

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

CASE # C16-2013-0012
ROW-10978089
TP-0136010211

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

6805
STREET ADDRESS: ~~6508~~ Wood Hollow Drive

LEGAL DESCRIPTION: Subdivision — multi-family residence

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Austin Outdoor Design on behalf of myself/ourselves as authorized agent for

The Ridge & Pensam Capital affirm that on May 29, 2013, hereby apply for a hearing
before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

Erect a new property corner sign in the place of an existing corner sign, using the general site footprint of the previous sign footing.

in a P78-02, 72-136 zoning district, located within the multi-family residential Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Lena Lund with the Electric Utility at 322-6587 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your requests for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: _____

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: _____

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: we propose to re-use the existing sign footing location to position a new corner sign, maintaining the visibility of the property from this intersection. Height of the proposed sign remains within requirements for signage of this type and works with a view triangle based on a curbside measurement and vehicle transportation instead of the property line measurement on which the code is based.

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: all multi-family residence properties in this vicinity utilize corner signage prominently visible from the roadway. This property asks to do the same in order to remain competitive and maintain visibility to potential residents.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Nicole Vance Mail Address 1107 S. 8th St.

City, State & Zip Austin TX 78704

Printed Nicole Vance Phone 512-368-2001 Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 777 Brickell Ave. Ste. 1200

City, State & Zip Miami, FL 33131

Printed Victoria Matous Phone 786.539.4999 Date 6/3/13

**ADDITIONAL INFORMATION TO BE SUBMITTED WITH COMPLETED APPLICATION:
(FAILURE TO SUBMIT ALL THE REQUIRED MATERIALS WILL RESULT IN NON-
ACCEPTANCE OF THE APPLICATION. LATE BACKUP MATERIAL WILL BE
ACCEPTED UNTIL 9:00 A.M. THE MONDAY PRIOR TO THE MEETING. THERE
WILL BE NO EXCEPTIONS.)**

SITE PLAN: Must be drawn to scale, showing present and proposed construction
and locations of existing structures on adjacent lots.

All Sign Review Board cases must submit location and
elevation drawings, drawn to scale, in addition to the site
plan required.

APPLICATION FEES: Residential	\$360.00
All Other	\$660.00

Please be advised that the Board can only hear so many cases a month, therefore, first come, first served.

Please be advised that a request for reconsideration must be filed within 10 days from the Board meeting.

If you need assistance completing this application (general inquires only) please Susan Walker, 974-2202 or Diana Ramirez, 974-2241, 505 Barton Springs Road, 1st floor, Development Assistance Center

**NOTE: ALL VARIANCES EXPIRE 1 YEAR (12 MONTHS) FROM DATE OF
APPROVAL BY BOARD AS STATED IN SECTION 25-1-217 OF THE LAND
DEVELOPMENT CODE UNLESS BOARD DEEMS OTHERWISE.**



ZONING BOUNDARY

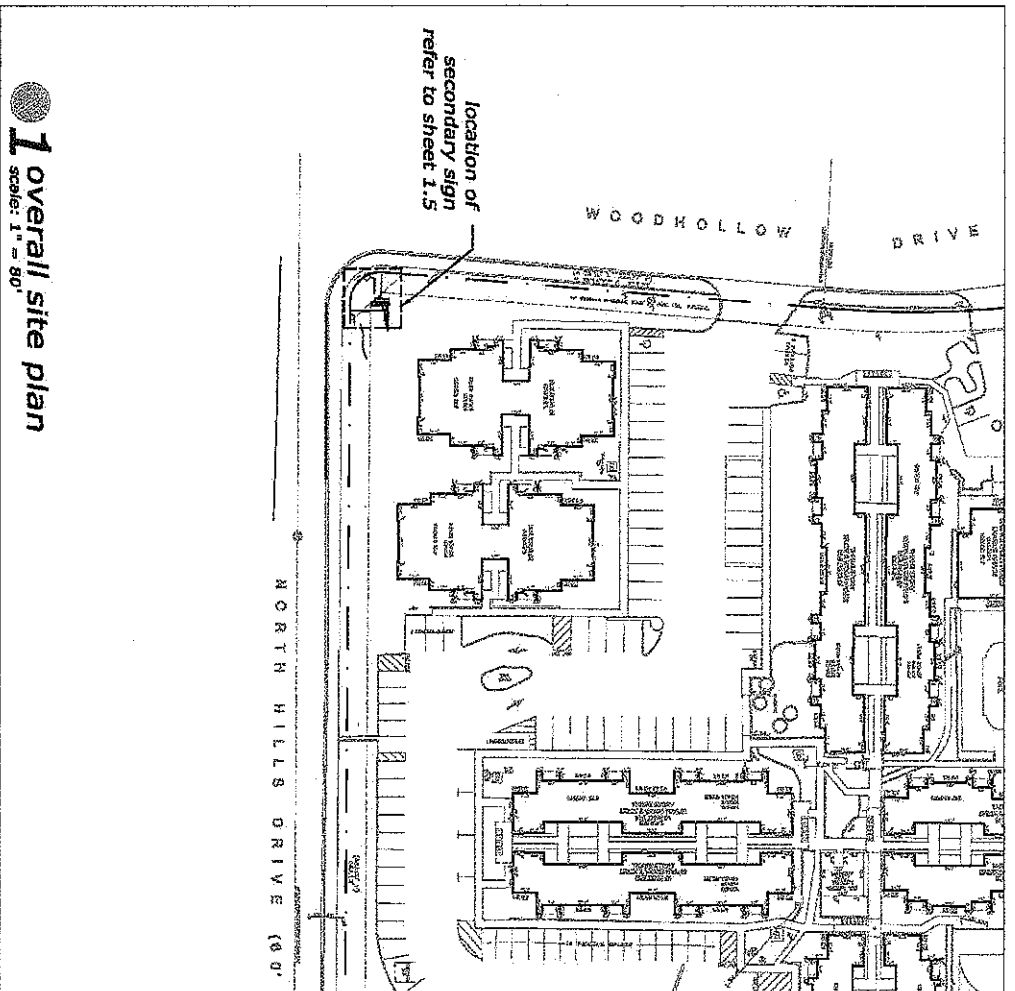
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

the
RIDGE

6805 wood hollow drive
corner sign variance request

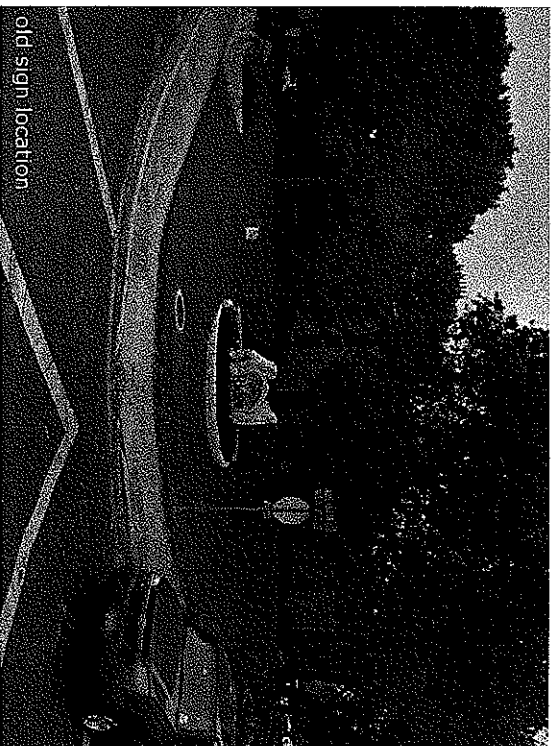


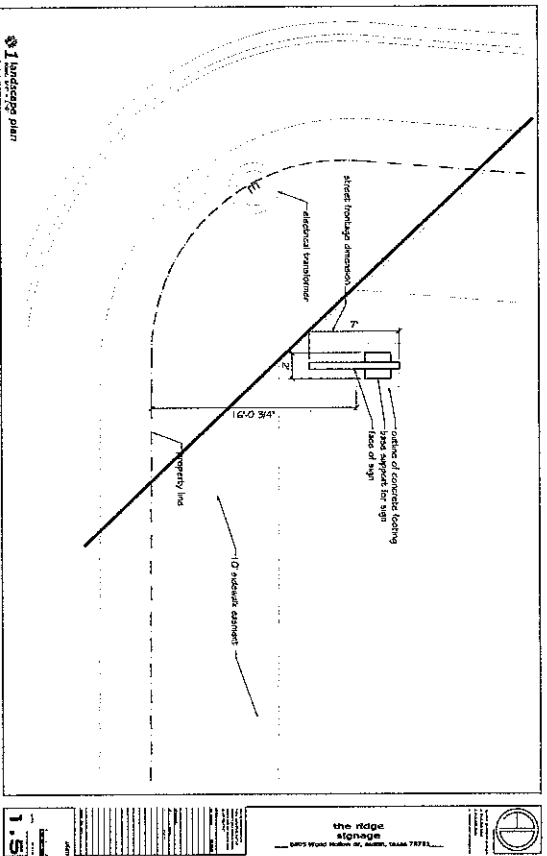
austin outdoor design



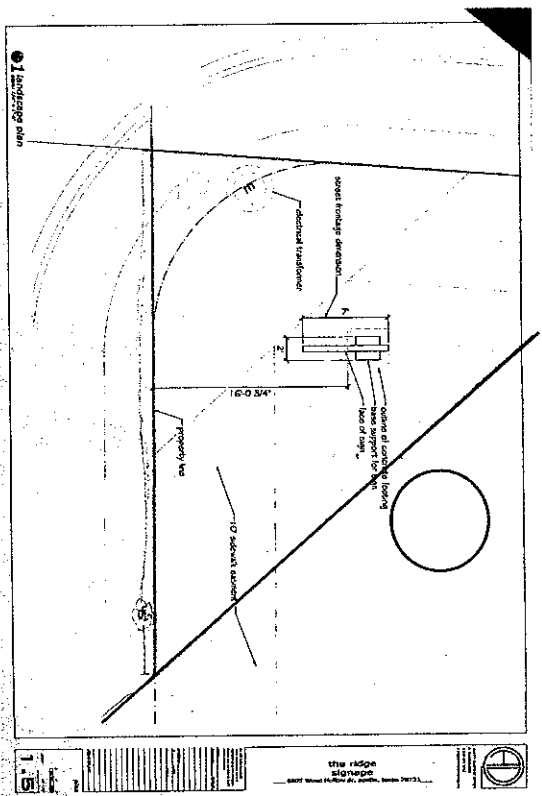
- proposed sign uses location of old sign
- surrounding planter to be updated
- new sign to be no taller than old sign

sign locations old & new





A: View triangle based on current property plat (based on road edge)



B: view triangle update from City of Austin: based on property line

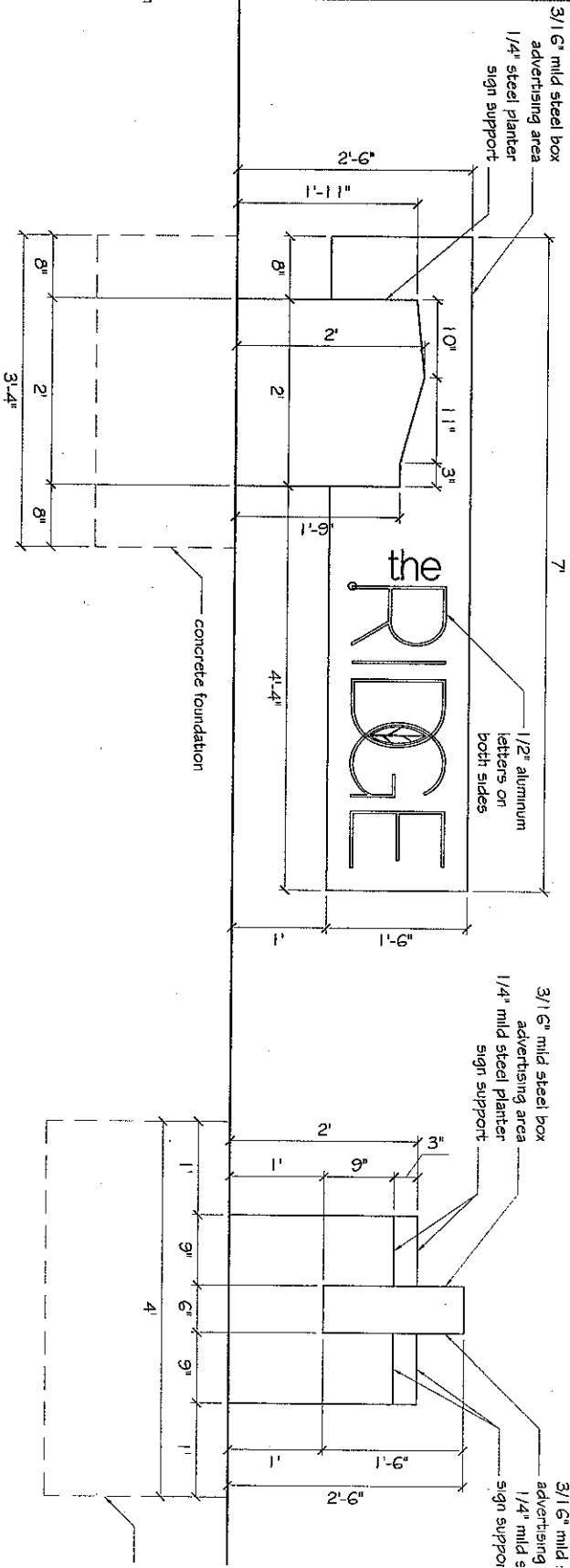
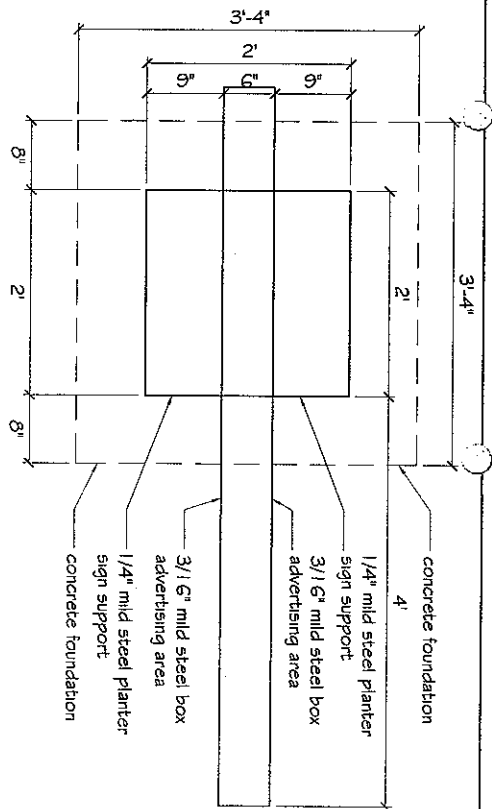


setback to triangle B requires:

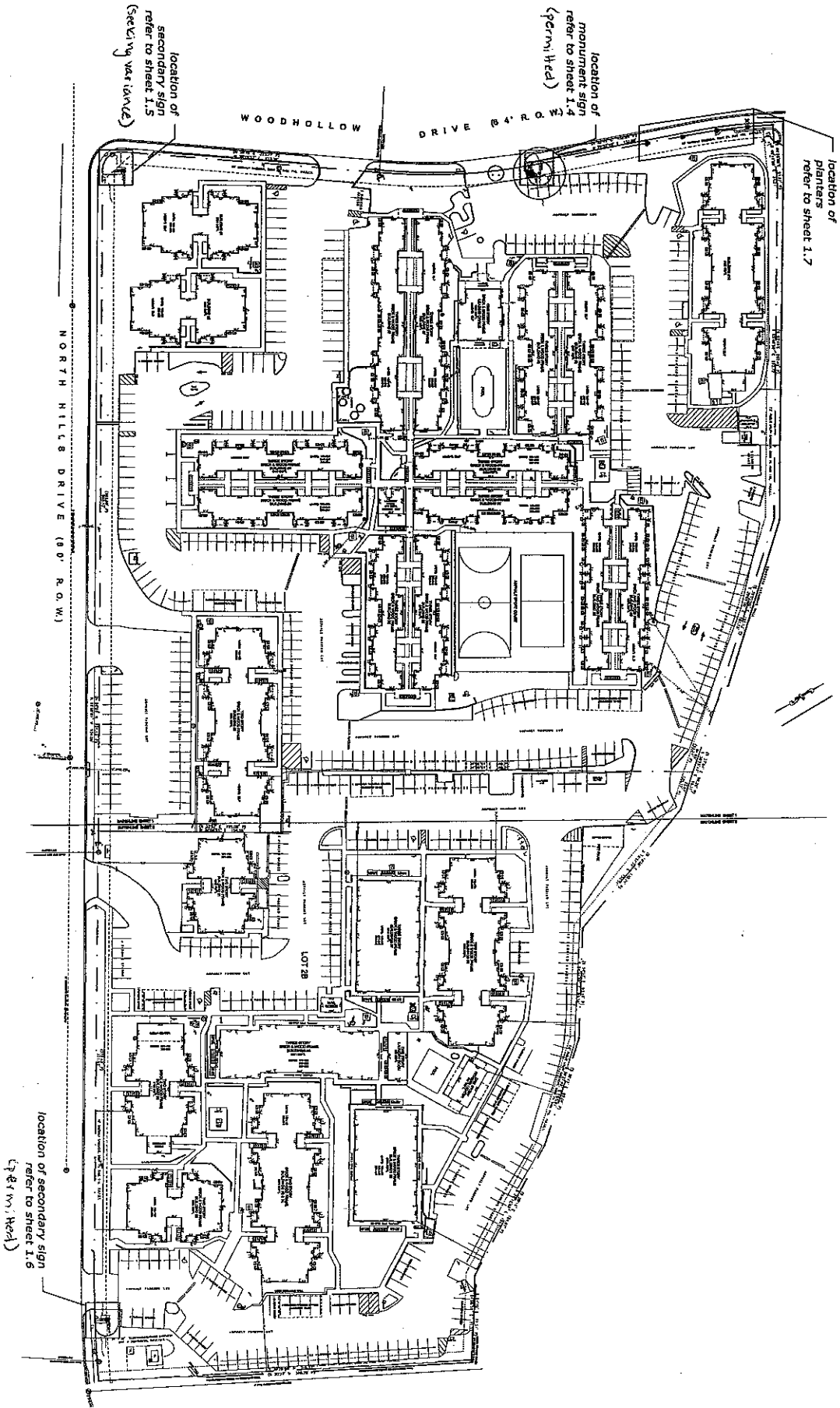
potential tree removal
(3 trees)

additional site disturbance
outside of existing sign
planter bed



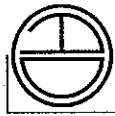


the ridge
signage
_ austin, texas _



the ridge
signage

6805 Wood Hollow dr. austin, texas 78731



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