

## BOA Monthly Report

JUNE 10, 2019

<b>Granted</b>	<b>0</b>	
<b>PP cases</b>	<b>2</b>	<ul style="list-style-type: none"> <li>1) <b>25-2-1063 Height Limitation and Setbacks for Large Sites (C)(2) to allow a height limit of three stories or 40 ft and (C)(3) to allow a height limit for a structure more than 100 feet</b></li> <li>2) <b>25-2-492 (D) Site Development Reg., Sec 25-6 Appendix A (Tables of off-Street Parking and loading requirements to reduce the number of required parking spaces</b></li> </ul>
<b>Withdrawn</b>	<b>0</b>	
<b>Denied</b>	<b>2</b>	<ul style="list-style-type: none"> <li>1) <b>25-2-492 Site Development Reg (D) to increase impervious cover</b></li> <li>2) <b>Ord 010607-23 Part 3 to increase the height</b></li> </ul>
<b>Discussion Items</b>	<b>6</b>	
<b>June interpretations</b>		<b>0 new inquiries</b>

The deposition of the case items: (Added June's # 2019)

<b>A. Granted</b>	<b>43</b>
<b>B. Denied</b>	<b>15</b>
<b>C. Withdrawn</b>	<b>11</b>
<b>D. Postponed</b>	<b>44</b>
<b>E. Indef PPmt</b>	<b>1</b>
<b>E. Discussion Items</b>	<b>80</b>

**May 13, 2019**

<b>Granted</b>	<b>4</b>	<ul style="list-style-type: none"> <li>1) <b>25-10-131 (D) (Additional Freestanding Signs Permitted) increase total number of freestanding signs and 25-10-191 (Sign Setback Requirements) (E) decrease the feet</b></li> <li>2) <b>25-2-551 (Lake Austin District Regulations) (C)(3)(a) increase the maximum impervious cover on a slope</b></li> <li>3) <b>Ord 01060707-23 Part3 increase the height</b></li> <li>4) <b>25-2-1176 (Site Development Regulations for Docks, Marinas) (A)(1) increase the distance of a dock</b></li> </ul>
<b>PP cases</b>	<b>5</b>	<ul style="list-style-type: none"> <li>1) <b>25-2-492 (D) (Site Development Reg) to Sec 25-6 Appendix A (Tables of Off-parking And Loading requirements) reduce the number of required parking spaces</b></li> <li>2) <b>25-2-515 (Rear Yard of Through Lot) decrease the through lot rear yard</b></li> <li>3) <b>Interpretation – challenging the Land use determination of 2311 Shoal Creek Blvd. as a single family Use in a SF-3-NP</b></li> <li>4) <b>25-2-814 (Service station use)(3) increase the queue lanes</b></li> <li>5) <b>25-2-814 (Service station use)(3) increase the queue lanes</b></li> </ul>

- Withdrawn** 1 1) **25-2-899 (D)** (Fences as Accessory Uses) to increase the fence height
- Denied** 2 1) **25-2-Subchapter E (Design Standards and Mixed Use), Section 2.3. (Connectivity Between Sites) 1. (Improvements to Encourage Pedestrian, Bicycle, and Vehicular Connectivity) B. (Standards) 1. (Vehicular and Pedestrian Connections Between Sites)** to not provide either private drive or public street connections to existing private drives or public streets on adjacent sites or stub-outs if connections are not feasible; and to where a public street is adjacent to the property line, to not provide direct pedestrian and bicycle access from that street to a customer entrance
- 2) **25-2-899 (D) and (E)** (Fences as Accessory Uses) to increase the fence height permitted from an average of 6 feet, maximum height of 7 feet

**Discussion** 7

**May interpretations** 0 new inquiries

**The deposition of the case items: (Added May's # 2019)**

<b>A. Granted</b>	<b>43</b>
<b>B. Denied</b>	<b>13</b>
<b>C. Withdrawn</b>	<b>11</b>
<b>D. Postponed</b>	<b>42</b>
<b>E. Indef PPmt</b>	<b>1</b>
<b>E. Discussion Items</b>	<b>74</b>

**April 8, 2019**

- Granted** 4 1) **25-2-492 (D)** (Site Development Reg) decrease the front yard setback
- 2) **25-2-492 (D)** (Site Development Regulations) decrease the lot area, lot width, Front setback, rear setback, side street setback
- 3) **25-2-1063** (Height Limitations and Setbacks for Large Sites) decrease the required setback from a property and to increase the height limitations for a structure
- 4) **25-2-492 (D)** (Site Development Regulations) to decrease the front yard setback
- PP cases** 5 1) **Interpretation** – challenging the Land use determination of 2311 Shoal Creek Blvd. as a single family Use in a SF-3-NP
- 2) **25-2-814** (Service Station Use) (3) to increase the queue lanes
- 3) **25-2-899 (D)** (Fences as Accessory Uses) to increase the fence height permitted from an average of 6 feet, maximum of 7 feet
- 4) **25-2-899 (D) and (E)** (Fences as Accessory Uses) to increase the fence height permitted from an average of 6 feet, maximum height of 7 feet
- 5) **25-2-Subchapter E (Design Standards and Mixed Use), Section 2.3. (Connectivity Between Sites) 1. (Improvements to Encourage Pedestrian, Bicycle, and Vehicular Connectivity) B. (Standards) 1. (Vehicular and Pedestrian Connections Between Sites)** to

not provide either private drive or public street connections to existing private drives or public streets on adjacent sites or stub-outs if connections are not feasible; and to where a public street is adjacent to the property line, to not provide direct pedestrian and bicycle access from that street to a customer entrance

**Withdrawn 1** 1) **25-2-492 (D)** (Site Development Regulations) decrease the minimum lot area, Lot width, side street setback and **25-2-563** (Multifamily Residential Use) (B) to decrease the minimum site area

**Denied 1** 1) **25-2-814** (Service Station Use) (3) to increase the queue lanes

**Discussion 7**

**April interpretations 0 new inquiries**

**The deposition of the case items: (Added April 2019)**

<b>A. Granted</b>	<b>39</b>
<b>B. Denied</b>	<b>11</b>
<b>C. Withdrawn</b>	<b>10</b>
<b>D. Postponed</b>	<b>37</b>
<b>E. Indef PPmt</b>	<b>1</b>
<b>E. Discussion Items</b>	<b>67</b>

## **March 11, 2019**

**Granted 4** 1) **25-2-1176** (Site Development Reg for Docks, Marinas, other Lakefront Uses) (A) (1) To increase the dock length  
2) **25-2-492 (D)** (Site Development Reg) decrease the front yard setback  
3) **25-2-1176** (Site Development Reg for Docks, Marinas, other Lakefront Uses) (A) (1) To increase the dock length  
4) **25-2-492 (D)** (Site Development Reg) increase the impervious cover and 25-2-1062 (Height Limitations and Setbacks for Small Sites) (B)(2) decrease Setback and (D)(1) increase the height limitations and 25-2-1064 (Front Setback) decrease front building line setback from the right of way

**PP cases 3** 1) **25-2** Subchapter E (Design Standards and Mixed Use) Section 2.3 (Connectivity Between Sites) 1. (Improvements to Encourage Pedestrian, Bicycle and Vehicular Connectivity) B. (Standards) 1. (Vehicular and Pedestrian Connections Between Sites)  
a. To not provide private driveway/or public street connections b. where a public Street is adjacent to property line  
2) **25-2-1063** (Height Limitations and Setbacks for large Sites) B to decrease the required setback and C to increase the height limitations

3) **25-2-492** D (Site Development Reg) decrease minimum lot area, decrease Minimum lot width, decrease side street setback and **25-2-563** (Multifamily Res Use) B to decrease minimum site area

- Withdrawn** 1 1) **25-2-492** (D) decrease minimum rear setback
- Denied** 2 1) **25-2-774** (Two-Family Residential Use) (C)(2) to allow second dwelling unit to the rear or side of principal structure  
2) **25-2-492** (D) (Site Development Reg) decrease front yard setback

**Discussion** 8

**Mar Interpretations** 0 new inquiries

**The deposition of the case items: (Added March 2019)**

<b>A. Granted</b>	<b>35</b>
<b>B. Denied</b>	<b>10</b>
<b>C. Withdrawn</b>	<b>9</b>
<b>D. Postponed</b>	<b>32</b>
<b>E. Indef PPmt</b>	<b>1</b>
<b>E. Discussion Items</b>	<b>60</b>

## Feb 11, 2019

- Granted** 2 1) **25-2-492** (D) (Site Development Reg) decrease the minimum lot area, decrease the Minimum lot width, increase the maximum impervious cover, increase the maximum Building cover, decrease the side yard setback, decrease the front yard setback and Decrease the rear yard setback  
2) **25-2** Subchapter F: Residential Design & Comp Standards, Art 2: Development Standards, Subsection 2.1 (Maximum Development Permitted) increase the maximum Floor to area ratio

- PP cases** 4 1) **25-2-492** (D) (Site Development Reg) decrease the minimum rear setback  
2) **25-2-774** (Two-Family Residential Use) (C)(2) to allow second dwelling unit to the rear or side of principal structure  
3) **25-2-492** (D) (Site Development Reg) decrease the minimum lot size, lot width, side street setback and **25-2-563** (Multifamily Res Use) (B) decrease the minimum site area  
4) **25-2-492** (D) (Site Development Reg) increase the impervious cover and **25-2-1062** (Height Limitations and Setbacks for Small Sites) (B)(2) decrease Setback and (D)(1) increase the height limitations and **25-2-1064** (Front Setback) decrease front building line setback from the right of way

**Withdrawn 0**

**Denied 1** 1) **25-2-1176** (Site Development Reg for Docks, Marinas, other Lakefront Uses) (A) (1) To increase the dock length

**Discussion 8**

**Feb. Interpretations 1** inquiries made regarding Interpretation Appeals during month of February 2019.

**The deposition of the case items: (Added Feb 2019)**

**A. Granted 31**

**B. Denied 8**

**C. Withdrawn 8**

**D. Postponed 29**

**E. Indef PPmt 1**

**E. Discussion Items 52**

## January 14, 2019

**Granted 4** 1) **25-2-492** (D) (Site Development Reg) decrease the minimum rear setback and **25-2-774** (Two-Family Residential Use) (C)(2) decrease the distance  
 2) **25-2-492** (D) (Site Development Reg) decrease the minimum front yard setback  
 3) **25-2-551** (Lake Austin District Reg)(B)(1) (b) reduce the Lake Austin Shoreline setback  
 4) **25-2-774** (Two-Family Residential Use) (B) decrease the minimum lot size and **25-2-774** (Two-Family Residential Use) (C)(5)(a) increase the floor-to-area ratio and Subchapter F-Residential Design and Compatibility Standards, Sec 2.7.1 Dev Standards (Side wall Articulation) increase the unbroken length of sidewall

**PP cases 0**

**Withdrawn 0**

**Denied 3** 1) **25-2-1062** Article 10 (Height Limitations and Setbacks for Small Sites) (B)(2) decrease minimum Setback and (D)(1) increase the light limitations

- 2) **25-2-492** (D) (Site Development Reg) decrease the minimum side yard setback and **25-2-1062**(C) (Height Limitations and Setbacks for Small Sites) decrease minimum side and rear setback
- 3) **25-2-1176** (Site Development Reg for Docks, Marinas, other Lakefront Uses) (A) (1) increase the dock length

## Discussion 8

**Jan. Interpretations** No inquiries made regarding Interpretation Appeals during month of January 2019.

### The deposition of the case items: (Added Jan 2019)

<b>A. Granted</b>	<b>29</b>
<b>B. Denied</b>	<b>7</b>
<b>C. Withdrawn</b>	<b>8</b>
<b>D. Postponed</b>	<b>25</b>
<b>E. Indef PPmt</b>	<b>1</b>
<b>E. Discussion Items</b>	<b>44</b>

## December 10, 2018

<b>Granted</b>	<b>7</b>	<ol style="list-style-type: none"><li>1) <b>25-10-133</b> (UNOZ) allow 2 electrified/LED backlit projecting wall signs to be affixed to the subject building above the 2<sup>nd</sup> floor</li><li>2) <b>25-10-133</b> (UNOZ) exceed 100 sq ft of sign area with 150 sq ft of sign area for 3 Signs, allow an electrified wall sign to be affixed to the subject building above 2<sup>nd</sup> floor</li><li>3) <b>25-2-1176</b> (Site Development Reg for Docks, Marinas, other Lakefront Uses) (A) (1) To increase the dock length</li><li>4) <b>25-2-1176</b> (Site Development Reg for Docks, Marinas, other Lakefront Uses) (A) (6) To increase the dock height</li><li>5) <b>Ord 020131-20</b> Part 8 (Res Dist) 10.A to decrease minimum setback</li><li>6) <b>25-2-551</b> (Lake Austin District Reg)(B)(1) (b) decrease shoreline setback</li><li>7) <b>Ord 040826-58</b> (NUNCCD-NP) Part 7 (1) decrease the minimum lot size</li></ol>
<b>PP cases</b>	<b>2</b>	<ol style="list-style-type: none"><li>1) <b>25-2-774</b> (Two-Family Residential Use) (B) decrease the minimum lot size</li><li>2) <b>25-2-1062</b>(B)(2) (Height Limitations and Setbacks for Small Sites) decrease minimum Setback and (D)(1) increase the light limitations</li></ol>

<b>Withdrawn</b>	<b>1</b>	1) <b>25-2-492</b> (D) (Site Development Reg) decrease the minimum lot width
<b>Denied</b>	<b>1</b>	1) <b>25-2-492</b> (D) (Site Development Reg) decrease the minimum side yard setback
<b>Discussion</b>	<b>9</b>	

**Dec. Interpretations** - 1 inquiry, however site plan is still in review so no final determination to appeal yet.

**The deposition of the case items: (Added DEC 2018)**

<b>A. Granted</b>	<b>25</b>
<b>B. Denied</b>	<b>4</b>
<b>C. Withdrawn</b>	<b>8</b>
<b>D. Postponed</b>	<b>25</b>
<b>E. Indef PPmt</b>	<b>1</b>
<b>E. Discussion Items</b>	<b>36</b>

**November 10, 2018**

<b>Granted</b>	<b>1</b>	1) <b>Ord 040826-58</b> (NUNCCD-NP) Part 7 (1) decrease the minimum lot size
<b>PP cases</b>	<b>5</b>	1) <b>Ord 020131-20</b> Part 8 (Res Dist) 10.A to decrease minimum setback 2) <b>25-2-551</b> (Lake Austin District Reg)(B)(1) (b) decrease shoreline setback 3) <b>25-2-1176</b> (Site Development Reg for Docks, Marinas, other Lakefront Uses) (A) (6) To increase the dock height 4) <b>25-2-492</b> (D) (Site Development Reg) decrease the minimum side yard setback and <b>25-2-1062</b> (C) (Height Limitations and Setbacks for Small Sites) decrease minimum side and rear setback 5) <b>25-2-1062</b> Article 10 – Compatibility (Height Limitations and Setbacks for Small Sites) (B)(2) decrease the required setback from a property, (D)(1) increase the height limitations for a structure
<b>Withdrawn</b>	<b>1</b>	5) <b>Ord. 20120112-086</b> Part 6 (General Provisions) 9. Provide maneuverability perpendicular to a parking area and Part 7, (Res district) (1) Increase minimum rear yard setback, (1.b) increase the maximum height for an accessory structure/secondary dwelling unit, (4) Decrease the minimum lot size for a two-family residential use.
<b>Denied</b>	<b>0</b>	
<b>Discussion</b>	<b>8</b>	

**August, September, October, and November:** 2 interp inquiries were made, 1 was related to Watershed rules, and one was referred to Planning and Zoning staff for land use staff determination versus legal staff interpretation: may come forward to Board by February meeting.

**The deposition of the case items: (Added NOV 2018)**

<b>A. Granted</b>	<b>18</b>
<b>B. Denied</b>	<b>3</b>
<b>C. Withdrawn</b>	<b>7</b>
<b>D. Postponed</b>	<b>23</b>
<b>E. Indef PPmt</b>	<b>1</b>
<b>E. Discussion Items</b>	<b>27</b>

## October 8, 2018

Granted	4	<ol style="list-style-type: none"> <li>1) <b>25-10-191</b> (E) (Setback and Structural Req) (F)(1) increase height of a sign, and (F)(2) decrease clearance of a sign</li> <li>2) <b>25-2-492</b> (D) (Site Development Reg) decrease the minimum lot size</li> <li>3) <b>25-2-492</b> (D) (Site Development Reg) decrease the minimum side yard setback</li> <li>4) <b>25-2-551</b> (Lake Austin District Reg)(B)(1) (b) decrease shoreline setback</li> </ol>
PP cases	5	<ol style="list-style-type: none"> <li>1) <b>25-2-492</b> (D) (Site Development Reg) decrease the minimum side yard setback</li> <li>2) <b>25-2-1062</b> Article 10 – Compatibility (Height Limitations and Setbacks for Small Sites) (B)(2) decrease the required setback from a property, (D)(1) increase the height limitations for a structure</li> <li>3) <b>Ord 040826-58</b> (NUNCCD-NP) Part 7 (1) decrease the minimum lot size</li> <li>4) <b>25-2-1176</b> (Site Development Reg for Docks, Marinas, other Lakefront Uses) (A) (6) To increase the dock height</li> <li>5) <b>Ord. 20120112-086</b> Part 6 (General Provisions) 9. Provide maneuverability perpendicular to a parking area and Part 7, (Res district) (1) Increase minimum rear yard setback, (1.b) increase the maximum height for an accessory structure/secondary dwelling unit, (4) Decrease the minimum lot size for a two-family residential use.</li> </ol>
Withdrawn	2	<ol style="list-style-type: none"> <li>1) <b>25-10-123</b> (B) (3) (Expressway Corridor Sign District Reg) increase allowable sign Height, <b>25-10-103</b> (Signs Prohibited in all Sign Districts) (1) permit an off-premise sign</li> <li>2) <b>25-2-774</b> (Two-Family Residential Use) (C) (5) (a) increase size of 2nd dwelling, (b) To increase the size of 2nd dwelling</li> </ol>
Denied	1	<ol style="list-style-type: none"> <li>1) <b>25-10-124</b> (B) (Scenic Roadway Sign Dist Reg) to permit a freestanding sign (1)(b) greater than 64 square feet., (2) not to exceed 12 feet in height, (F) completely internally illuminated</li> </ol>
Discussion	8	

**August, September, October, and November:** 2 interp inquiries were made, 1 was related to Watershed rules, and one was referred to Planning and Zoning staff for land use staff determination versus legal staff interpretation: may come forward to Board by February meeting.

2. The deposition of the case items: (Added OCT 2018)

A. Granted	17
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B. Denied	3
C. Withdrawn	6
D. Postponed	18
E. Indef PPmt	1
E. Discussion Items	19

## September 10, 2018

Granted	2	<ul style="list-style-type: none"> <li>1) Subchapter F Res Design and Comp Standards Art 2 Dev Standards Sec 2.6 SB planes (E) 3.b (i)</li> <li>2) 25-2-492 (D) lot area, lot width,</li> </ul>
PP cases	6	<ul style="list-style-type: none"> <li>1) <b>25-10-123</b> (B) (3) (Expressway Corridor Sign District Reg) increase allowable sign Height, <b>25-10-103</b> (Signs Prohibited in all Sign Districts) (1) permit an off-premise sign</li> <li>2) <b>25-10-191</b> (E) (Setback and Structural Req) (E) to decrease the distance of a sign, (F)1 to increase the height of sign, (F)2 to decrease clearance of a sign</li> <li>3) <b>Ord 040826-58</b> (NUNCCD-NP) Part 7 (1) decrease lot size</li> <li>4) <b>25-2-1176</b> (Site Development Reg for Docks, Marinas, other Lakefront Uses) (A) (6) To increase the dock height</li> <li>5) <b>Ord. 20120112-086</b> Part 7, (Res district) (7) decrease minimum lot size</li> <li>6) <b>25-2-774</b> (Two-Family Residential Use) (C) (5) (a) increase size of 2nd dwelling, (b) To increase the size of 2nd dwelling</li> </ul>
Withdrawn	1	<ul style="list-style-type: none"> <li>1) <b>25-2-839</b> (Telecommunication Towers) (D)(4) change the appearance of replacement Tower</li> </ul>
Denied	0	
Discussion	2	<ul style="list-style-type: none"> <li>1) Working group to Board Rules</li> <li>2) Aug Monthly activity report</li> </ul>

**August, September, October, and November:** 2 interp inquiries were made, 1 was related to Watershed rules, and one was referred to Planning and Zoning staff for land use staff determination versus legal staff interpretation: may come forward to Board by February meeting.

2. The deposition of the case items: (Added Sept 2018)

A. Granted	13
B. Denied	2
C. Withdrawn	4
D. Postponed	13
E. Indef PPmt	1

**August 2018 (tally/notes)**

Granted	3	<ul style="list-style-type: none"> <li>1) <b>25-2-492</b> (D) (Site Development Reg) front yard setback</li> <li>2) <b>25-2-492</b> (D) Site Development Reg) front yard setback and rear setback, <b>25-2-963</b> (Modification and Maintenance of Noncomplying Structures) (F) (2) exceed the Additional length of a modified portion of nonconforming wall</li> <li>3) <b>25-2-476</b> (Special Exception), <b>25-2-492</b> (D) (Site Development Reg) side setback and Rear year setback</li> </ul>
PP cases	5	<ul style="list-style-type: none"> <li>1) <b>25-10-191</b> (E) (Setback and Structural Req) to decrease the distance of sign, (F)1 to increase the height of sign, (F)2 to decrease clearance of a sign</li> <li>2) <b>25-2-774</b> (Two-Family Residential Use) (C) (5) (a) increase size of 2<sup>nd</sup> dwelling, (b) To increase the size of 2<sup>nd</sup> dwelling</li> <li>3) <b>25-10-123</b> (B) (3) (Expressway Corridor Sign District Reg) increase allowable sign Height, <b>25-10-103</b> (Signs Prohibited in all Sign Districts) (1) permit an off-premise sign</li> <li>4) <b>25-2-839</b> (Telecommunication Towers) (D)(4) change the appearance of replacement Tower</li> <li>5) <b>25-2-551</b> (Lake Austin District Reg)(B)(1) (b) decrease shoreline setback</li> </ul>
Indef. PPmt	1	<ul style="list-style-type: none"> <li>1) <b>25-2-1176</b> (Site Development Reg for Docks, Marinas, other Lakefront Uses) (A) (1) To increase the distance of a dock</li> </ul>
Withdrawn	0	
Denied	0	
Discussion Items	2	

**Items B. Variance Cases Heard:**

The Board heard a total of **15 variance cases/agenda action items (6 were new cases) and 7 discussion items/new business items.**

- 3. Code reference(s) of **granted:** **4 cases from 25-2-492/Site Development Standards; and 1 case from 25-2-551/LA District Regs; and 1 case from 25-2-831/Additional Requirements for Certain Uses, Civic; and 1 case with Article 10/Compatibility**
- Code reference(s) of **denied:** **25-10-124/Scenic Roadway Signs; and Subchapter F/Residential Design Standards**
- Code reference(s) of **withdrawn:** **1 case with 25-2-492/Site Development Standards; 1 case with 25-2-1063/Compatibility; and 1 case with 25-6/Parking number; and 1 case with 25-10-103/Signs**
- Code reference(s) of **postponed:** **1 case from 25-2-774/Two-family Residential Use; and 25-10-123/Signs**

**C. Special Exception Cases Heard:**

The Board of Adjustment heard 0 Special Exception agenda items, of which >> were granted, >> were denied, >> were postponed, >> was withdrawn.

**D. Interpretation Cases Heard:**

There were 0 Appeals of an Administrative Action/Interpretation cases that were heard by the Board in support of purposes and duties (A) (2). Of these appeals, >> cases affirmed staff's determination and denied appellant's request; >> cases was granted appellant's request; >> cases was withdrawn, >> cases were postponed.

**June and July 2018** – no new cases were submitted; 2 inquiries were made to BOA staff, but no applications were submitted by the end of July/as of 10am 8/13/18.

**August, September, October, and November:** 2 interp inquiries were made, 1 was related to Watershed rules, one was referred to Planning and Zoning staff for land use staff determination versus legal staff interpretation: may come forward to Board by February meeting.

## 2. The disposition of the case items:

A. Granted	11
B. Denied	2
C. Withdrawn	3
D. Postponed	7
E. Indef PPmt	1
E. Discussion Items	9

### Items **B. Variance Cases Heard:**

The Board heard a total of **15 variance cases/agenda action items (6 were new cases)** and **7 discussion items/new business items**

3. Code reference(s) of **granted:** **4 cases from 25-2-492/Site Development Standards; and 1 case from 25-2-551/LA District Regs; and 1 case from 25-2-831/Additional Requirements for Certain Uses, Civic; and 1 case with Article 10/Compatibility**
- Code reference(s) of **denied:** **25-10-124/Scenic Roadway Signs; and Subchapter F/Residential Design Standards**
- Code reference(s) of **withdrawn:** **1 case with 25-2-492/Site Development Standards; 1 case with 25-2-1063/Compatibility; and 1 case with 25-6/Parking number; and 1 case with 25-10-103/Signs**
- Code reference(s) of **postponed:** **1 case from 25-2-774/Two-family Residential Use; and 25-10-123/Signs**

### **C. Special Exception Cases Heard:**

The Board of Adjustment heard 0 Special Exception agenda items, of which >> were granted, >> were denied, >> were postponed, >> was withdrawn.

### **D. Interpretation Cases Heard:**

There were 0 Appeals of an Administrative Action/Interpretation cases that were heard by the Board in support of purposes and duties (A) (2). Of these appeals, >> cases affirmed staff's determination and denied appellant's request; >> cases was granted appellant's request; >> cases was withdrawn, >> cases were postponed.

**June and July 2018** – no new cases were submitted; 2 inquiries were made to BOA staff, but no applications were submitted by the end of July/as of 10am 8/13/18.

## July 2018

Granted	8	<ul style="list-style-type: none"> <li>1) <b>25-2-492</b> (D) (<i>Site Development Regs</i>) impervious coverage</li> <li>2) <b>25-2-492</b> (D) (<i>Site Development Regs</i>) front yard setback</li> <li>3) <b>25-2-1064</b>, Article 10 - Compatibility, Development Standards (<i>Front Setback</i>)</li> <li>4) <b>25-2-551</b> (B)(1)(b) (<i>Lake Austin (LA) District Regs</i>) shoreline setback and (C)(3)(a) pre April 1982 plat or no plat reqd impervious cover/slope</li> <li>5) <b>25-2-492</b> (D) (<i>Site Development Regs</i>) rear yard setback</li> <li>6) <b>25-2-1063</b>, Article 10, Compatibility, Development Standards (<i>Height Limitations and Setbacks for Large Sites</i>) (B) 25 ft from property line and (C)(3) 40 foot height limit if 100-300 ft from SF-5 zone or use</li> <li>7) <b>25-2-492</b> (D) (<i>Site Development Regs</i>) and <b>Sec 25-6 Appendix A</b> (<i>Tables of Off-Street Parking and Loading Regs</i>)</li> <li>8) <b>25-2-831</b>, Article 4 – Additional Requirements for Certain Uses, Division 3 – Civic Uses, (<i>College or University</i>) (B) access from 40 ft paved width that then connects with 40 foot paved width</li> </ul>
Postponed	2	<ul style="list-style-type: none"> <li>1) <b>25-10-123</b>, Article 6, Regulations Applicable to Certain Sign Districts, Expressway Corridor Sign District Regs (B) (3) freestanding sign height</li> <li>2) <b>25-2-774</b> Article 4, Additional Requirements for Certain Uses, (<i>Two- family Residential Use</i>) (C)(5)(a) and (b) 1,100 sf or 0.15 FAR and 550 sf 2<sup>nd</sup> story</li> </ul>
Withdrawn	3	<ul style="list-style-type: none"> <li>1) <b>25-10-103</b>, Article 5 – Regulations Applicable to All Sign Districts, Signs Prohibited in all Sign Districts (1) off premise and <b>25-10-130</b> (<i>Commercial Sign District Regulations</i>) (F)(2)(b) maximum freestanding sign area</li> <li>2) Article 10, Compatibility Standards, <b>Sec 25-2-1063</b> (B), Section <b>25-2-1063</b> (C)(1) Height Limitations and Setbacks for Large Sites, Sec <b>25-2-1067</b> (G) Design Regulations</li> <li>3) <b>25-2-492</b> (D) (<i>Site Development Regs</i>) lot area/lot width/impervious cover/side yard setback, <b>25-6 Appendix A</b> (<i>Tables of Off-Street Parking and Loading Requirements</i>)</li> </ul>
Denied	2	<ul style="list-style-type: none"> <li>1) <b>25-10-124</b>, Article 6, Regulations Applicable to Certain Sign Districts (<i>Scenic Roadway Sign</i>) (B) more than one freestanding sign</li> <li>2) <b>Subchapter F</b> - Residential Design and Compatibility Standards, Article 3 (<i>Definitions and Measurement</i>), Section 3.3.3 Porches, basements, and attic exemptions to gross floor area (B)(2) habitable portion of a building that is below grade if 1<sup>st</sup> story is not more than 3 feet above the average elevation at the intersections of the min front yard setback line and the side property line</li> </ul>
Discussion Items	7	

## **B. Variance Cases Heard:**

The Board heard a total of **15 variance cases/agenda action items (6 were new cases)** and **7 discussion items/new business items**.

2. The deposition of the case items:

A. Granted	8
B. Denied	2
C. Withdrawn	3
D. Postponed	2
E. Discussion Items	7

3. Code reference(s) of **granted**: **4 cases from 25-2-492/Site Development Standards; and 1 case from 25-2-551/LA District Regs; and 1 case from 25-2-831/Additional Requirements for Certain Uses, Civic; and 1 case with Article 10/Compatibility**
- Code reference(s) of **denied**: **25-10-124/Scenic Roadway Signs; and Subchapter F/Residential Design Standards**
- Code reference(s) of **withdrawn**: **1 case with 25-2-492/Site Development Standards; 1 case with 25-2-1063/Compatibility; and 1 case with 25-6/Parking number; and 1 case with 25-10-103/Signs**
- Code reference(s) of **postponed**: **1 case from 25-2-774/Two-family Residential Use; and 25-10-123/Signs**

## **C. Special Exception Cases Heard:**

The Board of Adjustment heard 0 Special Exception agenda items, of which >> were granted, >> were denied, >> were postponed, >> was withdrawn.

## **D. Interpretation Cases Heard:**

There were 0 Appeals of an Administrative Action/Interpretation cases that were heard by the Board in support of purposes and duties (A) (2). Of these appeals, >> cases affirmed staff's determination and denied appellant's request; >> cases was granted appellant's request; >> cases was withdrawn, >> cases were postponed.

**June and July 2018** – no new cases were submitted; 2 inquiries were made to BOA staff, but no applications were submitted by the end of July/as of 10am 8/13/18.

## BOA Monthly Report July 2017-June 2018

### June 2018

Granted	1	1) 25-2-492 (D) Site Development Regulations front yard setback
PP cases	8	<ul style="list-style-type: none"> <li>1) 25-10-123 (B) (3) Expressway Corridor Sign District Regulations</li> <li>2) 25-2-831 (College or Univeristy) (B) Article 4</li> <li>3) 25-2-492 (D) Site Development Regulations lot area, lot width, impervious cover, side yard setback/Section 25-6 Appendix A (Off-Street parking)</li> <li>4) 25-2-1176 Site Development Regulations for Dock, Marinas</li> <li>5) 25-2-492(D) Site Development Regulations lot width, lot size, front setback/Article 10 Compatibility Standards 25-2-1062 (height limitations and setbacks for small sites)(B) distance from property</li> <li>6) 25-2-492 (D) side yard setback/25-2-551 (B) (1)(b) shoreline setback/25-2-551 (Lake Austin District Regulations) (C)(3)(a) impervious cover on slope</li> <li>7) Article 10 Compatibility Standards, Section 25-2-1063 height limitations and setback for large sites (C) (3)</li> <li>8) 25-2-492 (D) Site Development Regulations Section 25-6 Appendix A (Off-Street Parking)</li> </ul>
Withdrawn	1	1) 25-2-562 Multifamily Residence Medium density District Regulations (B) (3) Article 3

### May 2018

Granted	0	
PP cases	7	<ul style="list-style-type: none"> <li>1) 25-10-103 Sign prohibited in all Sign Districts/25-10-130 Commercial Sign District Regulations</li> <li>2) 25-2-1063 Compatibility Standards-Height limitations and setback for Large sites</li> <li>3) 25-2-492 Site Dev Regulations Sec 25-6, Appen A, Off Street parking</li> <li>4) 25-2-562 Multifamily Residence Medium Density District Regulations</li> <li>5) Article 10 Compatibility Standards Sec 1063 (B) and (C) Height Limitations and Setbacks large sites/Sec 25-2-1067 Design Regulations</li> <li>6) 25-2-492 yard setback/25-2-551 shoreline setback and Lake Austin Dis Regulations for IC on a slope</li> <li>7) 25-2-492 Site Development Regulations rear yard setback</li> </ul>
Withdrawn	4	<ul style="list-style-type: none"> <li>1) 25-10-133 Univ Neigh Overlay Zoning Sign</li> <li>2) Use determination Interp appeal LifeAustin Church</li> <li>3) Site Plan Revision Interp appeal LifeAustin Church</li> <li>4) 25-2-492 Site Development Regulations for yard setback</li> </ul>

### April 2018

Granted	4	<ul style="list-style-type: none"> <li>1) 25-2-492 Site Development Regulations/lot area/lot width</li> <li>2) 25-2-492 Site Development Regulations/LA setback</li> <li>3) 25-2-492 Site Development Regulations/setback</li> </ul>
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4) 25-2-1176 Site Development Regulations for Docks, Marinas and other Lakefront Uses

PP cases 8

- 1) 25-10-133 Univ Neigh Overlay Zoning Sign
- 2) 25-2-492 Site Development Regulations/setback
- 3) 25-2-492 Site Development Regulations/setback
- 4) Use determination Interp appeal LifeAustin Church
- 5) Site Plan Revision Interp appeal LifeAustin Church
- 6) 25-2-492 Site Development Regulations for lot width/lot size/setback + 25-2-1062, Article 10 - Compatibility, Height for small sites
- 7) 25-2-1062, Article 10 - Compatibility, Height for small sites + 25-2-1067 Design Regulations
- 8) 25-2-492 Site Development Regulations/setback + 25-2-551 Lake Austin (LA) District Regulations/shoreline setback + 25-2-551 Lake Austin (LA) District Regulations/slope

Withdrawn 1

- 1) 25-2-492 Site Development Regulations/setback

## March 2018

Granted 4

- 1) 25-10-133 Univ Neigh Overlay Zoning Sign
- 2) 25-10-123 Expressway Corridor Sign
- 3) 25-2-492 Site Development Regulations/setback/ic/through lot
- 4) Subchapter F Article 2 – Development Standards

PP cases 4

- 1) 25-2-492 Site Development Regulations for setback
- 2) 25-2-551 Lake Austin (LA) District Regulations for slope
- 3) 25-2-492 Site Development Regulations/setback
- 4) 25-2-1062, Article 10 – Compatibility, Height for small sites + 25-2-1063 Height Limitations and Setbacks for Large sites, (B) driveway/sidewalk/structures in setback + (C) height + 25-2-1067 Design Regulations

Denied 2

- 1) 25-2-1604 Garage Placement
- 2) 25-2-1176 Site Development Regulations for Docks, Marinas and other Lakefront Uses

**February 2018**

Granted	3	<ol style="list-style-type: none"> <li>1) 25-2-492 Site Development Regulations/lot width</li> <li>2) 25-2-774 Additional Requirements for Certain Uses, Two-Family lot area + 25-2-1406 Subchapter D, Neighborhood Plan Combining Districts, Ordinance requirements</li> <li>3) 25-2-492 Site Development Regulation/lot width + 25-2-774 Additional Requirements for Certain Uses, Two-Family lot area</li> </ol>
PP cases	7	<ol style="list-style-type: none"> <li>1) 25-10-123 Expressway Corridor Sign District</li> <li>2) Sub Chapter F</li> <li>3) 25-2-476 Special Exception/25-2-492/setback</li> <li>4) 25-2-492 setback/ic + 25-2-515 through lot rear yard</li> <li>5) 25-2-1176 dock</li> <li>6) 25-2-492/lot width/lot size/setback and Article 10 Compatibility 25-2-1062</li> <li>7) Article 10 Compatibility Standards Sec 1063 and 25-2-1067 Design Regulations</li> </ol>
Denied	1	<ol style="list-style-type: none"> <li>1) 25-2-492 Site Development Regulations/ ic</li> </ol>
Withdrawn	1	<ol style="list-style-type: none"> <li>1) 25-10-124 Scenic Roadway Sign Article 6 and Article 9 25-10-191 F</li> </ol>

**January 2018**

Granted	2	<ol style="list-style-type: none"> <li>1) 25-2-476/25-2-492 Special Exception setback</li> <li>2) 25-2-492 setback + 25-2-551 LA</li> </ol>
PP cases	10	<ol style="list-style-type: none"> <li>1) 25-10-124 Scenic Roadway Sign</li> <li>2) 25-2-492 lot width</li> <li>3) 25-2-774 lot area + 25-2-1406 Ord requirements</li> <li>4) 25-2-492 ic</li> <li>5) 25-5-492 lot width + 25-2-774 (lot area)</li> <li>6) Article 10 Compatibility Standards Sec 1063 +25-2-1067</li> <li>7) Interp appeal -0147 LifeAustin Church</li> <li>8) Interp appeal -0168 LifeAustin Church</li> <li>9) 25-2-1176 dock</li> <li>10) 25-2-492 lot width/lot size</li> </ol>

**December 2017**

Granted	3	<ol style="list-style-type: none"> <li>1) 25-2-1063 Compatibility standards</li> <li>2) 25-2-492 lot width</li> <li>3) 25-2-1063 Compatibility standards</li> </ol>
PP cases	6	<ol style="list-style-type: none"> <li>1) 25-10-124 Scenic Roadway Sign</li> <li>2) 25-2-492 lot width/lot size</li> <li>3) 25-2-492 setback</li> <li>4) 25-2-492 setback/IC/yard through lot</li> <li>5) 25-2-1176 dock</li> <li>6) 25-2-1176 dock (PP Indef)</li> </ol>



Withdrawn	1	1) 25-2-492 setback
Denied	1	Interp Recon – appeal to reject permit 25-10-152 to modify a Nonconforming off premise sign

## November 2017

Granted	4	1) 25-2-492 setback 2) 25-2-492 setback 3) 25-2-943 Substandard lot/disaggregation 4) 25-2-492 setback
PP cases	3	1) 25-2-1176 dock 2) 25-5-492 setback + 25-2-551 (LA reg) 3) 25-2-1176 dock
Withdrawn	1	1) 25-10-124 Sign F
Denied	1	1) 25-2-899 Fences

## October 26, 2017 Special Called meeting

Denied	1	1) Interp Case appeal to reject appl to modify nonconforming off Premise Sign 25-10-152
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## October 2017

Granted	6	1) 25-2-1063 Compatibility large sites 2) 25-2-774 Two-Family, minimum lot area 3) 25-2-1062 Compatibility small sites 4) 25-2-899 Fences 5) 25-2-515 yard through lot 6) 25-2-1444 cottage regulations
PP cases	8	1) Special Exception 25-2-492 setback 2) 25-2-943 Substandard lot 3) 25-2-492 setback/ ic + 25-2-515 rear yard of a through lot 4) 25-2-492 setback 5) 25-2-492 setback + 25-2-551 (LA reg) 6) 25-2-1176 docks
Denied	1	1) Ord 20120112-086 Part 8 (Res district) 7

## September 2017

Granted	3	1) 25-6 Appendix A, Schedule C 2) 25-2-1063 Article 10 Compatibility standards 3) 25-2-1176 dock
PP cases	7	1) 25-2-492 setback 2) 25-2-943 Article 10 Substandard lot 3) 25-2-1063 Height limitation/setback for large sites

- 4) 25-2-774 lot area
- 5) 25-2-1062 height limitations setback for small sites
- 6) Ord. 20120112-086 Part 8
- 7) 25-2-1176 dock

Denied 1 1) New Interp appeal regards to retaining wall LA zoning

### August 2017

Granted 4  
 1) Special Exception – 25-2-476/25-2-492  
 2) Chapter F – RDCC Article 2 Compatibility  
 3) 25-2-492 IC  
 4) Section 25-6 Appendix A, Schedule C

PP cases 7  
 1) Interp prev ppmt (2015-0147) Appeal Life Austin Church  
 2) Interp prev ppmt (2015-0168) Appeal Life Austin Church  
 3) 25-2-492 setback  
 4) 25-2-943 substandard lot  
 5) 25-2-492/25-2-515 setback/IC and yard through lot  
 6) 25-2-1063 Article 10 Compatibility  
 7) 25-2-1063 Article 10 Compatibility

Withdrawn 1 1) 25-2-492 setback

### July 2017

Granted 4  
 1) Special Exception – 25-2-476/25-2-492 setback  
 2) Article 10 Compatibility standards – 25-2-1062  
 3) Ord #20120112-087 North Hyde Park NC-NP – Part 4, Part 6  
 4) 25-2-899, Fences as Accessory Structures (Height)

PP cases 7  
 1) Special Exception – 25-2-476/25-2-492 setback  
 2) Special Exception - 25-2-476/25-2-492 setback  
 3) 25-2-492 setback  
 4) 25-2-492 setback  
 5) Sub Chapter F Compatibility  
 6) 25-2-943 Substandard Lot disaggregation  
 7) 25-2-492 setback/ic + 25-2-515 through lot rear yad

### B. Variance Cases Heard:

1. The Board heard a total of **138 case items, plus 54 discussion items** (new business items) during the reporting period, an average total case load of **16 agenda items per month**. Of these, **59 were new cases**, with an average of **5 new cases per month**.

2. The deposition of the case items: BOA

A. Granted 38

B. Denied 8

C. Withdrawn 10

D. Postponed 82

**3. Code reference(s) of granted:**

*Code reference(s) of denied:*

*Code reference(s) of withdrawn:*

*Code reference(s) of postponed:*

**C. Special Exception Cases Heard:**

The Board of Adjustment heard five (5) Special Exception agenda items, of which two (2) were granted, zero (0) were denied, three (3) were postponed, zero (0) was withdrawn.

**D. Interpretation Cases Heard:**

There were four (4) Appeals of an Administrative Action/Interpretation cases that were heard by the Board in support of purposes and duties (A) (2). Of these appeals, two (2) cases affirmed staff's determination and denied appellant's request; zero (0) cases was granted appellant's request; two (2) cases was withdrawn, two (2) cases were postponed.

May 2018 – one (1) case was submitted by the property owner but was rejected/no case created because appeal was not related to a 25-2 issue (all issues raised in the application were related to 25-8 Environmental) and was not timely filed (was attempting to appeal a 4/11 staff denial comment made on a site plan exemption application/request; the comment advised that a site plan revision was required rather than the site plan exemption that had been applied for/rejected).