

**BOA Monthly Report
July 2020-June 2021**

May 10, 2021

All cases postponed due to not enough votes/board members

Granted 0

PP Cases 13

- 1) 25-10-133 (*University Neighborhood Overlay Zoning District Signs*), requesting a total of 12 signs a)(F) to allow three (3) wall signs above the second floor, one on each the northern, southern and eastern sides b)(G) (1) one projecting sign for each building façade (allowed) to two (2) projecting signs (requested) on the eastern side c)(H) to allow for all twelve (12) signs, nine (9) on the northern, one (1) on the southern, one (1) on the eastern and one (1) on the western sides, to all be illuminated
- 2) 25-2-492 (*Site Development Regulations*) from IC requirements
- 3) 25-2-774 (*Two-Family Residential Use*) (C) (2) (a) which requires an Accessory Dwelling Unit
- 4) 25-2-515 (*Rear Yard of a Through Lot*) from setback requirements
- 5) 25-2-492 (*Site Development Regulations*) from setback requirements
- 6) LDC Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 (*Maximum Development Permitted*) to increase the F.A.R
- 7) Section 25-2-736 (D) (*Lamar Subdistrict Regulations*) to increase height limit
- 8) 25-2-492 (*Site Development Regulations*) in order to increase the IC and b) 25-2-963 (*Modification and Maintenance of Non-complying Structures*) (B) (2) to increase the finished floor elevation
- 9) 25-6-472 (*Parking Facility Standards*) Appendix A (*Tables of Off-Street parking and Loading Requirements*) to reduce the number of required parking spaces
- 10) 25-2-1463 (*Secondary Apartment Regulations*) (C) (5) (a) to increase Floor to Area ratio
- 11) 25-2-492 (*Site Development Regulations*) from setback requirements to: a) decrease the minimum Front Yard Setback and b) decrease the minimum Rear Yard Setback
- 12) 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum rear yard setback
- 13) 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum rear yard setback

Withdrawn 0

Denied 0

Discussion Items 6

May 2021. Interpretations 0 new inquiries

The deposition of the case items: (Added may# 2021)

A. Granted 35

B. Postponed 43

C. Withdrawn 1
D. Denied 8
E. Discussion Items 74

April 12, 2021

BOA meeting cancelled due to technical difficulties with notification database

Mar 8, 2021

Granted 6

- 1) 25-10-133 (*University Neighborhood Overlay Zoning District Signs*), requesting a total of 3 signs: (H) to allow for all three (3) signs, one (1) blade, one (1) awning, and one (1) hanging sign to all be illuminated
- 2) 25-10-133 (*University Neighborhood Overlay Zoning District Signs*) (H) to allow for illumination of two (2) wall signs and two (2) projecting signs
- 3) 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback
- 4) 25-6-472 (*Parking Facility Standards*) Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces
- 5) 25-2-492 (*Site Development Regulations*) decrease the minimum lot width b)Section 25-2 (*Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes*) to decrease the 45 degree angle side setback plane c)Section 25-2 (*Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.7 Sidewall Articulation*) to remove the requirement for articulation
- 6) 25-2-492 (*Site Development Regulations*) decrease the minimum lot width b)25-2 (*Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes*) to decrease the 45 degree angle side setback plane c)Section 25-2 (*Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.7 Sidewall Articulation*) to remove the requirement for articulation

PP Cases 3

- 1) 25-10-133 (*University Neighborhood Overlay Zoning District Signs*), requesting a total of 12 signs: a)(F) to allow three (3) wall signs above the second floor, one on each the northern, southern and eastern sides. b)(G) (1) one projecting sign for each building façade (allowed) to two (2) projecting signs (requested) on the eastern side c)(H) to allow for all twelve (12) signs, nine (9) on the northern, one (1)on the southern, one (1) on the eastern and one (1) on the western sides, to all be illuminated
- 2) 25-2-774 (*Two-Family Residential Use*) (C) (2) (a) for a Two-Family Residential use location
- 3) 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum rear yard setback

Withdrawn 0
Denied 0
Discussion Items 5

Mar 2021. Interpretations 0 new inquiries

The deposition of the case items: (Added mar# 2021)

A. Granted 35
B. Postponed 30
C. Withdrawn 1

D. Denied	8
E. Discussion Items	68

Feb 8, 2021

Granted	5	<p>1) appeal challenging staff decision in regards to the number of parking spaces, Section 25-6-478 (A). The appellant disagrees and argues that these two properties lack the requisite number of parking spaces, based on application of Part 6, Section 7 (J)</p> <p>2) 25-10-133 (<i>University Neighborhood Overlay Zoning District Signs</i>) (H) to allow for all four (4) signs, one (1) monument sign, one (1) wall sign on each of the on the north, south, and west sides, to all be illuminated and NBG Ordinance no. 20180412-051:b) to increase the sign height</p> <p>3) 25-2-492 (<i>Site Development Regulations</i>) from setback requirements to decrease the minimum street side yard setback</p> <p>4) (a) 25-2-492 (<i>Site Development Regulations</i>) from setback requirements to decrease the minimum front yard setback (b) Section 25-2-551 (<i>Lake Austin District Regulations</i>) (E) (2) to increase maximum impervious cover on a slope gradient</p> <p>5) 25-2-551 (<i>Lake Austin (LA) District Regulations</i>) (B) (1) (b) from shoreline setback requirements to reduce the shoreline setback</p>
PP Cases	7	<p>1) 25-10-133 (<i>University Neighborhood Overlay Zoning District Signs</i>) (H) to allow for illumination of two (2) wall signs and two (2) projecting signs</p> <p>2) 25-10-133 (<i>University Neighborhood Overlay Zoning District Signs</i>), total of 12 signs on the property: a)(F) to allow three (3) wall signs above the second floor, one on each the northern, southern and eastern sides(G) (1) one projecting sign for each building façade (allowed) to two (2) projecting signs (requested) on the eastern side c)(H) to allow for all twelve (12) signs, nine (9) on the northern, one (1)on the southern, one (1) on the eastern and one (1) on the western sides, to all be illuminated</p> <p>3) 25-2-492 (<i>Site Development Regulations</i>) decrease the minimum lot width b) Section 25-2 (<i>Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes</i>) to decrease the 45 degree angle side setback plane c)Section 25-2 (<i>Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.7 Sidewall Articulation</i>) to remove the requirement for articulation on the interior side</p> <p>4) 25-2-492 (<i>Site Development Regulations</i>) decrease the minimum lot width b)Section 25-2 (<i>Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes</i>) to decrease the 45 degree angle side setback plane c)Section 25-2 (<i>Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.7 Sidewall Articulation</i>) to remove the requirement for articulation on the interior side</p> <p>5) 25-2-492 (<i>Site Development Regulations</i>) from setback requirements to decrease the minimum rear yard setback</p> <p>6) 25-6-472 (<i>Parking Facility Standards</i>) Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces</p>

7) 25-2-774 (Two-Family Residential Use) (C) (2) (a) for a Two-Family Residential use location at least 10 feet to the rear or side of the principal structure

Withdrawn 0

Denied 1 1) a variance(s) to amend existing Granted variance C15-2020-0065, to remove the condition related to STR's

Discussion Items 4

Feb 2021. interpretations 1 new inquiries

The deposition of the case items: (Added feb# 2021)

A. Granted 29
B. Postponed 27
C. Withdrawn 1
D. Denied 8
E. Discussion Items 63

Jan 11, 2021

Granted	0	Due to technical difficulties – 9 cases were postponed and 1 withdrawn
PP Cases	9	<p>1) 25-10-133 (University Neighborhood Overlay Zoning District Signs) (H) to allow for illumination of two (2) wall signs and two (2) projecting signs</p> <p>2) 25-10-133 (University Neighborhood Overlay Zoning District Signs), (F) to allow wall signs above the second floor, (G) (1) projecting sign for each building façade and (H) to allow for all signs to all be illuminated</p> <p>3) 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum front yard setback and 25-2-551 (Lake Austin District Regulations) (E) (2) to increase maximum impervious cover on a slope</p> <p>4) 25-6-472 (Parking Facility Standards) Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces</p> <p>5) 25-2-774 (Two-Family Residential Use) (C) (2) (a) for a Two-Family Residential use location at least 10 feet to the rear or side of the principal structure</p> <p>6) 25-2-492 (Site Development Regulations) decrease the minimum lot width and 25-2 (Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes) to decrease the 45 degree angle side setback plane</p> <p>7) 25-2-492 (Site Development Regulations) decrease the minimum lot width and 25-2 (Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes) to decrease the 45 degree angle side setback plane</p> <p>8) to amend existing Granted variance C15-2020-0065, to remove the condition related to STR's</p> <p>9) 25-2-551 (Lake Austin (LA) District Regulations) (B) (1) (b) from shoreline setback requirements to reduce the shoreline setback</p>
Withdrawn	1	1) 25- 2-492 (<i>Site Development Regulations</i>) from setback requirements to decrease the minimum front yard and 25-2 Subchapter F, Residential Design and Compatibility Standards, Article 3, 3.3 to increase the finished floor elevation of the first story
Denied	0	
Discussion Items	8	
Jan 2021. interpretations	0	0 new inquiries

The deposition of the case items: (Added jan# 2021)

A. Granted	24
B. Postponed	20
C. Withdrawn	1
D. Denied	7
E. Discussion Items	59

December 14, 2020

Granted	10	<p>1) 25-10-131 (<i>Additional Freestanding Signs permitted</i>) (C) to increase the total number of freestanding signs</p> <p>2) Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 (<i>Maximum Development Permitted</i>) to increase the F.A.R</p> <p>3) 25- 2-515 (<i>Rear Yard of a Through Lot</i>) from setback requirements to decrease the minimum rear yard setback</p> <p>4) 25-2-492 (<i>Site Development Regulations</i>) from setback requirements to decrease the minimum rear yard setback and 25-2-492 (<i>Site Development Regulations</i>) from setback requirements to decrease the minimum interior side yard setback</p> <p>5) 25- 2-551 (<i>Lake Austin (LA) District Regulations</i>)(B) (1) (a) from shoreline setback requirements to reduce the shoreline setback and (C) (2) (a) increase the maximum impervious cover on a slope</p> <p>6) 25-2-492 (<i>Site Development Regulations</i>) setback requirements to decrease the minimum side yard setback and 25-2-492 (<i>Site Development Regulations</i>) to increase the impervious cover</p> <p>7) 25-2-1063 (<i>Height Limitations and Setbacks for Large Sites</i>)(B)(2) reduce setback and (C) (1) (b) increase height limit and (C)(2)(b) increase height limit</p> <p>8) 25-2-492 (<i>Site Development Regulations</i>) to decrease the minimum front yard setback and 25-2-492 (<i>Site Development Regulations</i>) to decrease the minimum rear yard setback and 25-6-472 (<i>Parking Facility Standards</i>) Appendix A (<i>Tables of Off-Street parking and Loading Requirements</i>) to reduce the number of required parking spaces</p> <p>9) 25- 2-551 (<i>Lake Austin (LA) District Regulations</i>)(B) (1) (a) from shoreline setback requirements to reduce the shoreline setback and (C) (3) (a) increase the maximum impervious cover on a slope</p> <p>10) 25-2-774 (<i>Two-Family Residential Use</i>) (C) (5) (a) to increase the total area of a Second Dwelling Unit and to increase the second floor area</p>
PP Cases	1	1) 25-2-551 (<i>Lake Austin (LA) District Regulations</i>) (B) (1) (b) from shoreline setback requirements to reduce the shoreline setback
Withdrawn	0	
Denied	0	
Discussion Items	8	
Dec. interpretations	1 new inquiries	
The deposition of the case items: (Added dec# 2020)		
A. Granted	24	
B. Postponed	11	
C. Withdrawn	0	
D. Denied	7	
E. Discussion Items	51	

November 9, 2020

Granted	3	<p>1) 25-10-133 (University Neighborhood Overlay Zoning District Signs) (G) to allow for one (1) wall sign, one (1) blade sign, and a vinyl letter board, all illuminated</p> <p>2) 25-2-774 (<i>Two-Family Residential Use</i>) (C) (2) (a) which requires an Accessory Dwelling Unit to be located at least 10 feet to the rear or side of the principal structure</p> <p>3) 25-2-1176 (<i>Site Development Regulations for Docks, Marinas, and Other Lakefront Uses</i>) (A) (4) (a) to increase shoreline frontage</p>
PP Cases	4	<p>1) 25-2-492 (Site Development Regulations) to decrease the minimum front yard setback and rear yard setback and 25-6-472 (Parking Facility Standards) Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces</p> <p>2) 25- 2-551 (Lake Austin (LA) District Regulations) (B) (1) (a) from shoreline setback requirements to reduce the shoreline setback and (C) (3) (a) to increase the maximum impervious cover on a slope</p> <p>3) 25-2-551 (Lake Austin (LA) District Regulations) (B) (1) (b) from shoreline setback requirements to reduce the shoreline setback</p> <p>4) 25- 2-492 (<i>Site Development Regulations</i>) from setback requirements to decrease the minimum front yard setback and Section 25-2 Subchapter F, Residential Design and Compatibility Standards, Article 3, 3.3 to increase the finished floor elevation of the first story</p>
Withdrawn	0	
Denied	3	<p>1) 25-2-492 (D) (Site Development Regulations) to decrease the minimum lot size and to decrease the minimum lot width</p> <p>2) 25-2-492 (D) (Site Development Regulations) in order to increase the impervious cover</p> <p>3) 25- 2-774 (<i>Two-Family Residential Use</i>) (C) (5) (a) to increase the total area of a Second Dwelling Unit and (b) to increase the second floor area of a Second Dwelling Unit</p>

Discussion Items 9

Oct. interpretations 0 new inquiries

The deposition of the case items: (Added Oct# 2020)

A. Granted	14
B. Postponed	10
C. Withdrawn	0
D. Denied	7
E. Discussion Items	43

October 12, 2020

Granted	1	1) 25-2-947 (Nonconforming Use Regulation Groups) (B) (2) to increase the improvement value
PP Cases	4	1) 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (4) (a) to increase shoreline frontage 2) 25-2-1063 (Height Limitations and Setbacks for Large Sites) to decrease the required setback and increase the maximum allowable height requirements of Article 10, Compatibility Standards, Division 2 – Development Standards <i>a</i>) (B) (2) reduce setback and <i>b</i>) (C) (1) (b) increase height limit 3) 25-2-774 (<i>Two-Family Residential Use</i>) (C) (5) (a) to increase the total area and (b) to increase the second floor area 4) 25-2-492 (<i>Site Development Regulations</i>) <i>a</i>) from setback requirements to decrease the minimum front yard setback and <i>b</i>) from Section 25-2 Subchapter F, Residential Design and Compatibility Standards, Article 3, 3.3 to increase the finished floor elevation
Withdrawn	0	
Denied	1	1) 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum front yard setback
Discussion Items	8	
Oct. interpretations	0	new inquiries
The deposition of the case items: (Added Oct# 2020)		
A. Granted	11	
B. Postponed	6	
C. Withdrawn	0	
D. Denied	4	
E. Discussion Items	34	

September 14, 2020

Granted	4	1) 25-2-515 (<i>Rear Yard of a Through Lot</i>) from setback requirements to decrease the minimum rear yard setback 2) 25-2-551 (Lake Austin District Regulations) (C) (3) to increase the maximum IC on a slope 3) 25-2-774 (Two-Family Residential Use) (B) from lot area 4) 25-2-774 (<i>Two-Family Residential Use</i>) (C) (2) (a) for a Two-Family Residential use location at least 10 feet to the rear or side of the principal structure
PP Cases	1	1) 25-2-947 (<i>Nonconforming Use Regulation Groups</i>) (B) (2) to increase the improvement value
Withdrawn	0	
Denied	0	
Discussion Items	26	

Sept. interpretations 0 new inquiries

The deposition of the case items: (Added Sept # 2020)

A. Granted	10
B. Postponed	2
C. Withdrawn	0
D. Denied	3
E. Discussion Items	26

August 10, 2020

Granted	4	1) 25-2-551 (Lake Austin (LA) District Regulations) to reduce the Shoreline Setback 2) 25-6-472 (<i>Parking Facility Standards</i>) Appendix A (<i>Tables of Off-Street parking and Loading Requirements</i>) to reduce the number of required parking spaces 3) 25-2-492 (Site Development Regulations) (D) to decrease the rear setback 4) 25-2-492 (Site Development Regulations) to decrease the minimum interior side setback; decrease the minimum rear yard setback; to increase building coverage; increase impervious coverage
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PP Cases	0
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Withdrawn	0
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Denied	0
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Discussion Items	18
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Aug. interpretations 0 new inquiries

The deposition of the case items: (Added Aug # 2020)

A. Granted	6
B. Postponed	1
C. Withdrawn	0
D. Denied	3
E. Discussion Items	18

July 13, 2020

Granted	2	1) 25-10-133(C) to exceed sign area from 150 sq.ft. and (G) illuminate Both signs 2) 25-2-963 (D)(2) (a) to move the docks by consolidating them into 1 dock And to raise the top of the rail elevation to the 2 slip dock
PP Cases	1	1) 25-2-492 to decrease the minimum interior side SB, to decrease the Minimum rear yard SB, to increase the BC, to increase the IC
Withdrawn	0	
Denied	3	1) 25-10-124 (B)(1)(b) to increase the maximum sign area on lot and 25-10-125 (B)(2) height 2) 25-2-721 (C)(1) and (2) secondary SB area to allow construction of a home And to increase the maximum allowable IC 3) 25-2-492 to decrease the minimum interior side SB

Discussion Items 10

July interpretations 0 new inquiries

The deposition of the case items: (Added July's # 2020)

A. Granted	2
B. Postponed	1
C. Withdrawn	0
D. Denied	3
E. Discussion Items	10