



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

August 12, 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 July 8, 2013 and July 31, 2013 (Special called Meeting)

B. SIGN REVIEW BOARD RECONSIDERATION

**B-1 C16-2013-0010 Doug Stuart for Stuart Investments, LLC
6920 Lee Manor Cove**

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-130 from one freestanding sign to two freestanding signs in the “ETJ”, Extra-Territorial-Jurisdiction (Commercial Sign District).

The applicant has requested a variance to increase the maximum sign face area of a freestanding sign requirement of Section 25-10-130 (2) (a) from 35 square feet to 288 square feet in order to erect a freestanding sign in the “ETJ”, Extra-Territorial-Jurisdiction (Commercial Sign District).

C. SIGN REVIEW BOARD POSTPONEMENT

**C-1 C16-2013-0011 Chandler Signs for Hampton Inn and Suites Downtown Hotel
200 San Jacinto**

The applicant has requested a variance to increase the maximum number of projecting signs requirement of Section 25-10-129 (D) (1) from one projecting sign to two projecting signs for a Hotel/Motel Use in a “CBD”, Central Business District zoning district. (Downtown Sign District)

The applicant has requested a variance to increase the maximum sign area of a projecting sign requirement of Section 25-10-129 (D) (2) from 35 square feet to 88 square feet for one and from 35 square feet to 165 square feet for the second projecting sign for a Hotel/Motel Use in a “CBD”, Central Business District zoning district. (Downtown Sign District)

D. SIGN REVIEW BOARD

**D-1 C16-2013-0012 Austin Outdoor Design for The Ridge and Pensam Capital
6805 Wood Hollow Drive**

The applicant has requested a variance from the hazardous signs described and prohibited requirement of Section 25-10-23 (B) (7) in order to erect a sign that has less than nine feet of clearance and is located within a triangle formed by connecting the intersection point of two streets and the points 45 feet from the intersection point on the street frontage property line of each intersecting street in order to erect a sign in an “MF-3”, Multi-Family Residential zoning district.

**D-2 C16-2013-0013 Kevin Hull for Parmer Place Apartments
12101 Dessau Road**

The applicant has requested a variance from the maximum sign height requirement of Section 25-10-127 (B) (1) from 6 feet in height to 10 feet in height in order to erect a freestanding sign for a Multi-Family residential use in an “I-MF-3”, Interim – Multi-Family Residence zoning district.

E. BOARD OF ADJUSTMENT RECONSIDERATIONS

**E-1 C15-2013-0059 Aaron Googins for Barlett Family Living Trust
2807 Del Curto Road**

The applicant has requested a variance to decrease the minimum compatibility setback requirement of Section 25-2-1063 (B) from 25 feet to 5 feet along the south property line (side) and from 25 feet to 15 feet along the east property line (rear) in order to erect detached condominium residences in an “SF-6-CO”, Townhouse and Condominium Residence – Conditional Overlay zoning district.

**E-2 C15-2013-0069 Jon Michael Phillips
5609 Porsche 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 18 feet in order to erect a carport for a single-family residence in an “SF-2-NP”, Single-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 3 feet (along the west property line) in order to erect a

carport for a single-family residence in an “SF-2-NP”, Single-Family Residence – Neighborhood Plan zoning district

F. BOARD OF ADJUSTMENT PUBLIC HEARING POSTPONEMENTS

**F-1 C15-2013-0036 Darby Noonan for Luis Sentis & Adela Ben-Yakar
1512 West 29th Street**

The applicant has requested a variance to decrease the minimum separation requirement of Section 25-2-774 (C) (2) (a) from 15 feet to 4 inches in order to erect an addition to an existing two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

WITHDRAWN BY APPLICANT

**F-2 C15-2013-0064 Timothy Cross for Jack and Patsy Woods-Martin
3107 Pleasant Run Place**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-513 (G) from 20 feet to 17 feet in order to rebuild/enlarge an existing front porch for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (56.7% existing) to 55.25% in order to rebuild/enlarge and existing front porch and expand a covered rear porch for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**F-3 C15-2013-0066 Donna D. Carter for Thomas Hubbard
303 Brentwood Street**

The applicant has requested a variance to decrease the common wall for a duplex residential use requirement of Section 25-2-773 (D) (1) (a) from 49 feet 6 inches to 15 feet 7 inches in order to erect an addition to create a duplex residential use in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan) The Land Development Code states that the two units must have a common floor and ceiling or a common wall that extends for at least 50% of the maximum depth of the building, as measured from the front to the rear of the lot.

G. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**G-1 C15-2013-0068 Phil Moncada for Jose Gomez
304 West Grady Drive**

The applicant has requested a special exception from Section 25-2-476 in order to maintain a two-family residential use 4.9 feet from the east property line (5 feet required) and a portion of

G-2 C15-2013-0076 Zach Reich
5515 Duval Street

The applicant has requested a variance to increase the maximum gross floor area requirement on the second story of a secondary apartment use requirement of Section 25-2-1463 (7) (b) from 550 square feet to 750 square feet in order to maintain and remodel a secondary apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-1463 (D) from 45% to 47.1% in order to maintain and remodel a secondary apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 16 off-street parking spaces to 13 off-street parking spaces in order to maintain a building for mixed use development in a “CS-MU-V-CO-NP” zoning district.

The applicant has requested a variance to increase the maximum gross floor area for a two-family residential use requirement of Section 25-2-774 (7) (a) from 850 total square feet to 903 total square feet in order to remodel a detached accessory structure to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan)

G-5 C15-2013-0080 David Cancialosi for Jeff O'Jibway
2313 West 8th Street

The applicant has requested a variance from Section 25-2-1604 (C) (2) in order to erect a parking structure for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan) The Land Development Code states that a parking structure with an entrance that faces the front yard and is less than 20 feet behind the building façade must not exceed 50 percent of the width of the principal structure, measured parallel to the front lot line.

**G-6 C15-2013-0082 Bill Ivey for Amelie T. Parks
1611 Dexter 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 4 feet 7 inches in order to rebuild an existing accessory structure for a single-family residence in an “SF-3”, Family Residence zoning district.

**G-7 C15-2013-0083 James Wilsford
1211 Holly Street**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-774 (D) from 45% to 45.9% in order to remodel an existing accessory building to create a two-family residence 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 side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3.8 feet along the east property line in order to remodel an existing accessory building to create a two-family residence 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 side yard setback requirement of Section 25-2-492 (D) from 5 feet to 1 foot along the east property line in order to maintain a carport for 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 side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.3 feet along the west property line in order to maintain an accessory structure for a two family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

**G-8 C15-2013-0084 Jeff Layne
1312 Meriden Lane**

The applicant has requested a variance from the garage placement requirement of Section 25-2-1604 (C) (1) in order to erect a front facing carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan) The Land Development Code states that a parking structure with an entrance that faces the front yard may not be closer to the front lot line than the building façade.

**G-9 C15-2013-0085 Kari Blachly for Hugh and Claudette Lowe
400 Academy**

The applicant has requested a variance to increase the maximum height requirement of Subchapter F; Article 2; Subsection 2.2 from 32 feet to 55 feet 4 inches in order to reconstruct a belvedere for an existing single-family residence in an “SF-3-H-NCCD-NP”, Family Residence – Historic – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (C15-03-128 – Board of Adjustment approved 46 feet 4 inches on November 10, 2003. This application is to correct the previously approved overall height.)

**G-10 C15-2013-0088 Jack Barron
1192 Angelina Street**

The applicant has requested a variance from the requirement of Section 25-2-963 (B) (4) which states if a noncomplying portion of a structure is demolished, it loses its noncomplying status and may only be rebuilt in compliance with current code in order to remodel an existing single-family residence in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district.

The applicant has requested a variance from Section 25-2-963 (B) (1) which states that demolition or removal of walls must comply with the following requirements: (a) No more than 50% of exterior walls and supporting structural elements of the existing structure may be demolished or removed, including load bearing masonry walls, and in wood construction, studs, sole plate, and top plate. For purposes of this subsection, exterior walls and supporting structural elements are measured in linear feet and do not include the roof of the structure or interior or exterior finishes. (b) Replacement or repair of structural elements, including framing, is permitted if required by the building official to meet minimum health and safety requirements.

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 16.6 feet and the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.2 feet in order to rebuild an existing single-family residence in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district.

H. Approval of Annual Report for Board of Adjustment/Sign Review Board

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.