



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD**

**April 9, 2012**

**CITY COUNCIL CHAMBERS  
301 WEST 2<sup>ND</sup> STREET  
AUSTIN, TEXAS**

\_\_\_ **Jeff Jack (Chair)**  
\_\_\_ **Heidi Goebel (Vice Chair)**  
\_\_\_ **Bryan King**  
\_\_\_ **Nora Salinas**  
\_\_\_ **Michael Von Ohlen**  
\_\_\_ **Melissa Hawthorne**

\_\_\_ **Susan Morrison**  
\_\_\_ **Cathy French (SRB only)**  
\_\_\_ **Dan Graham (SRB only)**  
\_\_\_ **Will Schnier (Alternate)**  
\_\_\_ **Stuart Hampton (Alternate)**

**AGENDA**

**CALL TO ORDER – 5:30 P.M.**

**A. APPROVAL OF MINUTES March 12, 2012**

**C. SIGN REVIEW BOARD**

**C-1 C16-2012-0005 Sign Builders of America (Lee Williams) for Starbucks  
11521 N FM 620**

The applicant has requested a variance from Section 25-10-124 (F) in order to allow the internal lighting of logos for wall signs and freestanding signs in a “GR-CO”, Community Commercial – Conditional Overlay zoning district. The Land Development Code states that internal lighting of signs is prohibited, except for the internal lighting of individual letters.

**C-2 C16-2012-0006 Doni Allen for Avery Ranch Dental (Altamira, LLC)  
15004 Avery Ranch Blvd. Bldg A**

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-130 (B) from one freestanding sign to two freestanding signs for a Medical Office use in a “PUD”, Planned Unit Development zoning district.

The applicant has requested a variance to increase the maximum sign face area requirement of Section 25-10-130 (F) (2) (a) from 12 square feet to 69.58 square feet each in order to erect two freestanding signs for a Medical Office use in a “PUD”, Planned Unit Development zoning district.

**D. BOARD OF ADJUSTMENT POSTPONEMENTS**

**D-1 C15-2011-0138 Karen Prairie  
7600 Downridge**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 6.5 feet in order to remodel a pool cabana/dressing room and enclose a covered deck area to create a two-family residential use in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49% in order to maintain impervious coverage for a single family residence and proposed two-family residential use in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.8 feet in order maintain the enclosure of an existing covered carport for a garage in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance from the maximum linear feet of gables or dormers protruding from the setback plane; from the maximum development permitted in Chapter 25-2; Section 2.8.1 A (2) of the Land Development Code in order to remodel a pool cabana/dressing room and enclose a covered deck area to create a two-family residential use in an “SF-3”, Family Residence zoning district.

**D-2 C15-2012-0001 Jim Wittliff for Roger Easley  
813 East 13<sup>th</sup> Street**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 8 feet in order to erect the front structure of a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**D-3 C15-2012-0014 Richard Suttle for Tim Finley  
110 East 2<sup>nd</sup> Street and 111 East 3<sup>rd</sup> Street**

The applicant has requested a variance to decrease the minimum off-street loading facility requirement of Section 25-6-592 from eight off-street loading spaces to three off-street loading spaces in order to erect a Hotel use in a “CBD-CURE”, Central Business District – Central Urban Redevelopment Combining District Area.

**D-4 C15-2012-0015 Mike Brown for Judith Kenney  
1603 Raleigh Avenue**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (69% existing) to 62% in order to remove

portions of driveway and sidewalks and erect a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**D-5 C15-2012-0017 Sarah Harris  
1148 Northwestern Avenue**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to erect a Secondary Apartment use in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to decrease the minimum number of off-street parking space requirement of Section 25-6, Appendix A from three spaces to zero spaces in order to erect a Secondary Apartment use in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance from the minimum separation distance requirement of Section 25-2-1463 (C) (2) (a) from 15 feet to 6.1 feet in order to erect a Secondary Apartment use in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**D-6 C15-2012-0023 Hasan Khodadadi  
306 West 42<sup>nd</sup> Street**

The applicant has requested a variance to decrease the minimum rear yard setback requirement from 5 feet to 0.5 feet in order to rebuild an accessory structure for a single-family residence in an “SF-3-HD-NCCD”, Family Residence – Historic District – Neighborhood Conservation Combining District zoning district.

**D-7 C15-2012-0032 Jim Bennett for Michael A Colennetta  
3902, 3904, 3906 Wadford Street**

The applicant has requested a variance to decrease the minimum compatibility setback requirement of Section 25-2-1067 (G) from 25 feet to 2.5 feet in order to erect driveway and parking along the west property line for a commercial building in a “GR-MU-V-CO-NP”, Community Commercial – Mixed Use – Vertical Mixed Use Building – Conditional Overlay – Neighborhood Plan zoning district. The Land Development Code states that unless a parking area of driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is: (1) in an SF-5 or more restrictive zoning district; or (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

**E. BOARD OF ADJUSTMENT PUBLIC HEARINGS**

**E-1 C15-2012-0034 Justin Bailey for Shannon Peris  
8208 Via Verde Drive**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height in order to increase the height of an existing fence for a single-family residence in an “SF-2”, Single-Family Residence zoning district. The Land Development Code states that a solid fence constructed along a property line may not exceed an average height of 6 feet or a maximum height of 7 feet.

**E-2 C15-2012-0035 Leslie Lawson  
1302 Ardenwood Drive**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2 feet in order to erect a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek Neighborhood Plan)

**E-3 C15-2012-0036 Craig Nasso for David Limon  
2604 Canterbury Street**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5.90 feet in order to remodel an existing accessory building to create a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.40 feet in order to remodel an existing accessory building to create a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

**E-4 C15-2012-0037 James & Ingrid Smith  
2611 Garrettson Drive**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 4 off-street parking spaces to 2 off-street parking spaces in order to maintain the garage enclosure for additional living area for each unit of a duplex-residential use in an “SF-3”, Family Residence zoning district.

**E-5 C15-2012-0038 Isidora Gonzales  
2016 Payne Avenue**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% allowable to 53% in order to complete the construction of an accessory building in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-6 C15-2012-0039 Francois Levy for Greg Shattuck  
1208 Inks Avenue**

The applicant has requested a variance from two-family residential use requirement of Section 25-2-774 (C) (2) (a) in order to erect a two-family residential use (to replace existing structure) in an “MF-2-H-NP”, Multi-family – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan) The Land Development Code states that for a two-family residential use the second dwelling unit must be located at least 15 feet to the rear of the principal structure.

The applicant has requested a variance to increase the maximum impervious requirement of Section 25-2-492 (D) from 45% to 50% in order to erect a two family residential use (to replace existing structure) in an “MF-2-H-NP”, Multi-family – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**E-7 C15-2012-0040 David Cancialosi for Jason Demitri  
5605 Wagon Train Road**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2.5 feet in order to maintain a detached accessory building for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 5 feet to 2.2 feet in order to maintain a detached accessory building for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

**E-8 C15-2012-0041 Charlie Nohra for Rosemary Follis  
2201 East Ben White Boulevard**

The applicant has requested a variance to decrease the minimum separation distance from an adult-oriented business and a public park requirement of Section 25-2-801 (D) (2) from 1,000 feet to 863.65 feet in order to create an adult-oriented business in a “CS-1-NP”, Commercial-Liquor Sales – Neighborhood Plan zoning district. The Land Development Code states that an adult-oriented business may not be located on a lot that is within 1,000 feet of a lot on which a school, church, public park or playground, or licensed day-care center is located.

**E-9 C15-2012-0042 Anthony Brummer  
8200 Stillwood Lane**

The applicant has requested a variance to increase the maximum height of a solid fence requirement of Section 25-2-899 (D) from 6 feet in height to 7 ½ feet in height in order to erect a fence for a single-family residence in an “SF-3”, Family Residence zoning district. The Land Development Code states that a solid fence constructed along a property line may not exceed an average height of 6 feet or a maximum height of 7 feet.

**E-10 C15-2012-0043 Javier Delgado for Austin Housing Finance Corporation  
(Regina Copic)  
900, 902 Juniper Street; 903, 905, 907 Olive Street**

**900 Juniper Street** – The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-1424 (A) (4) from 10 feet to 5 feet for an Urban Home Special Use in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**902 Juniper Street** – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1424 (A) (1) from 3,500 square feet to 2,300 square feet for an Urban Home Special Use in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**903 Olive Street** - The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1424 (A) (1) from 3,500 square feet to 2,029 square feet for an Urban Home Special Use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-1424 (A) (5) from 5 feet to 3 feet along Lot One for an Urban Home Special Use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-1424 (B) from 20 feet to 0 feet for an Urban Home Special Use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**905 & 907 Olive St** - The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-1424 (B) from 20 feet to 0 feet for an Urban Home Special Use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement from Section 25-2-1424 (A) (5) from 5 feet to 3 feet for an Urban Home Special Use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**F. Approve the creation of a Working Group to develop recommendations for changes to the Board of Adjustment’s procedures and protocols, including potential amendments to the Board’s Rules of Procedure.**

**G. Approval of Annual Internal Review for Board of Adjustment**

**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 Susan Walker at Planning & Development Review Department, at 974-2202 or Diana Ramirez at Planning & Development Review Department at 974-2241, for additional information; TTY users route through Relay Texas at 711.