

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

CASE CL6-2014-0010
ROW 11157511
TAX Roll 0405000209

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

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 501 East Oltorf Street

LEGAL DESCRIPTION: Subdivision - D. M. Bryant

Lot(s) 1 & 2 Block Outlot Division

I, Jim Bennett as authorized agent for Lewis Sign Company

affirm that on 5/29/14, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A wall sign providing a sign face area of 329 sq. ft.

in a MF-6 High Density Multi-Family CO-NP (G. Edwards) zoning district, located within the

Multi-family Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Christine Esparza with the Electric Utility at 322-6112 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 request 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:

due to other development on adjoining property , and the location of existing trees and landscaping prevents the sign from being visible from the street way.

OR,

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

most of the other properties in the area are zoned commercial and most have free-standing sign and wall signs. The sign is located in a recessed area on the wall of the building above the roof of adjoining buildings.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

it will provide a reasonable opportunity to adequately advertise this apartment complex, and will not conflict with other signs in the area.

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:

this property is the only MF-6 zoned property in the area. The MF 6 district does not consider the wall face area as allowed in the other nearby commercial districts.

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 Jim Bennett Mail Address 11505 Ridge Drive
City, State & Zip Austin, Texas 78748

Printed Name Jim Bennett Phone (512)282-3079 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 _____ Mail Address _____

City, State & Zip _____

Printed Name _____ Phone _____ Date _____

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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 AB Lewis, Lewis Sign Mail Address PO Box 1665

City, State & Zip Buda, TX 78610

Printed Ann B. Lewis Phone 512 921-0609 Date _____

X 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 Chris Donohoe Mail Address One Kaiser Plaza #430

City, State & Zip Oakland, CA 94612

Printed Chris Donohoe Phone 510 992-6666 Date 5/28/14



Benton Enterprises, Inc.
5508 Hwy. 290 West, Suite 201
Austin, TX 78735
512/891-7711
Fax: 512/891-7710

May 19, 2014

Brandon,

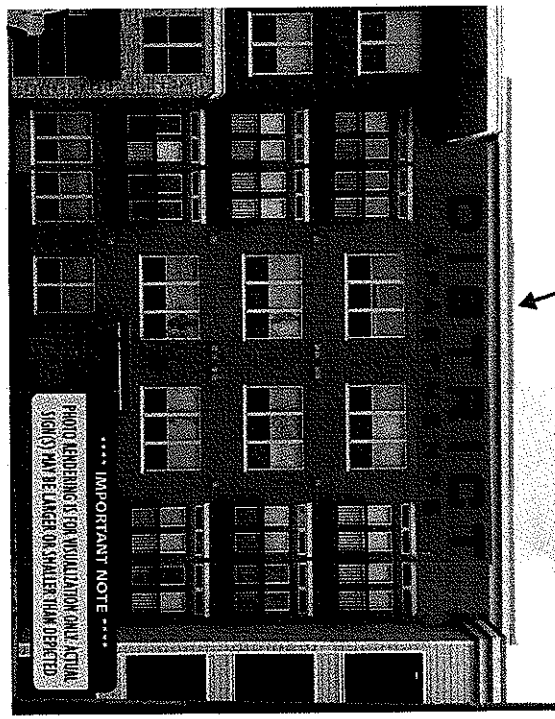
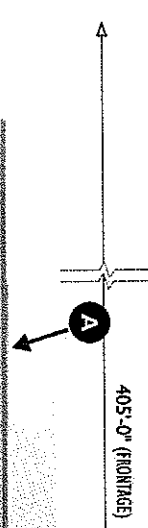
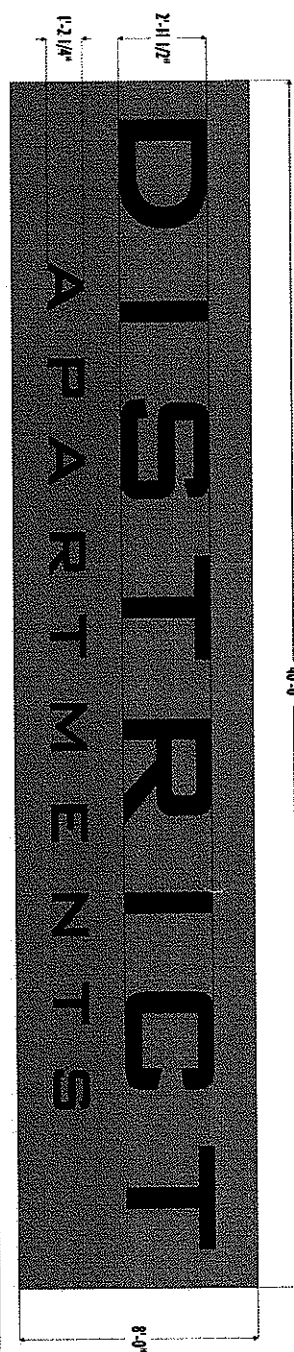
The sign for the apartment complex looks very nice. Benton Enterprises, Inc (DBA McDonalds) at 303 E. Oltorf is definitely in favor to the proposed wall sign for District SOCO Apartments at 501 E. Oltorf.

If you need to reach out to us for any reason, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Lino Ramirez". The signature is written in a cursive, flowing style.

Lino Ramirez
Area Supervisor
512-560-0688



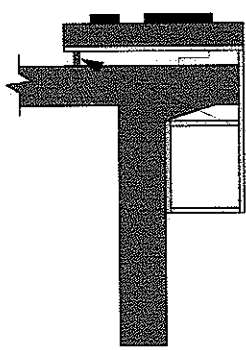
*** IMPORTANT NOTE ***
THIS IS A PRELIMINARY DRAWING AND NOT FOR FABRICATION. ALL COMPONENTS, SIZES AND SPECS ARE SUBJECT TO CHANGE DURING THE ENGINEERING PROCESS.

*** IMPORTANT NOTE ***
FIELD SURVEY NOTES
HARD FIELD SURVEY REQUIRED TO CONFIRM ALL DIMENSIONS AND SPECS. PRIOR TO MANUFACTURE.

NIGHT VIEW



Option if Sign Cannot be Attached Directly to the Wall.
Alum. Tubing Support and Mounting Structure Field Verify for Measurements



LANDLORD APPROVAL:

CLIENT APPROVAL:



DISTRICT AT SOCO	CUSTOMER	BRANDON HALL	ACCT REC.	05-010	DWG#	R NO.	DATE	BY	DESCRIPTION
501 E. OLDS	LOCATION	DESIGNER	1 OF 3	PAGE	1	1	5/6/14	0	
AUSTIN TX 78704	CITY ST	A. FIDLER	DATE	DATE	0	1			

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www.lewisign.com

A FACELIT CHANNEL LETTERS SCALE: 1/4" = 1'
FONT: BANK GOTHIC SQ. FT. 370

SCOPE OF WORK: FABRICATE AND INSTALL FACELIT CHANNEL LETTERS

QUANTITY: ONE (1)

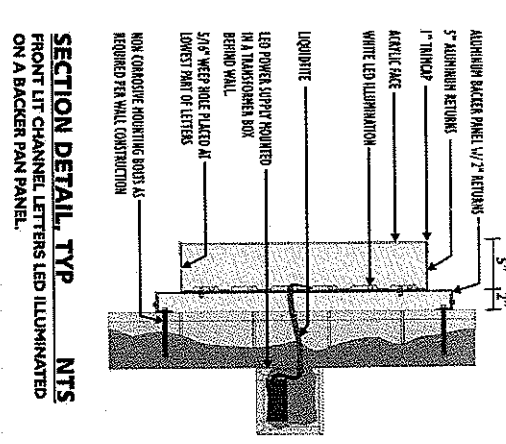
CHANNEL LETTERS: FACE- 3/16" 7328 WHITE ACRYLIC WITH FINST SURFACE ALUM 122 BLACK PERFORMED VINYL RETURNS- 5" 040 TRM BLACK TRIM CAPS- 1" BLACK LEVELITE BACKS- .030 PREFINISHED WHITE ALUM

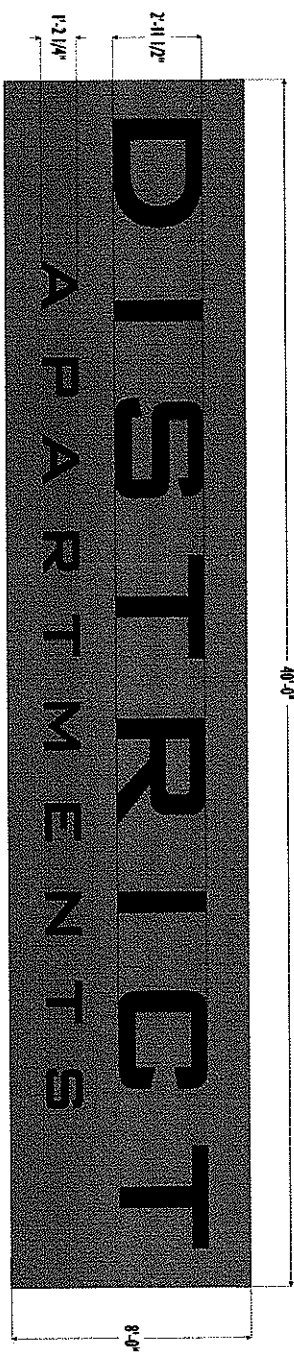
ILLUMINATION: WHITE LEDS

BACKER PANEL: 6" PAN PAINTED TO MATCH BUILDING FACIA (COLOR TBD)

MOUNTING: MOUNTED TO BUILDING FACIA WITH NON-CORROSSIVE HARDWARE AS REQUIRED PER WALL CONSTRUCTION ALL WALL PENETRATIONS SEALED WITH CLEAR SILICONE

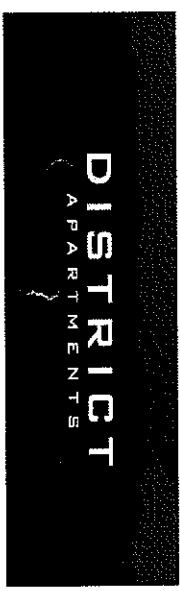
NOTES: WHITE INTERIORS FOR INCREASED ILLUMINATION.



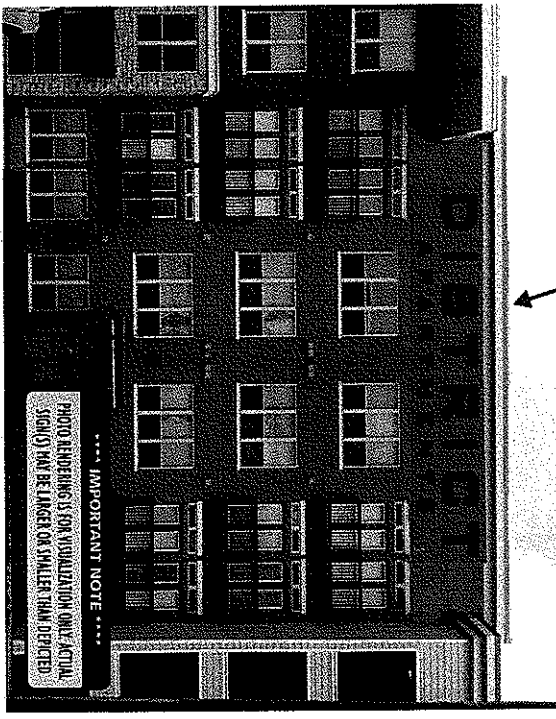


40'-0" (FRONTAGE)

NIGHT VIEW



Option if Sign Cannot be Attached Directly to the Wall.
Alum. Tubing
Support and Mounting Structure
Field Verify for Measurements



*** IMPORTANT NOTE ***
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*** IMPORTANT NOTE ***
FIELD SURVEY NOTES
HAND FIELD SURVEY REQUIRED TO CONFIRM ALL DIMENSIONS AND SPECS PRIOR TO MANUFACTURE.

A FACELIT CHANNEL LETTERS SCALE: 1/4" = 1'
FONT: BANK GOTHIC SQ. FT. 370

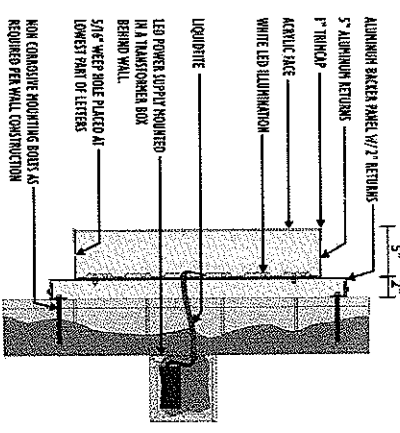
SCOPE OF WORK: FABRICATE AND INSTALL FACELIT CHANNEL LETTERS
QUANTITY: ONE (1)

CHANNEL LETTERS: FACE- 3/16" 3328 WHITE ACRYLIC WITH FINST SURFACE
ALUMINUM 122 BLACK PERFORATED VINYL
RETURNS- 5" 240 7TH BLACK
TRIM CAPS- 1" BLACK JEWELITE
BACKS- .030 PREFINISHED WHITE ALUM

ILLUMINATION: WHITE LEDS
BACKER PANEL: 8" PAN PAINTED TO MATCH BUILDING FACIA (COLOR TBD)

MOUNTING: MOUNTED TO BUILDING FACIA WITH NON-CORROSIVE HARDWARE AS REQUIRED PER WALL CONSTRUCTION
ALL WALL PENETRATIONS SEALED WITH CLEAR SILICONE

NOTES: WHITE INTERIORS FOR INCREASED ILLUMINATION.



SECTION DETAIL, TYP NTS
FRONT UT CHANNEL LETTERS LED ILLUMINATED ON A BACKER PAN PANEL.

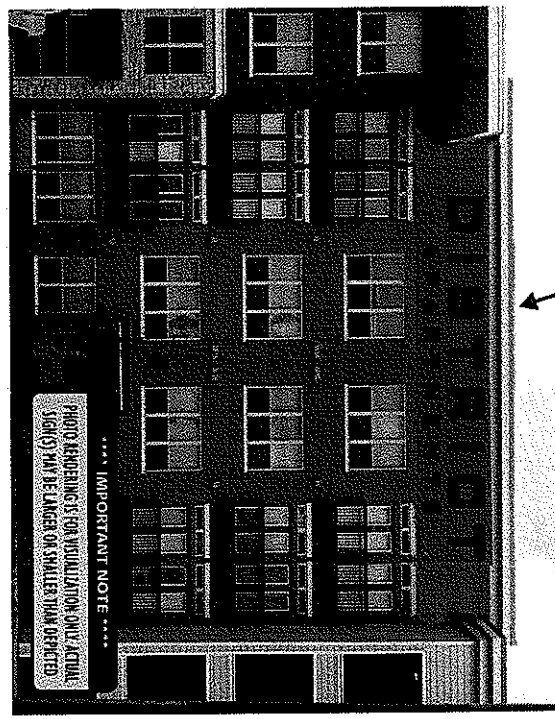
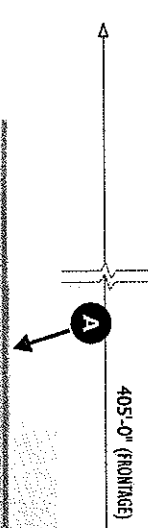
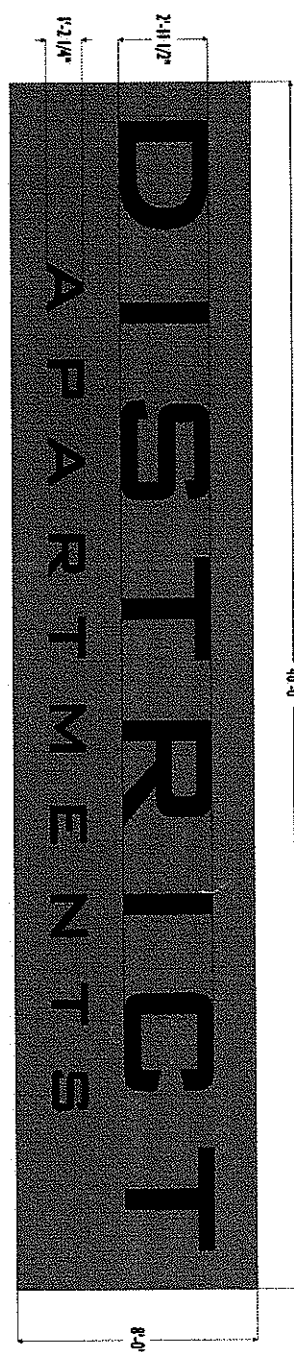
LANDLORD APPROVAL:

CLIENT APPROVAL:

LEWIS SIGN
ESTABLISHED 1977

DISTRICT AT SOCO	CUSTOMER	BRANDON HALL	ACT. SEC.	05-010	DWG. #	1	DATE	BY
501 E. OUTRMS	LOCATION	DESIGNER		1 OF 3	PAGE	1		
AUSTIN TX 78704	CHG. 35	A. HEDLER		5/6/14	DATE	5		

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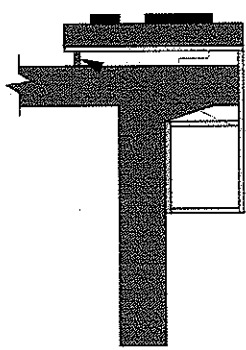
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*** IMPORTANT NOTE ***
FIELD SURVEY NOTES
HARD FIELD SURVEY REQUIRED TO CORRELATE ALL DIMENSIONS AND SPECS. PRIOR TO MANUFACTURE.

NIGHT VIEW



Option If Sign Cannot be Attached Directly to the Wall.
Alum. Tubing
Support and Mounting Structure
Field Verify for Measurements



A FACILITY CHANNEL LETTERS SCALE: 1/4" = 1'
FONT: BANK GOTHIC SQ. FT. 320

SCOPE OF WORK: FABRICATE AND INSTALL FACILITY CHANNEL LETTERS
QUANTITY: ONE (1)

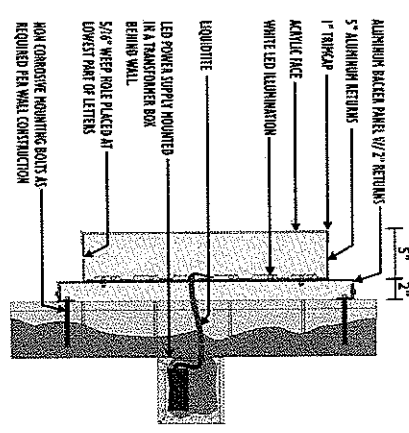
CHANNEL LETTERS: FACE- 3/16" 3328 WHITE ACRYLIC WITH FINST SURFACE
ALON 122 BLACK PERFORATED WIRE
RETURNERS- 5" 040 PFM BLACK
TRIM CAPS- 1" BLACK JEWELITE
BACKS- .050 PNEFINISHED WHITE ALUM

ILLUMINATION: WHITE LEDS

BACKER PANEL: 6" PAN PAINTED TO MATCH BUILDING FASCIA (COLOR TBD)

MOUNTING: MOUNTED TO BUILDING FASCIA WITH NON-CORROSIVE HARDWARE AS REQUIRED PER WALL CONSTRUCTION
ALL WALL PENETRATIONS SEALED WITH CLEAR SILICONE

NOTES: WHITE INTERIORS FOR INCREASED ILLUMINATION.



SECTION DETAIL, TYP NTS

FRONT LIT CHANNEL LETTERS LED ILLUMINATED ON A BACKER PAN PANEL.

LANDLORD APPROVAL:

CLIENT APPROVAL:

LEWIS SIGN
ESTABLISHED 1977

DISTRICT AT SOCO	CUSTOMER	BRANDON HALL	ACCT REC.	05-010	DWG#	1	DATE	05/14	DESCRIPTION
501 E. OLSON	LOCATION	DISPOSER	1 OF 3	PAGE	1	DATE	05/14	DATE	
AUSTIN TX 78704	CITY ST	A. FIDLER	5/6/14	ORIG DATE	0	DATE	05/14	DATE	

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Heldenfels, Leane

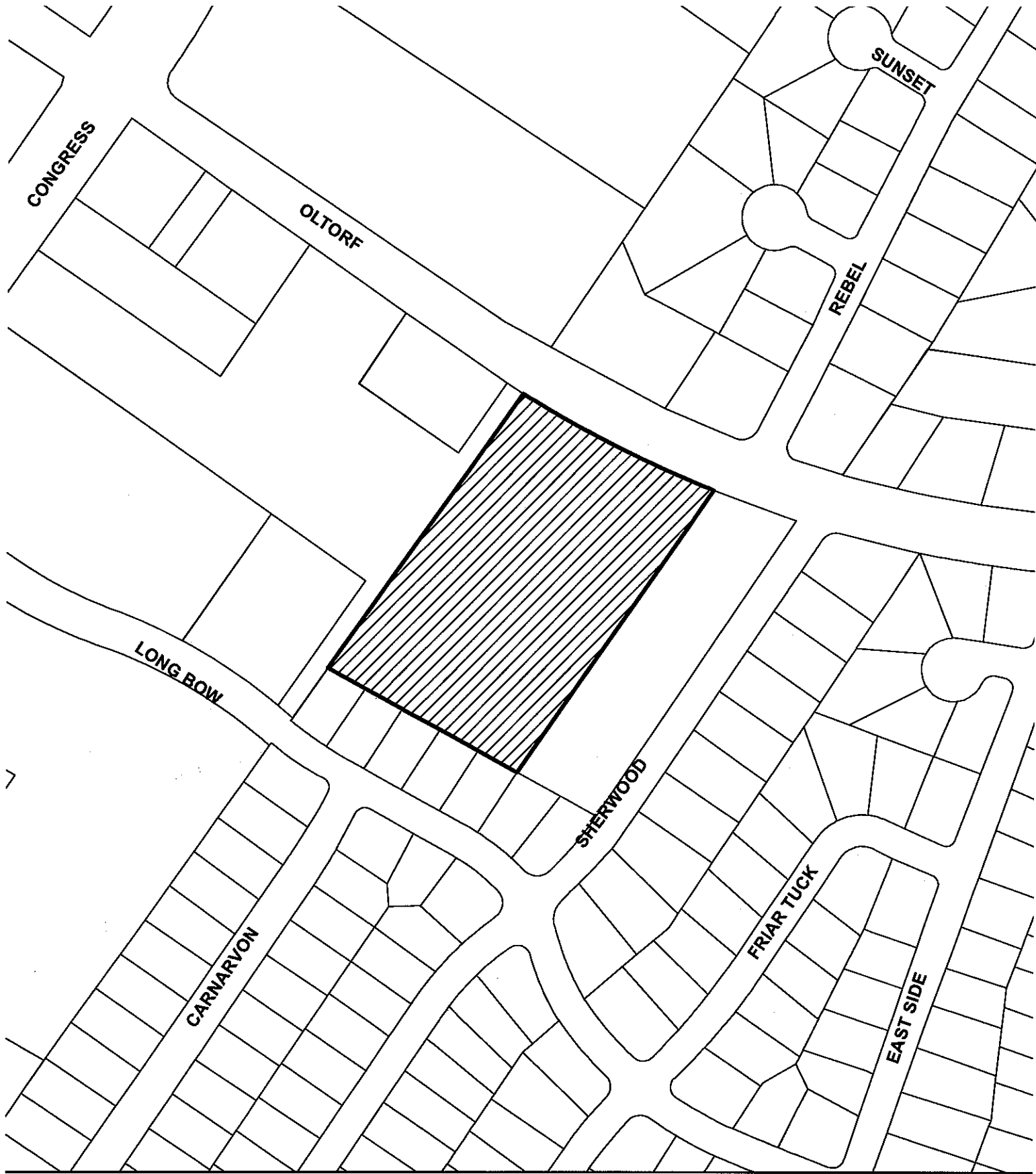
From: Jean mather <~~jeanmather@srcc.org~~>
Sent: Monday, June 09, 2014 12:35 PM
To: Heldenfels, Leane
Cc: ann@lewissign.com
Subject: Sign at District Apartments, 501 East Oltorf




C16-2014-0010

Dear Leane,

Maybe the BOA handles this. We didn't get a notice but the Zoning Committee met with Ann Lewis and didn't object to the sign which would face McDonalds. Since the letters will be mounted on the building, or on a surface that simulates the building, we thought thought one might add up just the space that the individual letters take. We were pleased that at night the white letters would be much slimmer. We did object to the corner sign.

Jean Mather, Chair
Zoning Committee
SRCC



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

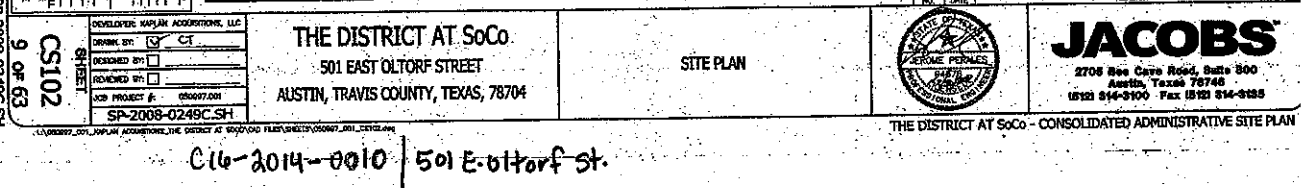
CASE#: C16-2014-0010
Address: 501 E OLTORF STREET

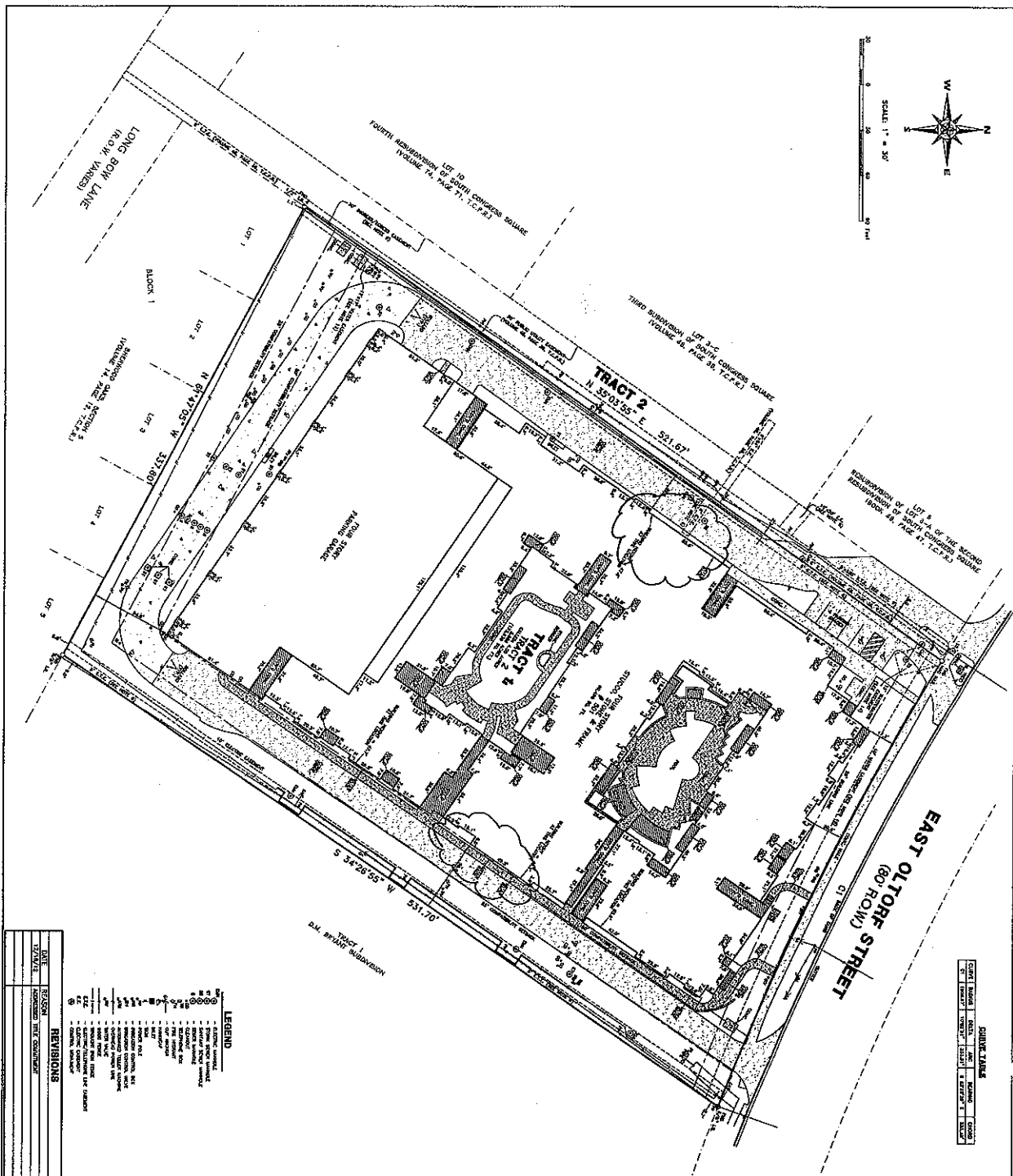


1" = 200'

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





AS-BUILT SURVEY OF
TRACT 1, TRACT 2
D.M. BRANT SUBDIVISION
BOOK 9, PAGE 58, T.C.P.R.
TRAVIS COUNTY, TEXAS
TRACT 2, EASEMENT ESTATED
BY VOLUME 2882, PAGE 1, T.C.D.R.
TRAVIS COUNTY, TEXAS

GENERAL NOTES

[illegible]

THE FIRM WORK WAS COMPLETED ON PROGRESS 5, 2012.



10/10/12
DATE

CLIENT	WELDON MANAGEMENT COMPANY, INC.	FILED IN	10/26/77
ADDRESS	501 EAST OGDEN STREET	QUARTER END	10/11/77
		CREATED BY	10/12/77
150000			
TITLE	CONTRACT WITH THE INSURANCE COMPANY		
		JOB NO.	24438
		SHEET 1	OF 1

**Windrose
Services
Austin**

4120 COMANCHE CENTER DRIVE
SUITE 200
AUSTIN, TEXAS 78744



Telephone: (512) 325-2100
Fax: (512) 325-2777
Circle 11 on Reader Service Card