



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

**The Board of Adjustment/Sign Review Board convened in a joint meeting on March 11, 2013, City Council Chambers, 301 West 2nd Street, Austin, Texas.**

**Chair Jeff Jack called the Board Meeting to order at 5:35 p.m.**

**Board Members in Attendance: Jeff Jack (Chair), Melissa Hawthorne (Vice Chair), Sallie Burchett, Bryan King, Fred McGhee, Michael Von Ohlen, Nora Salinas, Stuart Hampton (Alternate for 1 case), Cathy French (SRB only)**

**Staff in Attendance: Susan Walker and Diana Ramirez**

**A. APPROVAL OF MINUTES February 11, 2012**

**The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with corrections for items C-5, D-3, D-5; Board Member Bryan King second on 7-0-1 vote (Board Member Nora Salinas abstained); GRANTED.**

**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)

**The public hearing was closed on Board Member Fred McGhee motion to Postpone to April 8, 2013, Board Member Bryan King second on a 8-0 vote; POSTPONED TO APRIL 8, 2013.**

**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.

**The public hearing was closed on Board Member Jeff Jack motion to Postpone to April 8, 2013, Board Member Michael Von Ohlen second on a 8-0 vote; POSTPONED TO APRIL 8, 2013. (RE-NOTIFICATION)**

**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)

**The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Bryan King second on a 7-1 vote (Board member Nora Salinas nay); DENIED.**

**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)

**The public hearing was closed on Board Member Bryan King motion to Deny, Board Member Michael Von Ohlen second on a 7-1 vote (Board member Melissa Hawthorne nay); DENIED. APPLICANT NO SHOW**

#### **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.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Bryan King second on a 6-1 vote (Board member Melissa Hawthorne nay); DENIED. APPLICANT NO SHOW**

**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)

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant Alternate 2, setback encroach 18 feet 6 inches with landscape installed, remove swing arm from the play structure that goes towards the house, Board Member Sallie Burchett second on a 7-0 vote; GRANTED ALTERNATE 2, SETBACK ENCROACH 18 FEET 6 INCHES WITH LANDSCAPE INSTALLED, REMOVE SWING ARM FROM THE PLAY STRUCTURE THAT GOES TOWARDS THE HOUSE.**

**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.

**APPLICANT REQUESTED POSTPONEMENT TO MAY 13, 2013 - GRANTED**

**D-4 C15-2012-0142 Jim Bennett for Kevin Smith  
2710 and 2712 East 12<sup>th</sup> 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.

**The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to April 8, 2013, Board Member Michael Von Ohlen second on a 6-1 vote (Board member Bryan King nay); POSTPONED TO APRIL 8, 2013.**

**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.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to April 8, 2013, Board Member Fred McGhee second on a 7-0 vote; POSTPONED TO APRIL 8, 2013.**

**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.

**The public hearing was closed on Board Member Bryan King motion to Postpone to April 8, 2013, Board Member Melissa Hawthorne second on a 7-0 vote; POSTPONED TO APRIL 8, 2013. (RE-NOTIFICATION)**

**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)

### **WITHDRAWN BY APPLICANT**

**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.

**The public hearing was closed on Board Member Bryan King motion to Grant with conditions as per letter and drawings D8/6, D8/7, D8/11, D8/12, D8/13, D8/14, D8/15, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED WITH CONDITIONS AS PER LETTER AND DRAWINGS D8/6 AND D8/7, D8/11, D8/12, D8/13, D8/14, D8/15.**

**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.

### **POSTPONED TO APRIL 8, 2013**

### **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 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 public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions to remain open all 3 sides, add gutters to the adjacent property within the property line, Board Member Nora Salinas second on a 6-1 vote (Board member Jeff Jack nay); GRANTED WITH CONDITIONS TO REMAIN OPEN ALL 3 SIDES, TO ADD GUTTERS TO THE ADJACENT PROPERTY WITHIN THE PROPERTY LINE.**

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 3<sup>rd</sup> 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)

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

**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.)*

**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-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 other side 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 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 public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED.**

**E-7     C15-2013-0017            George Drazie for Efficient Land, LLC  
7701 Springdale**

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

**E-8     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)

**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. APPLICANT NO SHOW**

**E-9     C15-2013-0019            Scott Turner  
2010 Rabb Glen Street**

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.

**The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Michael Von Ohlen second on a 7-0 vote (Board Member Jeff Jack Recused, Board member Stuart Hampton-Alternate); GRANTED.**



**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.

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

**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.

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

**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 D2 and E1; Approved on April 8, 2013