

CITY OF AUSTIN  
APPLICATION TO SIGN REVIEW BOARD  
SIGN VARIANCE

CASE # C16-2014-0014  
ROW 11236508  
RAL 0219050107

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

**PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.**

STREET ADDRESS: 504 W. 38<sup>th</sup> Austin, TX 78705

LEGAL DESCRIPTION: Subdivision - LEE

Lot(s) 1 Block \_\_\_\_\_ Outlot 78 Division D Lee Sub A

I/We Matt Satter on behalf of myself/ourselves as authorized agent for  
Integrum Marketing affirm that on Sep. 5<sup>th</sup>, 2014, hereby apply for a hearing before  
the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

in a NO-V-WCO-WP zoning district and located within the Multifamily Residential  
Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Eben Kellogg with the Electric Utility at (512)322-6050 and send him a scan of your request to [eben.kellogg@austinenergy.com](mailto:eben.kellogg@austinenergy.com) 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: \_\_\_\_\_

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: IT IS ZONED AS A MULTI-FAMILY RESIDENTIAL PROPERTY, WHEN

IT IS USED AS A PROFESSIONAL OFFICE. THE SURROUNDING PROPERTIES ARE ALSO

PROFESSIONAL OFFICES AND HAVE SIMILAR SIGNS TO THE ONE WE PROPOSE. PLEASE READ ATTACHED EVIDENCE FOR COMPLETE DETAILS.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: THE SIGN ORDINANCE IS MEANT TO PROTECT A MULTIFAMILY

DISTRICT, BUT THIS PROPERTY WITH GRANTED VARIANCE HAS MINIMUM EFFECT ON THE INTENT OF THE SIGN ORDINANCE.

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: THE OTHERS ALREADY

HAVE SUCH SIGNAGE. THE ARTICLE PUTS US AT A COMPLETE DISADVANTAGE.

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 Matthew Satter Mail Address 1720 E 12th St

City, State & Zip Austin, TX 78702

Printed MATTHEW SATTER Phone 504-650-9029 Date 9/4/14

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 Josiah Starnfeld Mail Address 504 W. 30th St.

City, State & Zip Austin, TX 78705

Printed Josiah Starnfeld Phone 512-630-2001 Date 9/4/14

Josiah Starnfeld

## COVER LETTER

OUR APPLICATION REVIEW FOR SIGNAGE AT 504 W. 38TH ST HAS DRAWN TWO COMMENTS FROM THE REVIEW PROCESS. THESE TWO COMMENTS ARE:

1. OUR APPLICATION EXISTS WITHIN A MULTIFAMILY RESIDENTIAL SIGN DISTRICT. THE MAXIMUM HEIGHT FOR A SIGN WITHIN THE MULTIFAMILY RESIDENTIAL SIGN DISTRICT IS 6'-0".
2. OUR APPLICATION PLACES THE PROPOSED SIGNAGE AT 2'-0" FROM THE PROPERTY LINE. THE MULTI FAMILY RESIDENTIAL SIGN DISTRICT STATES THAT THE SETBACK MUST BE 12'-0" FROM PROPERTY LINE.

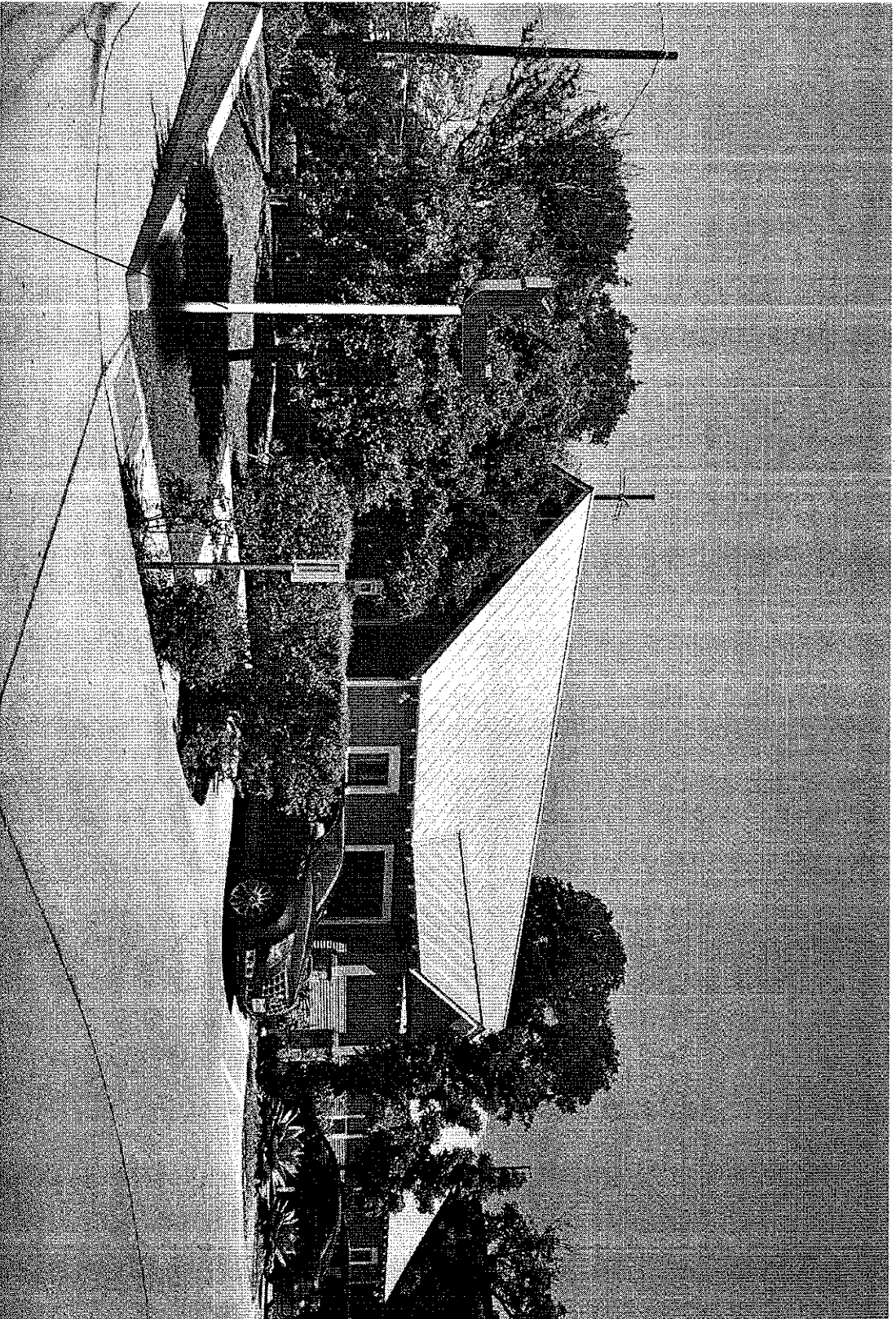
CONSIDERATION FOR COMMENT #1 AND #2:

OUR REQUEST FOR A VARIANCE STEMS FROM THE DISADVANTAGE OR BURDEN THAT THIS MULTIFAMILY RESIDENTIAL ZONING PLACES ON THE PROPERTY. THE PROPERTY IS SURROUNDED BY OTHERS THAT ARE ZONED MORE FITTING (LD- LIMITED OFFICE & CS-COMMERCIAL SERVICES IN A NEIGHBORHOOD COMMERCIAL SIGN DISTRICT) AS BUSINESSES/PROFESSIONAL OFFICE AND TAKE ADVANTAGE OF THEIR APPLICABLE SIGN ZONING. WE ASK THAT THE BOARD CONSIDERS THAT THE PROPERTY IS USED AS AN OFFICE, IS SURROUNDED BY OFFICES AND BUSINESSES WITH SIMILAR SIGNS, AND IS AT A DISTINCT DISADVANTAGE DUE TO THE ZONING. BY GRANTING THIS VARIANCE, THE BOARD WILL ALLOW THIS BUSINESS AND PROPERTY OWNER TO UTILIZE THE PROPERTY IN A MORE FITTING MANNER WHILE ALSO NOT CREATING A BURDEN ON THE COMMUNITY OR UNFAIR ADVANTAGE OVER NEIGHBORS. THE PROPOSAL ONLY SEEKS TO ALLOW THE EXACT SAME STANDARDS AS SURROUNDING PROPERTIES.

IN SUMMARY, WE ASK THAT THE BOARD FINDS TO GRANT THESE TWO ALLOWANCES IN A VARIANCE:

1. OUR SIGN IS PERMITTED TO BE BUILT TO A TOTAL HEIGHT OF 12'-0". THE CLEARANCE HEIGHT FROM GRADE WILL BE 9'-0". THESE SPECIFICATIONS ARE IN LINE WITH SPECIFICATIONS LISTED FOR NEIGHBORHOOD COMMERCIAL SIGN DISTRICT.
2. OUR SIGN IS PERMITTED TO BE BUILT 2'-0" AWAY FROM THE PROPERTY LINE. THESE SPECIFICATIONS ARE IN LINE WITH SPECIFICATIONS LISTED FOR NEIGHBORHOOD COMMERCIAL SIGN DISTRICT.

PERSPECTIVE OF PROPOSED SIGN

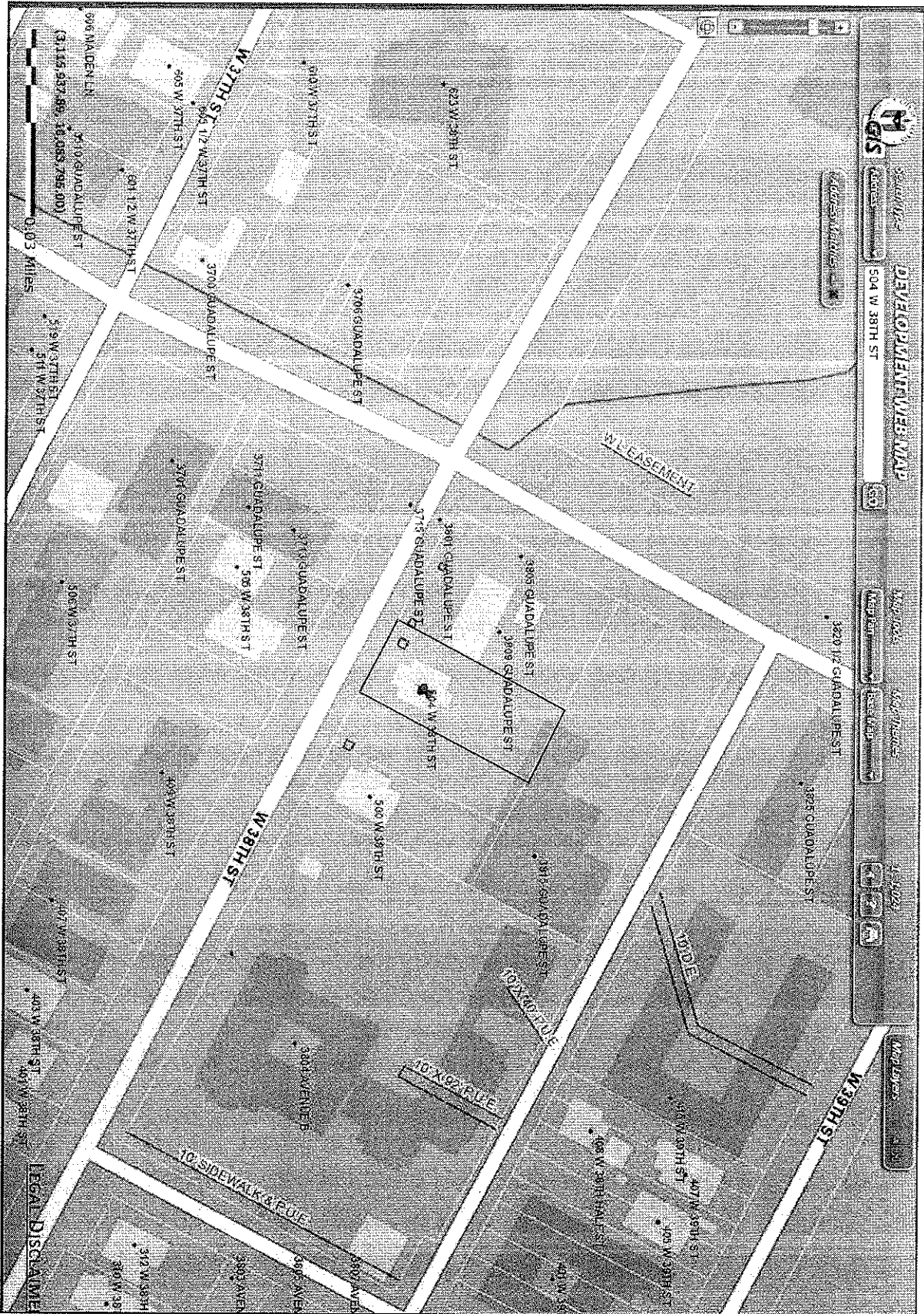


PROPOSED SIGN

AREA MAP





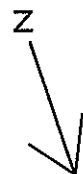
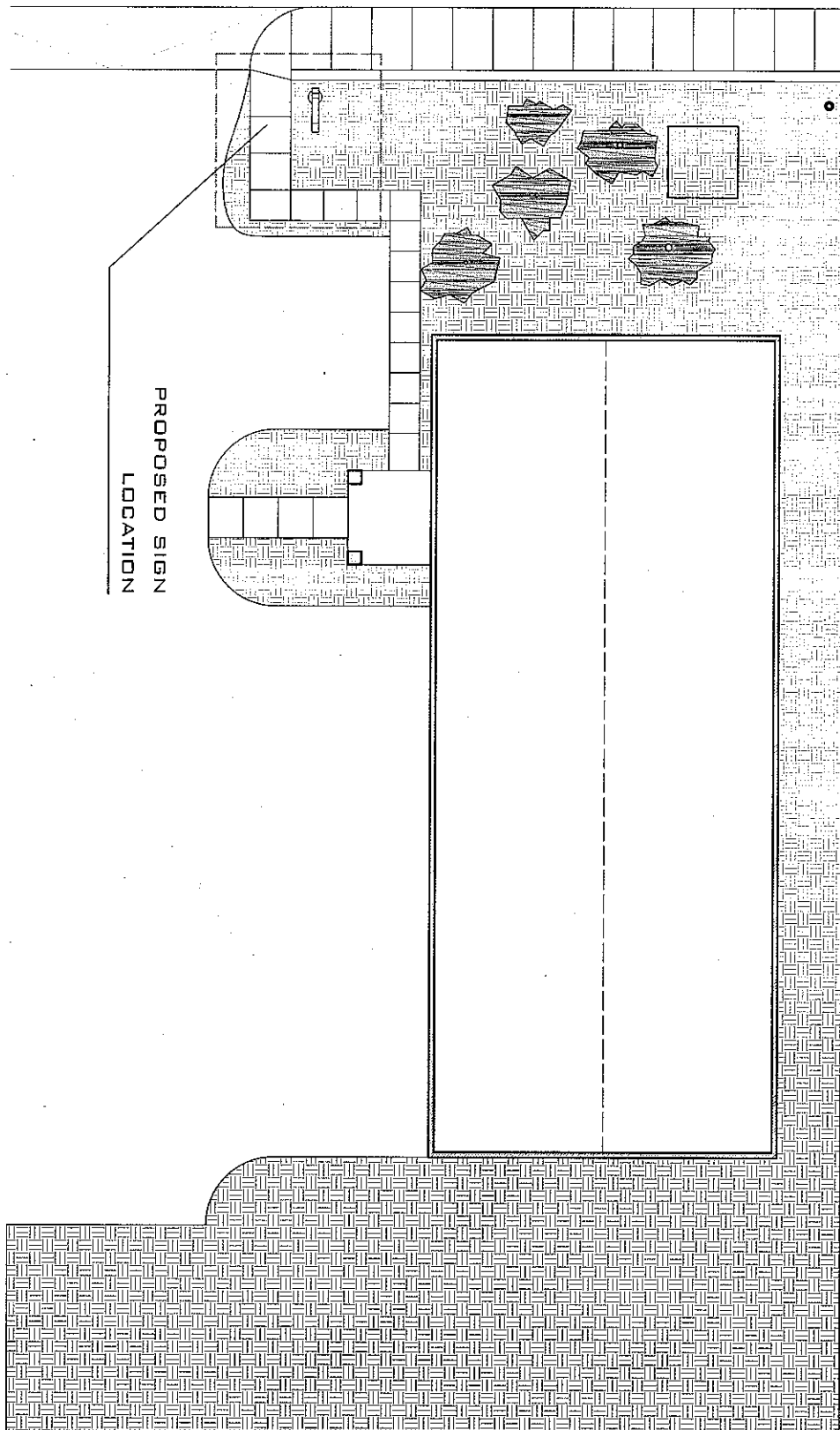


SITE MAP



# SITE PLAN

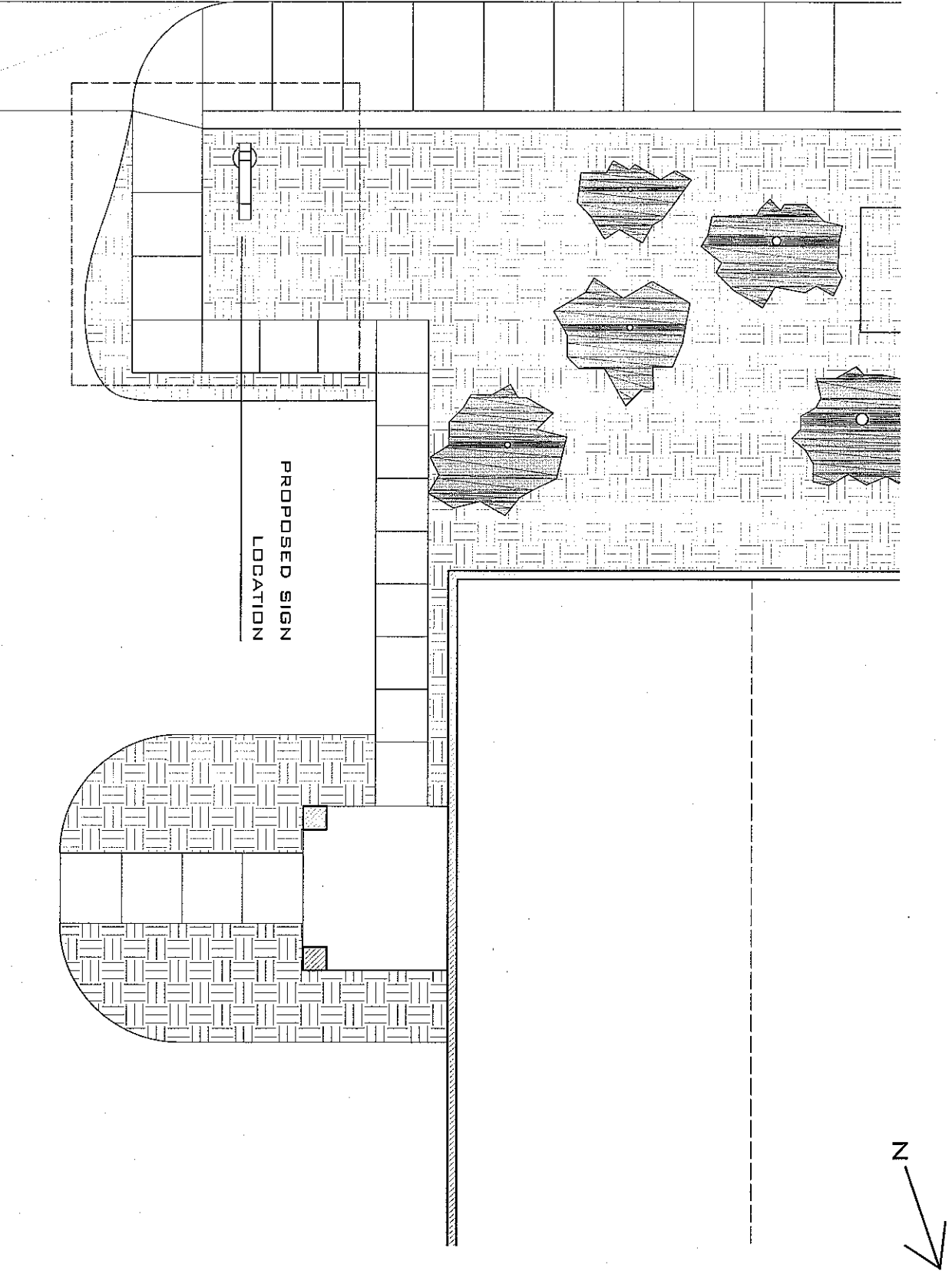
SCALE: 1/16"=1'





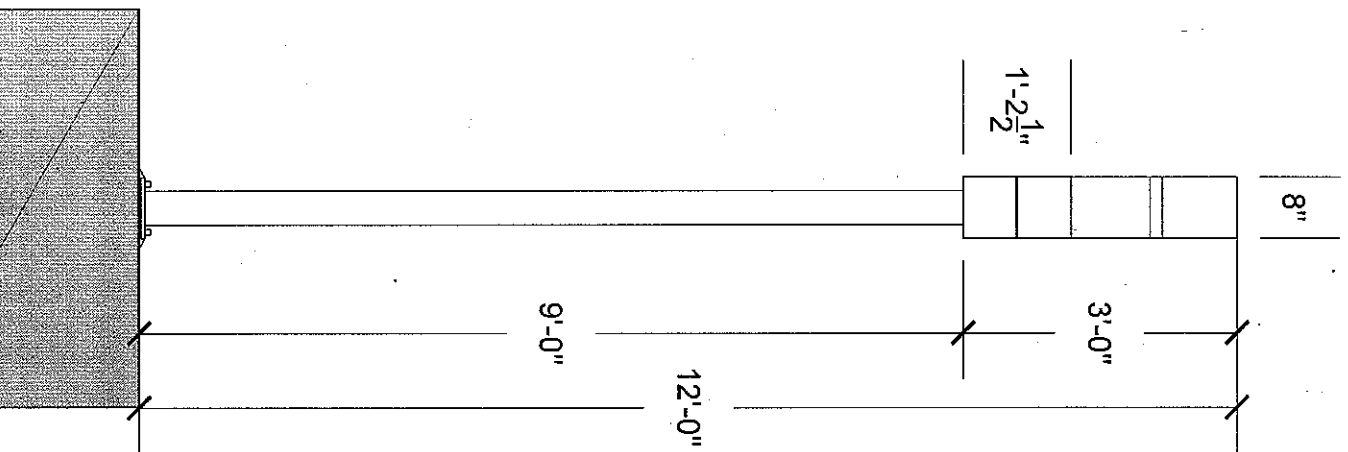
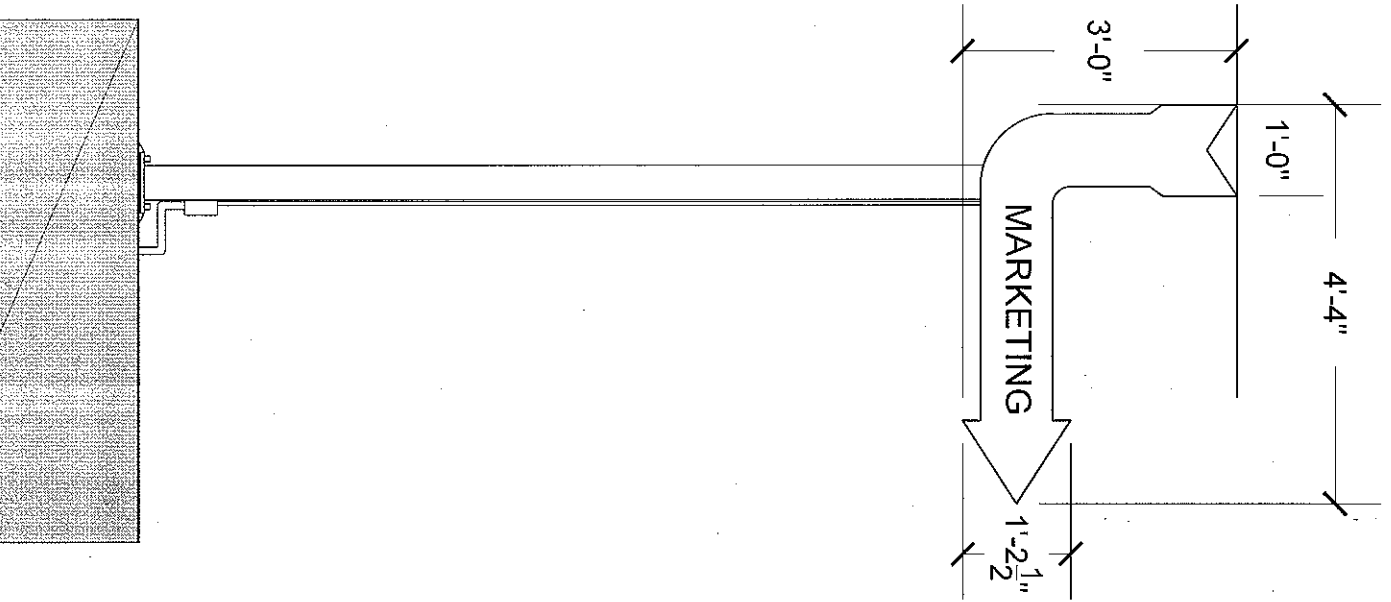
# SITE PLAN WITH PROPOSED SIGN

SCALE: 1/8"=1'

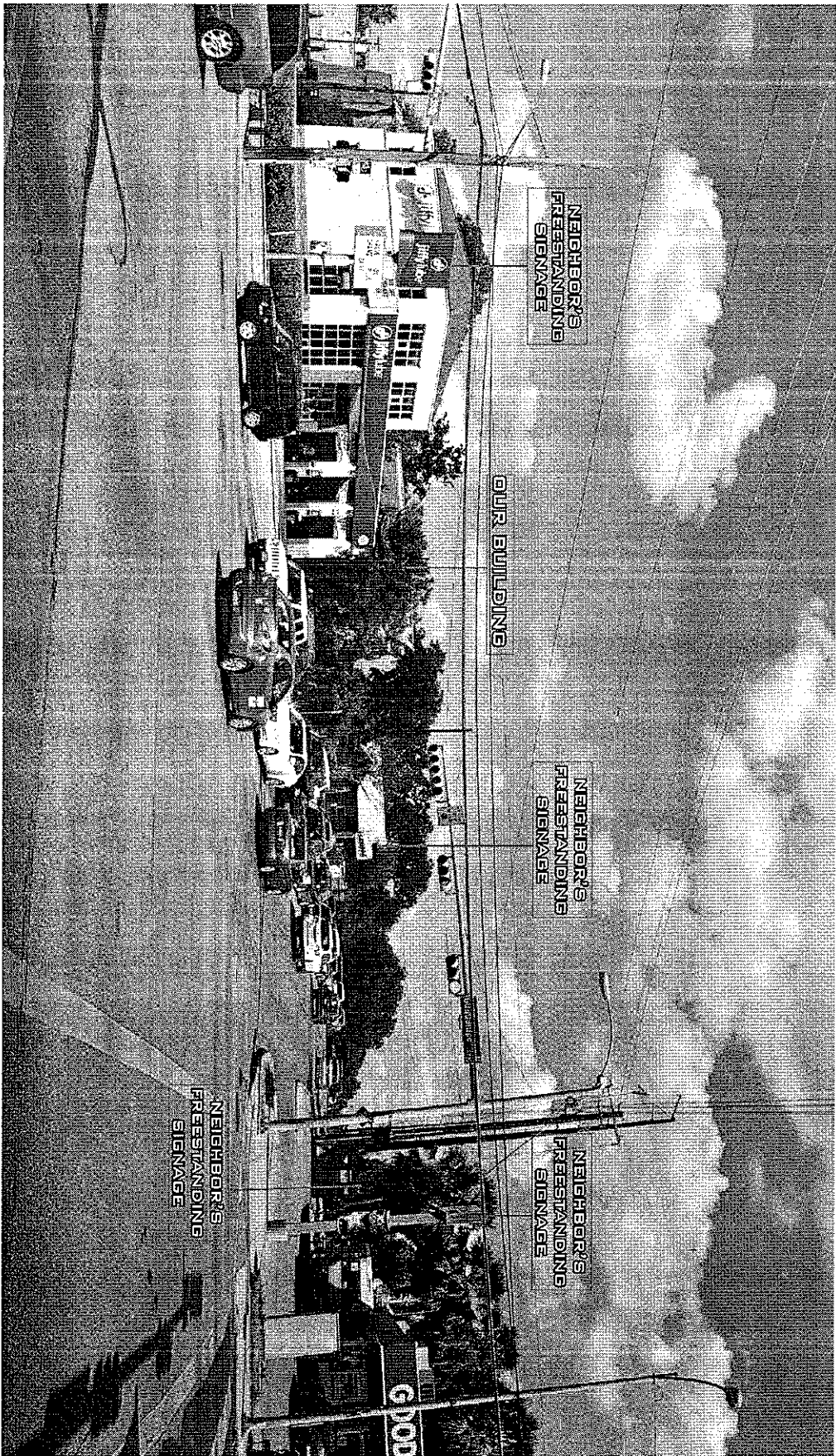


# ELEVATIONS

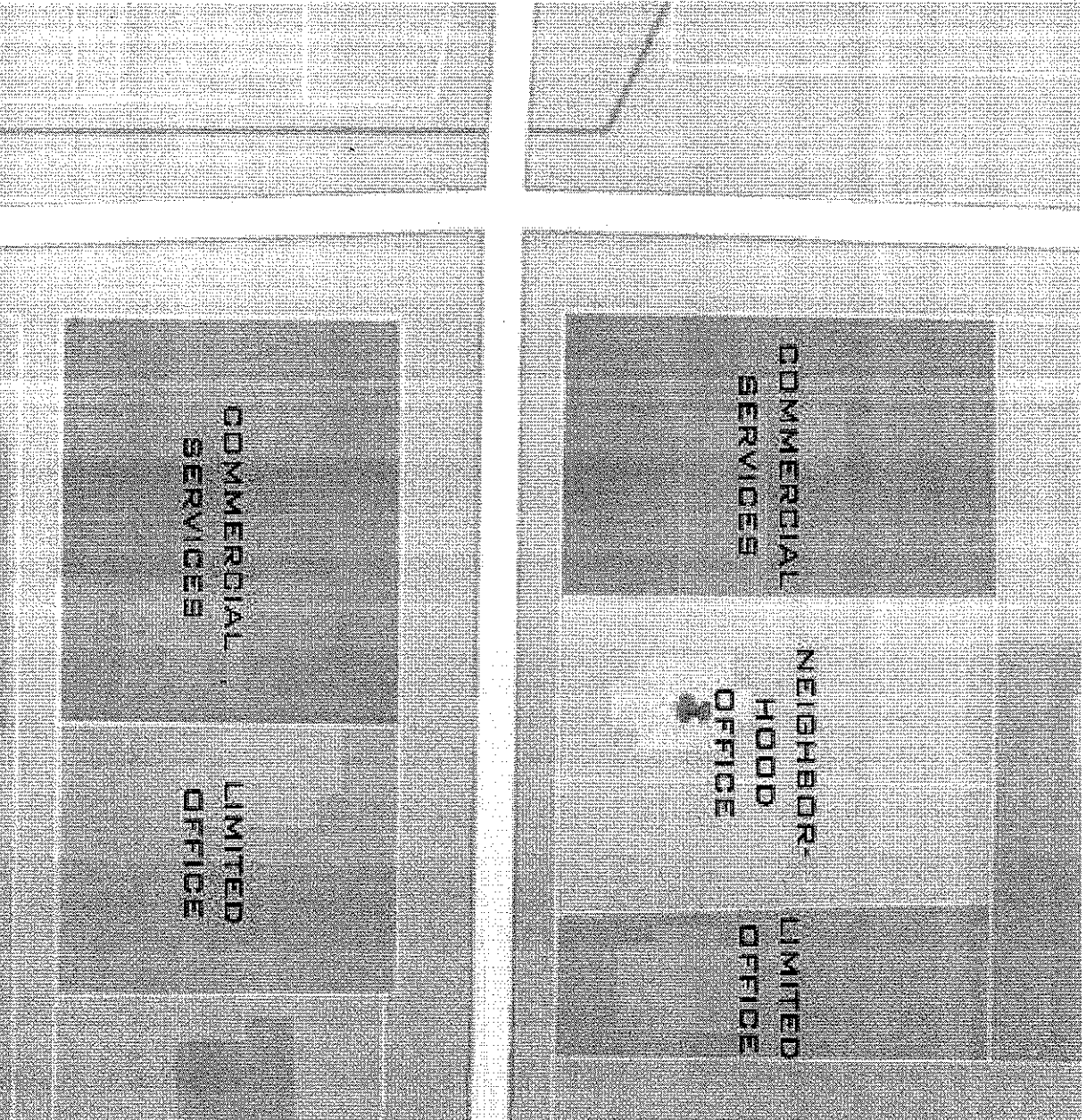
SCALE: 1/2" = 1'



# ADJACENT BUILDING SIGNAGE

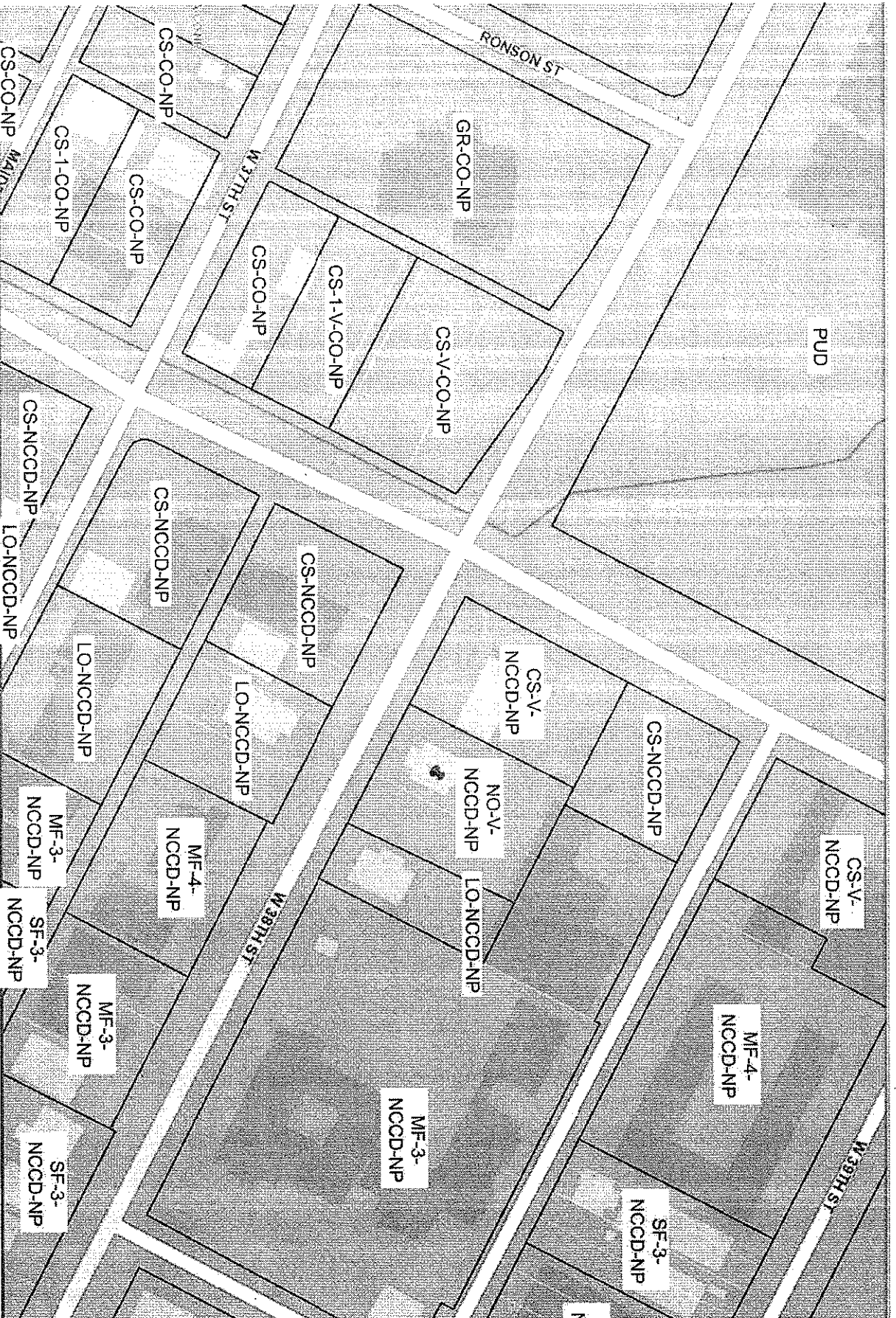


# ZONING MAP

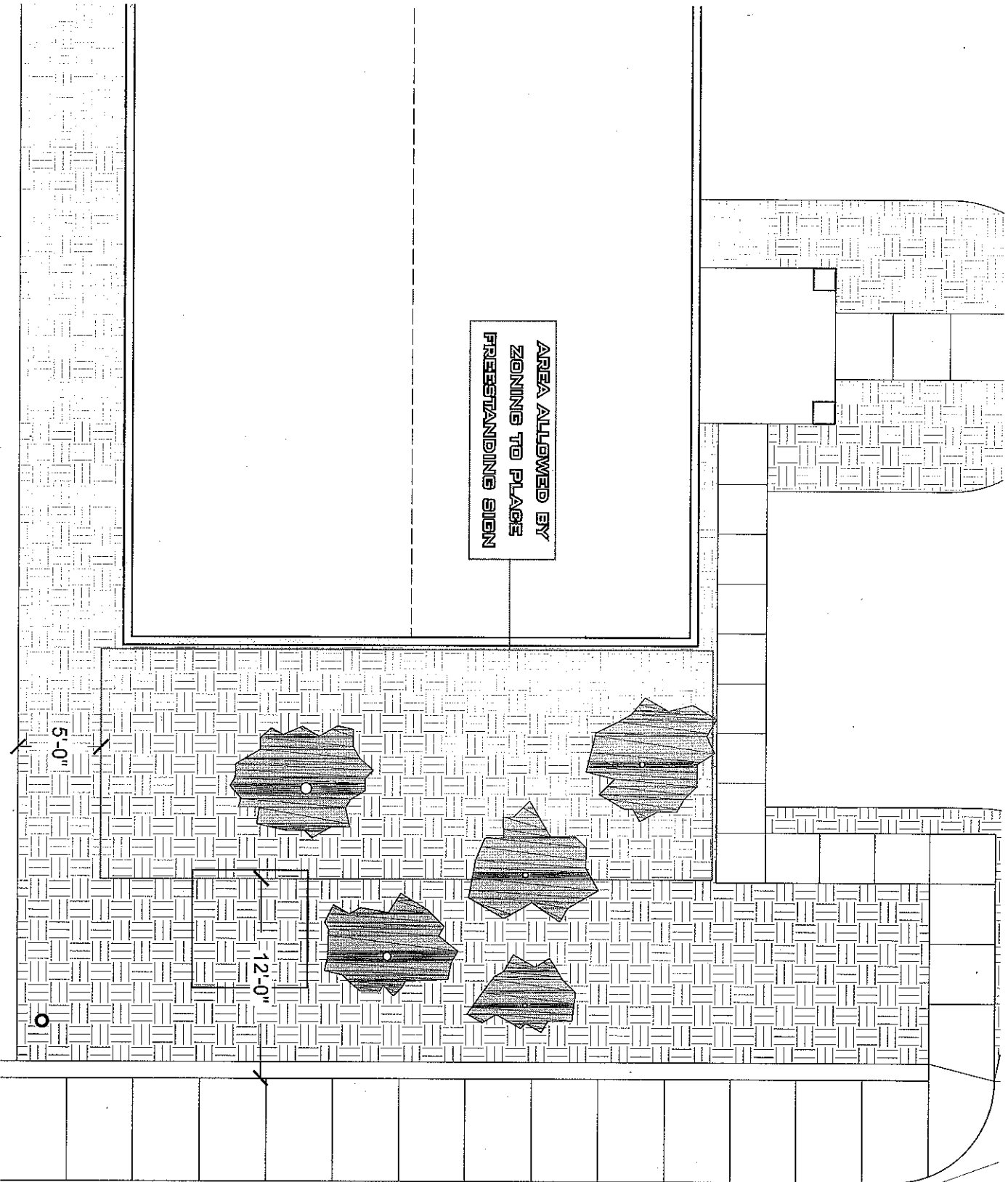




# ZONING MAP



# ALLOWABLE SIGN LOCATION





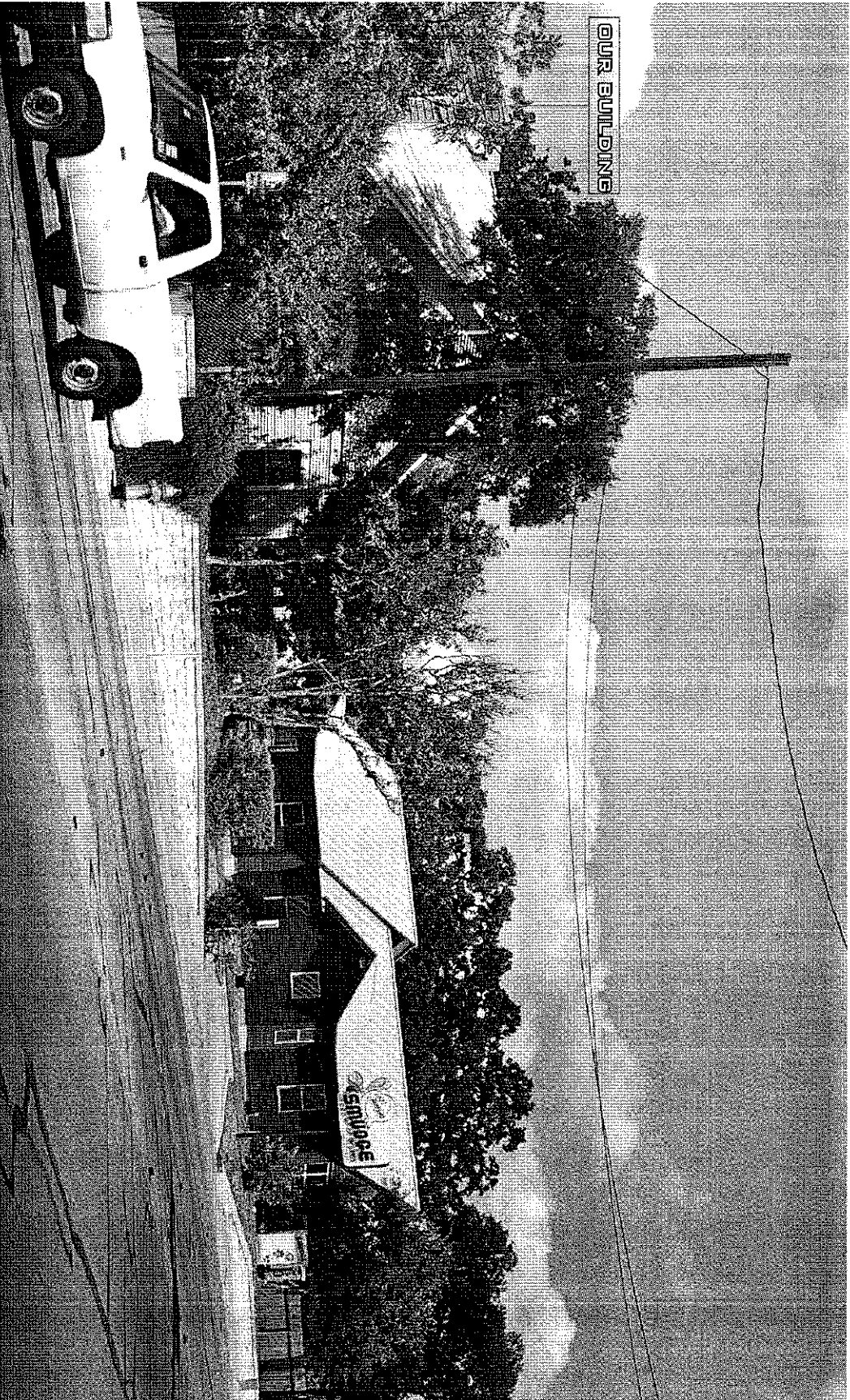


# WEST NEIGHBOR SIGNAGE

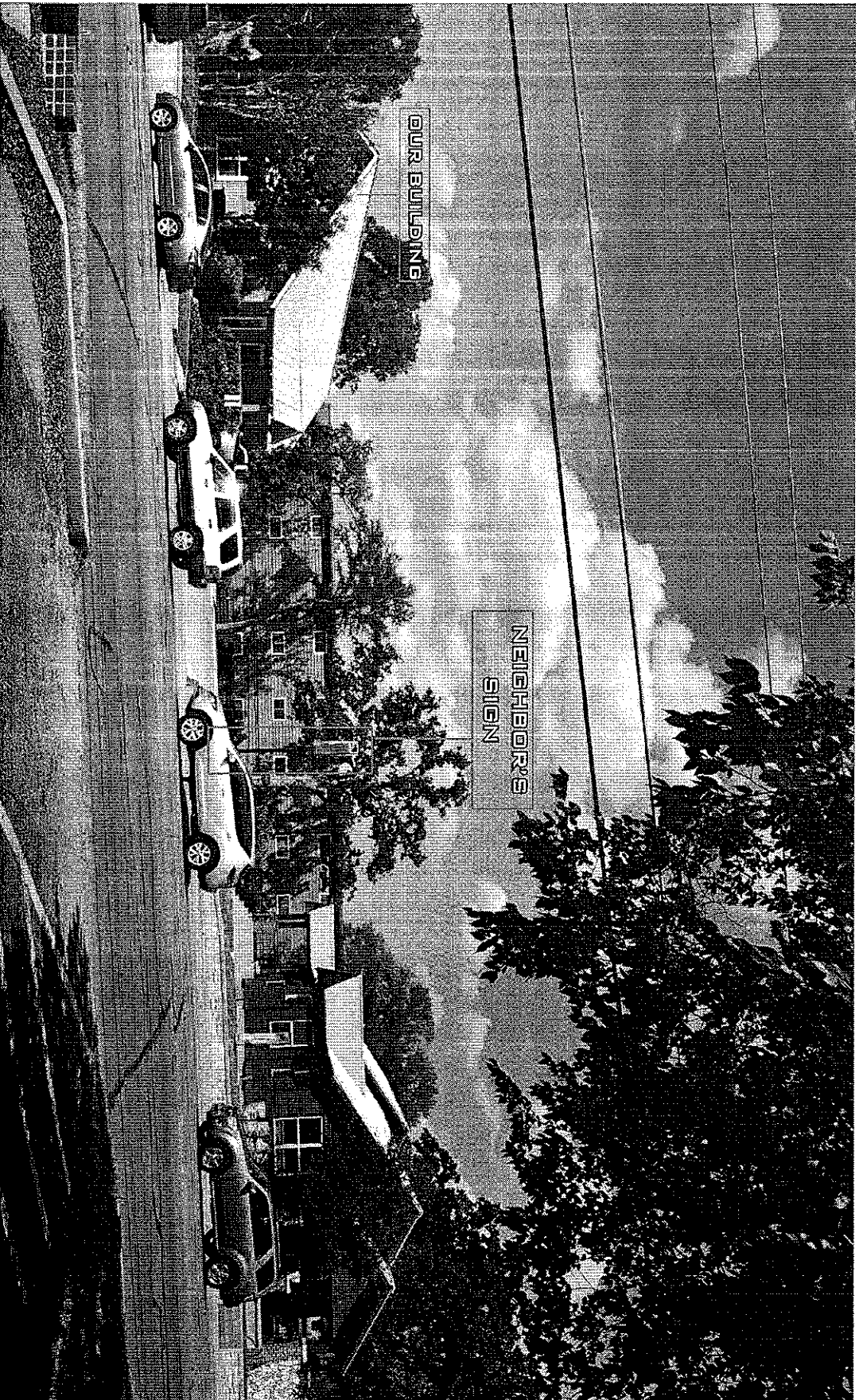




# EAST NEIGHBOR SIGNAGE

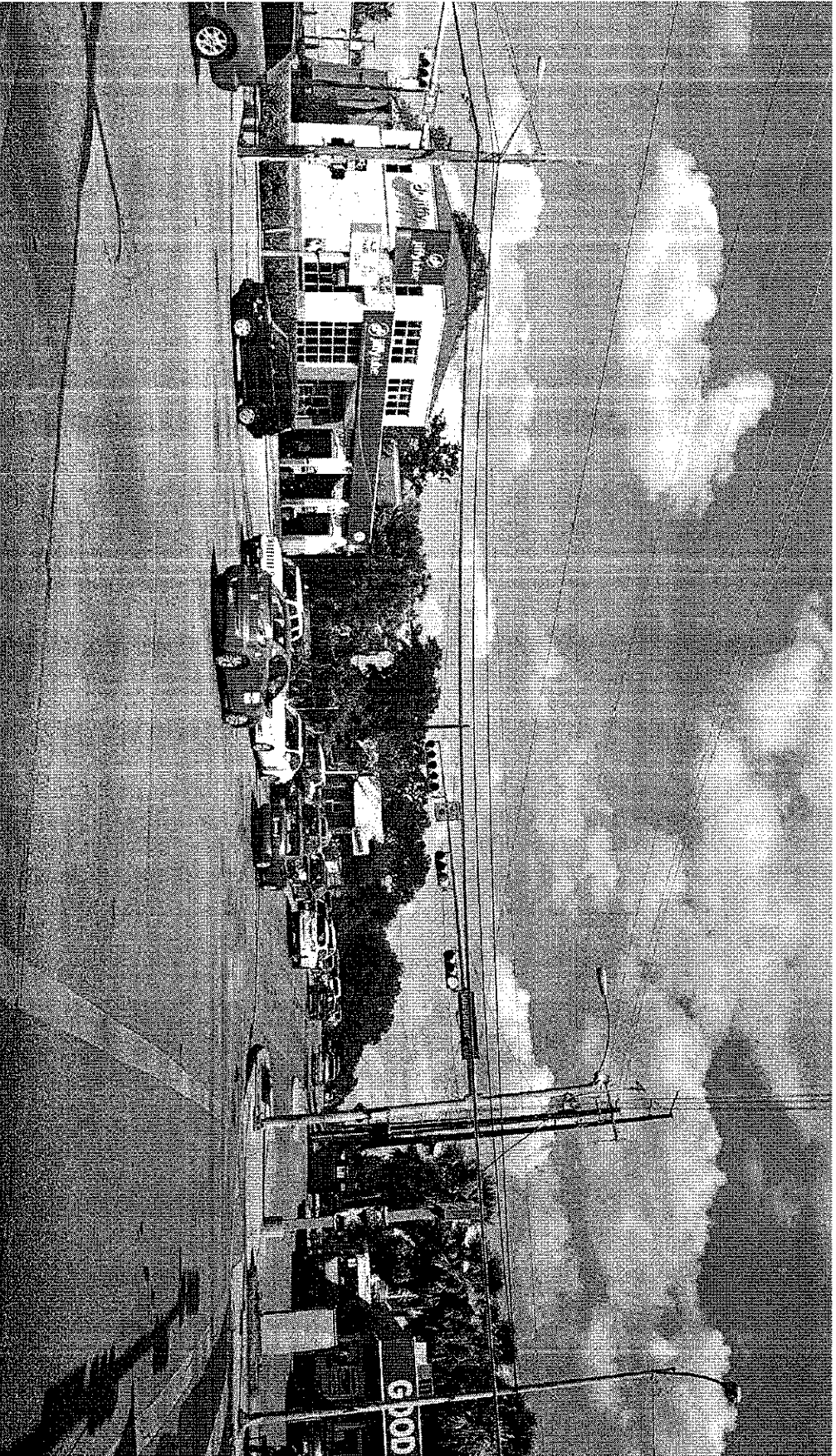


BUILDING TYPOLOGY COMPARISON

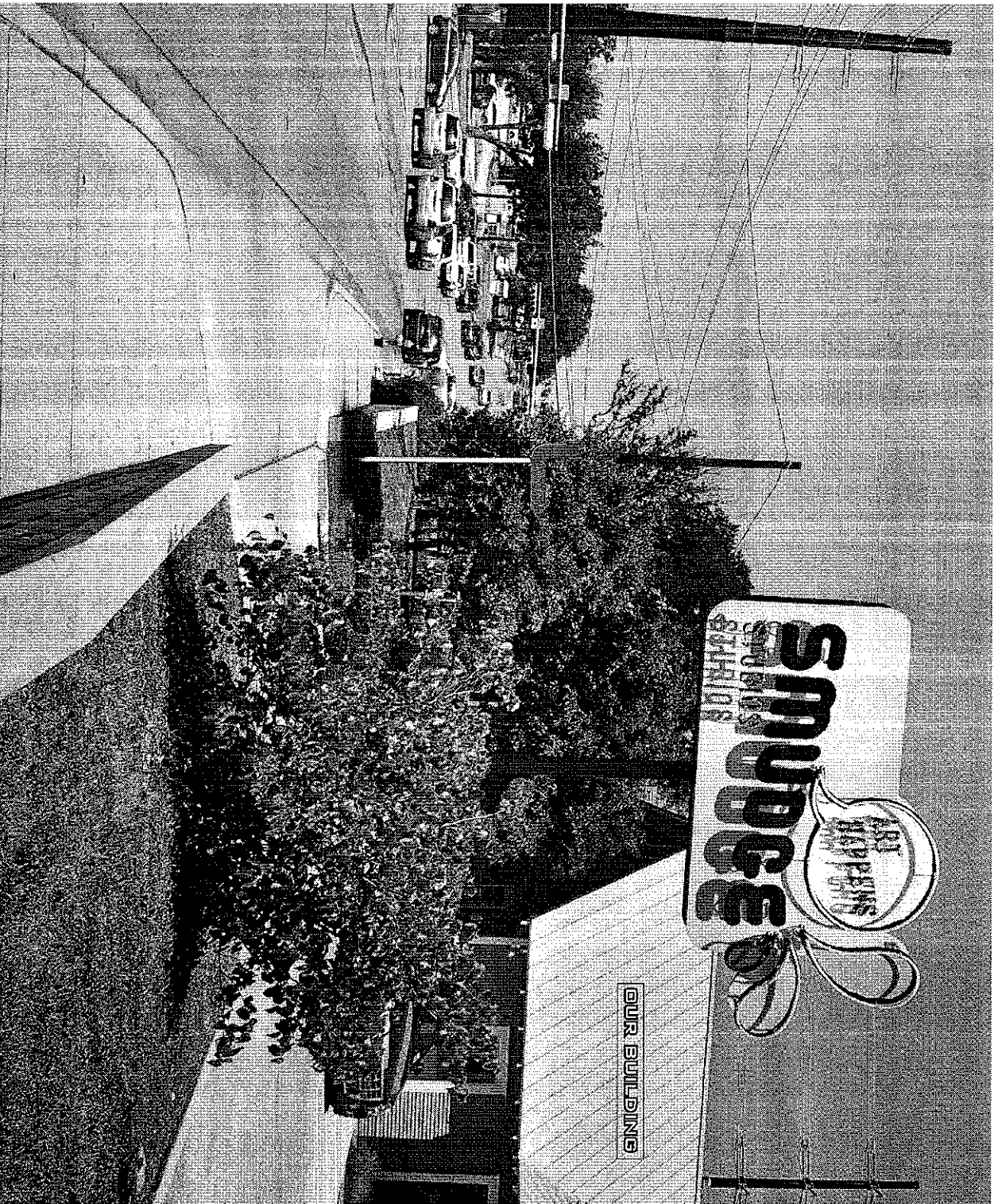




PROPOSED FREESTANDING SIGN



PROPOSED FREESTANDING SIGN





PERSPECTIVE OF PROPOSED SIGN

