



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
MEETING MINUTES
(October 13, 2014)**

The Board of Adjustment/Sign Review Board convened in a meeting on October 13, 2014, Town Lake Center, 721 Barton Springs Road - Break room, Austin, Texas.

Chair Jeff Jack called the Board Meeting to order at 5:30 p.m.

Board Members in Attendance: Jeff Jack (Chair), Sallie Burchett, Ricardo De Camps, Vincent Harding, Bryan King, Michael Von Ohlen, Will Schnr (Alternate), Stuart Hampton (Alternate),

Board Members absent: Melissa Hawthorne (Vice Chair), Cathy French (SRB)

Staff in Attendance: Leane Heldenfels and Cindy Crosby (COA Attorney)

Staff Absent: Diana Ramirez

A APPROVAL OF MINUTES

A-1 September 8, 2014

Board Member Michael Von Ohlen motion to Approve the minutes for September 8, 2014; Board Member Bryan King second on 7-0 vote (Board member Sallie Burchett running late); APPROVED MINUTES FOR September 8, 2014.

A-2 ELECTION OF OFFICERS for November 1, 2014-October 31, 2015

Board Member Bryan King motion to re-appoint existing officers Jeff Jack as Chair and Melissa Hawthorne as Vice Chair; Board Member Michael Von Ohlen second on 7-0 vote (Board member Sallie Burchett running late), GRANTED.

B. SIGN REVIEW BOARD RECONSIDERATIONS

NO CASES

C. SIGN REVIEW BOARD PREVIOUS POSTPONEMENTS

**C-1 C16-2013-0017 Nikelle Meade for 35 Austin Partners, Ltd.
6406 IH 35 North**

The applicant has requested variance(s) to: Section 25-10-101 (C) (1) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the number of freestanding or wall signs allowed per curb cut from 1 (required) to 2 (requested); and Section 25-10-101 (C) (2) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the maximum sign area from 12 feet (required) to 15 feet (requested); and Section 25-10-101 (C) (3) (a) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the maximum height of a freestanding sign from 4 feet above grade (required) to 8 feet above grade (requested); and Section 25-10-123 (*Expressway Corridor Sign District Regulations*) to allow projected and suspended signs up to 4.5 square feet for each tenant storefront; and Section 25-10-123 (B) (1) (*Expressway Corridor Sign District Regulations*) to increase the maximum number of freestanding signs on a lot from 3 (required) to 8 (requested); and to Section 25-10-123 (B) (2) (*Expressway Corridor Sign District Regulations*) to increase the maximum sign area from the lesser of 300 square feet or .7 square feet for each linear foot of street frontage (required) to 600 square feet (requested); and Section 25-10-123 (B) (3) (*Expressway Corridor Sign District Regulations*) to increase the maximum sign height from 35 feet (required) to 80 feet (requested); and Section 25-10-123 (F) (*Expressway Corridor Sign District Regulations*) to increase the total sign area allowed from 20% of the façade area of the first 15 feet of the building (required) to the greater of either 25% of the façade area of the first 15 feet of the building or 30% of the total area of a storefront (requested); and Section 25-10-131 (E) (*Additional Freestanding Signs Permitted*) to waive the requirement that the space within a unified development to which this section applies must be a pad site so long as the space to which the waiver is applied is at least 6,400 square feet; and Section 25-10-132 (C) (*Roof Sign Instead of Freestanding Sign*) to increase the height of a roof sign from the lesser of either 5 feet above the building façade or 5 feet above the maximum height permitted for a freestanding sign (required) to the lesser of either 8 feet above the building façade or 8 feet above the maximum height permitted for a freestanding sign (requested) in order to erect new signage in a “CS-1-CO-NP”, Commercial Liquor Sales – Conditional Overlay – Neighborhood Plan and “CS-NP”, Commercial Services – Neighborhood Plan zoning district. (St. John)

The public hearing was closed on Board Member Michael Von Ohlen’s motion (seconded by Board Member Bryan King) to Grant the following variances:

- 1. Variance from Section 25-10-101 (C) (1) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the number of freestanding or wall signs allowed per curb cut from 1 (required) to 2; and**
- 2. Variance from Section 25-10-101 (C) (2) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the maximum sign area from 12 feet (required) to 15 feet; and**
- 3. Variance from Section 25-10-101 (C) (3) (a) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the maximum height of a freestanding sign from 4 feet above grade (required) to 8 feet above grade; and**
- 4. Variance from Section 25-10-123 (*Expressway Corridor Sign District Regulations*) to allow projected and suspended signs up to 4.5 square feet for each tenant storefront; and**
- 5. Variance from Section 25-10-123 (B) (1) (*Expressway Corridor Sign District Regulations*) to increase the maximum number of freestanding signs on a lot from 3 (required) to 7; and**

6. Variance from Section 25-10-123 (B) (2) (*Expressway Corridor Sign District Regulations*) to increase the maximum sign area from the lesser of 300 square feet or .7 square feet for each linear foot of street frontage (required) to 395 square feet; and
7. Variance from Section 25-10-123 (B) (3) (*Expressway Corridor Sign District Regulations*) to increase the maximum sign height from 35 feet (required) to 50 feet; and
8. Variance from Section 25-10-123 (F) (*Expressway Corridor Sign District Regulations*) to increase the total sign area allowed from 20% of the façade area of the first 15 feet of the building (required) to the greater of either 25% of the façade area of the first 15 feet of the building or 30% of the total area of a storefront; and
9. Variance from Section 25-10-132 (C) (*Roof Sign Instead of Freestanding Sign*) to increase the height of a roof sign from the lesser of either 5 feet above the building façade or 5 feet above the maximum height permitted for a freestanding sign (required) to the lesser of either 8 feet above the building façade or 8 feet above the maximum height permitted for a freestanding sign; **GRANTED**

**C-2 C16-2014-0012 Wes Mendell for Lou Gambertoglio
605 Davis Street**

The applicant has requested a variance to Section 25-10-129 (F) (Downtown Sign District Regulations) to increase the allowable wall signage from 1,158 square feet (required) to 2,259.9 square feet (requested) in order to add wall signage to a building to be constructed in a “CBD-Waterfront Overlay”, Downtown – Waterfront Overlay zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions that the large surface/fin sign remains non-illuminated and stays in hand-painted motif as presented, Board Member Bryan King second on a 2-4-2 vote (Board members Jeff Jack, Vincent Harding, Sallie Burchett, Stuart Hampton nay, Board members Ricardo De Camps and Will Schnier recused); DENIED.

D. SIGN REVIEW BOARD NEW PUBLIC HEARINGS

NO CASES

E. BOARD OF ADJUSTMENT INTERPRETATION RECONSIDERATIONS

NO CASES

**F. BOARD OF ADJUSTMENT INTERPRETATION PREVIOUS
POSTPONEMENTS**

NO CASES

G. BOARD OF ADJUSTMENT INTERPRETATION NEW PUBLIC HEARINGS

NO CASES

H. BOARD OF ADJUSTMENT RECONSIDERSTION PREVIOUS POSTPONEMENTS

H-1 C15-2014-0059 Bruce Aupperle for Lebarre Family LLC 3821 & 3823 Westlake Drive

The applicant has requested a variance to Section 25-2-1173 (D) of the Permit Required for Construction Regulations in Article 13, Docks, Bulkheads and Shoreline Access in order to construct more than 2 boat docks in an “LA”, Lake Austin zoning district.

The Land Development Code states that the director of the Planning and Development Review Department may not approve an application for a permit for the construction of more than two residential docks or other similar structures on a single lot zoned MF-1 or more restrictive, unless: 1) the lot was platted and recorded before August 26, 1976, and perpetual rights to use the water frontage of the lot were granted or conveyed to one or more owners of other lots in the subdivision before June 23, 1979; or 2) the Planning Commission has approved a site plan that clusters the residential docks on one or more lots in the subdivision.

WITHDRAWN BY APPLICANT

I. BOARD OF ADJUSTMENT RECONSIDERATIONS

I-1 C15-2014-0112 Holly Kincannon 3102 Lafayette

The applicant has requested variance(s) to Section 25-2- 1463 (C) (5) (Secondary Apartment Regulations) to decrease the driveway requirement from 1 drive (required) to 0 drive (requested, existing); and to Section 25-6-593 (C) (Provisions for Property in the Central Urban Redevelopment (CURE) Combining District Area) of Article 7, Off-street parking and Loading to decrease the parking space requirement from 80% of the parking spaces required by Appendix A, 3 spaces (required) to 2 spaces (requested, existing) in order to erect a second dwelling unit in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek)

POSTPONED TO NOVEMBER 10, 2014 DUE TO MAIL POSTING ERROR

J. BOARD OF ADJUSTMENT SPECIAL EXCEPTION PREVIOUS POSTPONEMENTS

J-1 C15-2014-0118 Alice Arterberry 202 Lacey Avenue

The applicant has requested a Special Exception from Section 25-2-476 (Special Exception) in order to maintain a existing deck constructed 18 feet from the front property line (25 feet required) in an “SF-3”, Family Residence Zoning District.

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

K. BOARD OF ADJUSTMENT NEW PUBLIC HEARING SPECIAL EXCEPTIONS

**K-1 C15-2014-0126 Ronald Berry
6718 Shannon Drive**

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) in order to reduce the front yard setback from 25 feet (required) to 18 feet (requested) in order to maintain an existing carport constructed more than 10 years ago in an “SF-2”, Family Residence Zoning District.

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

**K-2 C15-2014-0129 Ethel Dillworth
6907 Hillcroft Drive**

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-493 (D) (*Site Development Regulations*) to reduce the front yard setback from 25 feet (required) to 18 feet 5 inches (requested) in order to maintain an existing carport constructed more than 10 years ago in an “SF-2”, Family Residence Zoning District.

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

**K-3 C15-2014-0132 Clarence O and Dianna Jones
6909 Hillcroft Drive**

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the front yard setback from 25 feet (required) to 4 feet (requested) in order to maintain an existing carport constructed more than 10 years ago in an “SF-2”, Family Residence Zoning District.

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

**K-4 C15-2014-0140 Porter Williams Jr.
6807 Hillcroft Drive**

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the front yard setback from 25 feet (required) to 4 feet (requested) in order to maintain an existing carport constructed more than 10 years ago in an “SF-2”, Family Residence zoning district.

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

L. BOARD OF ADJUSTMENT PREVIOUS POSTPONEMENTS

L-1 C15-2013-0112 Mary Jane Garza 6006 Dunbury Drive

The applicant has requested a variance from Section 25-2-493 (D) (*Site Development Regulations*) to decrease the front yard setback from 25 feet (required) to 12 feet (requested) in order to maintain an attached carport in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park)

The applicant has also requested a variance from Section 25-2-1604 (C) (*Garage Placement*) of Article 8, Additional Requirements for Certain Districts in Subchapter D, Neighborhood Plan Combining District to permit: a parking structure with an entrance that faces the front yard (1) may not be closer to the front lot line than the building façade; and (2) if the parking structure is less than 20 feet behind the building façade, the width of the parking structure may not exceed 50% of the width of the principal structure, measured parallel to the front lot line (required) in order to maintain a 20.8 foot wide carport closer to the front lot line than the building façade of a 23.9 foot wide principal structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park)

The public hearing was closed on Board Member Jeff Jack motion to Deny (applicant no show), Board Member Bryan King second on a 5-2 vote (Board member Michael Von Ohlen, Ricardo De Camps nay); DENIED.

L-2 C15-2014-0093 Michael Padavic 900 South 1st Street

The applicant has requested variance(s) along the 908 South 1st Street side of the lot(s), no variances requested for the 909 South 2nd Street side of the lot(s), from Section 25-2-1063 (B) (*Height Limitations and Setbacks for Large Sites*) of Article 10, Compatibility Standards to decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested); and from Section 25-2-1063 (C) (*Height Limitations and Setbacks for Large Sites*) of Article 10, Compatibility Standards to increase the maximum height limitation from 2 stories and 30 feet on the portion of the building that is 50 feet from SF-5 or more restrictive zoning and 3 stories and 40 feet on the portion of the building that is 50-100 feet from SF-5 or more restrictive zoning (required) to 4 stories and 45 feet (requested); and from Section 25-2-1064 (*Front Setback*) of Article 10, Compatibility Standards to decrease the front building setback line from 25 feet from a right-of-way (required) to 10 feet (requested) in order to construct a multi-family use and related parking facility in an “GR-MU-V-CO-NP”, Community Commercial – Mixed Use – Vertical Mixed Use Building – Conditional Overlay – Neighborhood Plan zoning district. (Bouldin Creek)

POSTPONED TO NOVEMBER 10, 2014 PER APPLICANT REQUEST

L-3 C15-2014-0100 Kasi Painter for Spencer Gibb

4905 Avenue G

The applicant has requested a variance from Section 25-2-899 (*Fences as Accessory Uses*) and from NCCD-NP Ordinance 20050818-064, Part 6. General Provisions, 4. (*Fences*) to increase the maximum height from 7 feet while maintaining an average of 6 feet and 4 feet (required, respectively) to 6 feet 6 inches (requested) and increase the solid material ratio of from 1 to 1.5 (required) to a ratio of 1 to 1 or solid (requested) in order to maintain a solid wood fence in the front yard setback in a “SF-3-NP-NCCD”, Family Residence – Neighborhood Plan – Neighborhood Conservation Combining District zoning district.

The Hyde Park NCCD-NP states a fence located in a front yard may not exceed a height of four feet and shall have a ratio of open space to solid material of not less than 1 to 1.5.

POSTPONED TO NOVEMBER 10, 2014 PER APPLICANT REQUEST

**L-4 C15-2014-0102 Chris Kobitz
 410 East Annie**

The applicant has requested a variance to Section 25-2-774 (7) (b) (*Two-Family Residential Use*) to increase the maximum size of a second story from 550 square feet (required) to 621 square feet (requested) in order to remodel the upper level of an existing garage storage space in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City)

POSTPONED TO NOVEMBER 10, 2014 PER APPLICANT REQUEST

**L-5 C15-2014-0104 Kieran Purcell for Lynn Holland
 3404 Rivercrest Drive**

The applicant has requested variance(s) from Section 25-2-899 (*Fences as Accessory Uses*) to increase the average height of 6 feet, maximum height from 7 feet (required) to maximum height of 10 feet 8 inches (requested) in order to maintain a privacy fence in an “LA”, Lake Austin zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Ricardo De Camps second on a 4-3 vote (Board members Jeff Jack, Bryan King, Will Schnier nay); DENIED.

**L-6 C15-2014-0111 Phyllis Patek
 3801 Island Way**

The applicant has requested variance from Section 25-2-551 (D) (3) to increase the maximum impervious cover on a slope with a gradient of 15% or less from 35% (required) to 97% (requested) in order to remodel an existing structure and attached guest house, drive, and walkways that account for 86% impervious cover on the site; add a pool; and change the use from duplex to single family in a “LA”, Lake Austin zoning district.

POSTPONED TO NOVEMBER 10, 2014 PER APPLICANT REQUEST

**L-7 C15-2014-0117 Miranda Wylie and Alex Wright
1106 Algarita Avenue**

The applicant has requested a variance from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the side yard setback from 5 feet (required) to 1 foot (requested) in order to maintain an elevated, fenced deck and stairs in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City)

The public hearing was closed on Board Member Jeff Jack motion to Deny (applicant no show), Board Member Bryan King second on a 5-2 vote (Board member Michael Von Ohlen, Ricardo De Camps nay); DENIED.

**L-8 C15-2014-0123 Brandon Testa for John Forsythe
205 Attayac Street Unit B**

The applicant has requested a variance to Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum front yard setback from 25 feet (required) to 5 feet (requested); and to decrease the minimum lot size from 5,750 square feet (required) to 2,280 square feet (requested) decrease the minimum lot width from 50 feet (required) to 47.50 feet (requested); in order to construct a single family home in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez)

The public hearing was closed on Board Member Bryan King motion to Grant .4:1 FAR (which limits lot to 912 sf house), 45% impervious coverage and parking as shown on exhibit E-1, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED .4:1 FAR (WHICH LIMITS LOT TO 912 SF HOUSE), 45% IMPERVIOUS COVERAGE AND PARKING AS SHOWN ON EXHIBIT E-1.

**L-9 C15-2014-0124 Cindy Black for Kelly Handran
5200 Bruning Avenue**

The applicant has requested a variance from Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum lot width from 50 feet (required) to 22.1 feet (requested, existing) in order to construct a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop)

The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Ricardo De Camps second on a 7-0 vote; GRANTED.

**L-10 C15-2014-0125 Eric Scheibe for Kary Aycock
1400 West Oltorf**

The applicant has requested variance(s) to Section 25-2-1064 (Front Setback) of Article 10, Compatibility Standards in Subchapter C, Use and Development Standards to decrease the minimum front building line setback from a right of way from 25 feet (required) to 0 feet

(requested); and to Section 25-2-1067 (Design Regulations) (H) of Article 10, Compatibility Standards in Subchapter C, Use and Development Standards to decrease the minimum side setback for parking from 14 feet to 0 feet (requested) and to decrease the minimum side setback for driveways from 9 feet (required) to 0 feet (requested) in order to construct a commercial building, walkway, deck, driveway and parking area in a “CS”, Commercial Services zoning district.

POSTPONED TO NOVEMBER 10, 2014 PER APPLICANT REQUEST

M. BOARD OF ADJUSTMENT NEW PUBLIC HEARINGS

**M-1 C15-2014-0122 Mansoor Kapasi
3208 Merrie Lynn Avenue**

The applicant has requested a variance from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum rear setback from 10 feet (required) to 8 feet (requested) in order to construct stair bump out for a secondary apartment in an “SF-3-NP”, Family Residence zoning district. (Upper Boggy Creek)

The public hearing was closed on Board Member Bryan King motion to Grant as per exhibit M-1 and to move shed out of side yard setback, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED AS PER EXHIBIT M-1 AND TO MOVE SHED OUT OF SIDE YARD SETBACK.

**M-2 C15-2014-0130 Ann Gatlin and Dorr Scherz
1325 Bonham Terrace**

The applicant has requested a variance(s) to Section 25-2-1603 (B) (Impervious Cover and Parking Placement Restrictions) of Article 8, Additional Requirements for Certain Districts to increase the impervious cover in the front yard from 40% (required) to 44.7 % (requested); and to Section 25-2-1604 (C) (1) (Garage Placement) of Article 8, Additional Requirements for Certain Districts to allow a parking structure with an entrance that faces the front yard to be closer to the front lot line than the building façade (requested); and to Section 25-2-1604 (C) (2) (Garage Placement) of Article 8, Additional Requirements for Certain Districts that states if the parking structure is less than 20 feet behind the building façade, the width of the parking structure may not exceed 50 percent of the width of the principal structure, measured parallel to the front lot line, therefore request is to increase the allowable parking structure width from 17.5 feet (required for the 35’ primary building façade width) to 20 feet (requested) in order to pave and extend on existing drive and construct a garage in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City)

The public hearing was closed on Board Member Bryan King motion to Grant as per exhibit M-2/5 and that for the proposed garage on Lot 9 the storage area not be habitable space, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED AS PER EXHIBIT M-2/5 AND THAT FOR THE PROPOSED GARAGE ON LOT 9 THE STORAGE AREA NOT BE HABITABLE SPACE.

M-3 C15-2014-0131

**Ann Gatlin and Dorr Scherz
1327 Bonham Terrace**

The applicant has requested a variance(s) to Section 25-2-1603 (B) (*Impervious Cover and Parking Placement Restrictions*) of Article 8, Additional Requirements for Certain Districts to increase the impervious cover in the 1,251 square foot front yard area of the site from 40% (required, 500 square feet) to 61.4 % (requested, 768 square feet); and to Section 25-2-1604 (C) (1) (*Garage Placement*) of Article 8, Additional Requirements for Certain Districts to allow a parking structure with an entrance that faces the front yard to be closer to the front lot line than the building; and to Section 25-2-1604 (C) (2) (*Garage Placement*) of Article 8, Additional Requirements for Certain Districts that states if the parking structure is less than 20 feet behind the building façade, the width of the parking structure may not exceed 50 percent of the width of the principal structure, measured parallel to the front lot line, therefore request is to increase the allowable parking structure width from 13.5 feet (required for the 27' primary building façade width) to 20 feet (requested) in order to pave and extend an existing driveway and construct a garage in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City)

The public hearing was closed on Board Member Bryan King motion to Grant as per exhibit M-2/5 and that for the proposed garage on Lot 9 the storage area not be habitable space, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED AS PER EXHIBIT M-2/5 AND THAT FOR THE PROPOSED GARAGE ON LOT 9 THE STORAGE AREA NOT BE HABITABLE SPACE.

M-4 C15-2014-0135

**Michael Benitez for Agustin Zavaleta
2911 East 3rd Street**

The applicant has requested a variance(s) to Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum lot width from 50 feet (required) to 47 feet (requested) and to decrease the minimum lot size from 5,750 (required) to 3,392.5 square feet (requested) in order to either subdivide the property into two lots or construct a second dwelling unit in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Govalle) The applicant has requested a variance to Section 25-2-774 (B) and (C) (7) (Two-family Residential Use) to decrease the minimum lot area from 7,000 square feet (required) to 5,785 square feet (requested) and to increase the gross floor area of the second dwelling unit from 850 square feet (required) to 1,200 square feet (requested) in order to construct a two family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Govalle) The applicant has requested a variance to Section 25-2-773 (B) (1) and (2) (Duplex Residential Use) to decrease the minimum lot area from 7,000 square feet (required) to 5,785 square feet (requested) and to decrease the minimum lot width from 50 feet (required) to 46 feet (requested) in order to construct a duplex unit in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Govalle)

The public hearing was closed on Board Member Jeff Jack motion to Deny (applicant no show), Board Member Bryan King second on a 5-2 vote (Board member Michael Von Ohlen, Ricardo De Camps nay); DENIED.

**M-5 C15-2014-0143 Drew Tate for Robert Buford
2104 Winsted Lane**

The applicant has requested variance(s) to Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum lot size from 5,750 (required) to 5,567 (requested); and to decrease the minimum front setback from 25 feet (required) to 15 feet (requested); and to decrease the minimum rear setback from 10 feet (required) to 5 feet (requested); and to decrease the minimum side setback from 5 feet (required) to 3 and one-half feet (requested); and to decrease the street side yard from 15 feet (required) to 10 feet (requested); and to increase the maximum building coverage from 40% (required) to 55% (requested); and to crease the maximum impervious coverage from 45% (required) to 65% (requested) in order to construct a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin)

POSTPONED TO NOVEMBER 10, 2014 DUE TO MAIL POSTING ERROR

**M-6 C15-2014-0127 Bruce Aupperle for Valla Djafari
2009 Lake Shore**

The applicant has requested a variance to Section 25-2-1176 (D) (2) (*Regulations*) of Article 13. Docks, Bulkheads, and Shoreline Access to increase the allowable width of a dock from no greater than 20 percent of the shoreline width of the lot or parcel of land on which the structure is to be constructed, in this case 10.2 foot boat dock width for a 50.64 feet wide shoreline lot (required) to 27.65 percent of the shoreline width for a 14 foot boat dock width (requested) in order to erect a boat dock in an “LA”, Lake Austin zoning district.

The applicant is requesting to use the Land Development Code in effect prior to 7/2014 for the site plan of this property which is currently under review.

POSTPONED TO NOVEMBER 10, 2014 DUE TO MAIL POSTING ERROR

**M-7 C15-2014-0128 Bruce Aupperle for Michael and Bob Herd
7900 Big View**

The applicant has requested a variance(s) from Section 25-2-1176 (D) (1) (*Regulations*) of Article 13. Docks, Bulkheads, and Shoreline Access to decrease the distance a dock may be constructed or altered within 10 feet of a side property line from not closer than (10) feet to the side property line (required) to 0 feet (requested); and from Section 25-2-1176 (D) (2) (*Regulations*) of Article 13. Docks, Bulkheads, and Shoreline Access to increase the allowable width of a dock from no greater than 20 percent of the shoreline width of the lot or parcel of land on which the structure is to be constructed, in this case 20.5 feet for a 102 foot 10 inch wide lot (required) to 27.6% of shoreline lot width for a 27 feet 10 inch dock width (requested) in order to reconstruct a boat dock in an “LA”, Lake Austin zoning district.

The applicant is requesting to use the Land Development Code prior to 7/2014 for the site plan if this property which is currently under review.

POSTPONED TO NOVEMBER 10, 2014 DUE TO MAIL POSTING ERROR

**M-8 C15-2014-0137 Bruce Aupperle for Greenshores on the Lake
6901 Greenshores**

The applicant has requested a variance from Section 25-2-1176 (D) (2) (Regulations) in Article 13. Docks, Bulkheads, and Shoreline Access to increase the allowable width of a dock when measured parallel to the shoreline, from no greater than 20 percent of the shoreline width of the lot or parcel of land on which the structure is to be constructed (required, equates to a 14 foot wide dock for this 70 foot wide shoreline lot) to 56.4 percent of the shoreline width of the lot for a 39.5 foot wide dock (requested, existing) in order to reconstruct a boat dock in an “LA” and “P”, Lake Austin and Public zoning district.

The applicant is requesting to use the Land Development Code in effect prior to 7/2014 for the site plan of this property which is currently under review.

POSTPONED TO NOVEMBER 10, 2014 DUE TO MAIL POSTING ERROR

**M-9 C15-2014-0138 Bruce Aupperle for Gamble and Martha Palmer
2921 Westlake Cove**

The applicant has requested a variance(s) to Section 25-2-1176 (B) (2) (*Regulations*) of Article 13. Docks, Bulkheads, and Shoreline Access to increase the distance a dock can extend from the shoreline from no greater than 30 feet (required) to 42 feet (requested); and to Section 25-2-1176 (D) (2) (*Regulations*) of Article 13. Docks, Bulkheads, and Shoreline Access to increase the allowable width of a dock from no greater than 20 percent of the shoreline width of the lot or parcel of land on which the structure is to be constructed, in this case a 20 foot boat dock width for a 105 foot wide shoreline lot (required) to 27 percent of the shoreline width for a 28 foot boat dock width (requested) in order to erect a boat dock in an “LA”, Lake Austin zoning district.

The applicant is requesting to use the Land Development Code in effect prior to 7/2014 for the site plan of this property which is currently under review.

POSTPONED TO NOVEMBER 10, 2014 DUE TO MAIL POSTING ERROR

**M-10 C15-2004-0139 Bruce Aupperle for David and Rona Baizer
1904 Scenic Drive**

The applicant has requested a variance(s) to Section 25-2-1176 (A) (1) (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) to permit a dock to not extend greater than 30 feet from shoreline (required) to 66 feet from shoreline (requested); and to Section 25-2-1176 (A) (3) (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) to decrease the distance a dock may be constructed from not closer than 10 feet to the side property line (required) to 0 feet from the side property line (requested); and to Section 25-2-1176 (A) (4) (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) to increase the width of a dock measured parallel to the shoreline of the lot or tract where the dock is proposed, and including all access and appurtenances, which may not exceed 14 feet, if the shoreline width is no greater than 70 feet (required for this 50.89' lot) to 14 feet plus 5 feet for concrete pier (requested, existing) in order to reconstruct a boat dock in an “LA” and “SF-3, Lake Austin and Family Residence zoning district.

POSTPONED TO NOVEMBER 10, 2014 DUE TO MAIL POSTING ERROR

N. BOARD OF ADJUSTMENT NEW BUSINESS

N-1 Discussion on Mechanical Equipment SOP

N-2 Review Calendar for 2015 Meeting Schedule - Adoption at the November 10th Meeting

O. 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 Leane Heldenfels at Planning & Development Review Department, at 512-974-2202 or Diana Ramirez at Planning & Development Review Department at 512-974-2241, for additional information; TTY users route through Relay Texas at 711.

MEETING SUMMARY2014

	GRANTED	POSTPONED	WITHDRAWN/ CANCELLED	DENIED	TOTAL CASES
JANUARY	8	10	1	1	20
FEBRUARY	13	3	2	0	18
MARCH	6	13	1	1	21
APRIL	15	13	0	1	29
MAY	10	18	2	3	33
JUNE	8	14	3	5	30
JULY	11	13	1	2	27
AUGUST	10	12	1	3	26
SEPTEMBER	10	15	1	1	27
OCTOBER	11	12	1	5	29
Total	102	123	13	22	260

Revised minutes: Items C-1 and L-8