSTPONED TO MARCH 11, 2013 (RENOTIFICATION TO ADD 2ND VARIANCE REQUEST)

**D-7 C15-2013-0008 James Remore for James Scott
2205 Forest Trail**

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 in order to complete a second story addition to 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 Melissa Hawthorne second on a 7-0 vote; GRANTED.

D-8 C15-2013-0009 Benjamin Howell
1811 West 29th Street

The applicant has requested a variance to increase the maximum allowable fence height requirement of Section 25-2-899 (D) from 6 feet to 8 feet in order to allow a fence to be constructed along the west, south and east property lines for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Road Neighborhood Plan)

The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED.

**D-9 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.

POSTPONED TO MARCH 11, 2013

**D-10 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.

The public hearing was closed on Board Member Melissa Hawthorne motion to Postponed to March 11, 2013, Board Member Fred McGhee second on a 7-0 vote; POSTPONED TO MARCH 11, 2013.

E. DISCUSSION AND ACTION

E-1 Board of Adjustment/Sign Review Board Meeting Schedule for 2013

**GRANTED THE ALTERNATIVE DATES:
September 16, 2013
November 14, 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.

Revised Items C5, D3, D5; Approved on March 11, 2013