



## **BOARD OF ADJUSTMENT/SIGN REVIEW BOARD**

### **AGENDA**

**December 14, 2009 5:30 P.M.  
CITY COUNCIL CHAMBERS  
301 WEST 2<sup>ND</sup> STREET  
AUSTIN, TEXAS**

___Leane Heldenfels (chair)	___Bryan King	___CathyFrench(SRB only)
___Clarke Hammond (vice-chair)	___Nora Salinas	___Heidi Goebel
___Jeff Jack	___Melissa Whaley Hawthorne	
___Michael vonOhlen	(Alternate)	

### **AGENDA**

#### **CALL TO ORDER**

#### **PUBLIC HEARINGS:**

##### **A. SIGN REVIEW PUBLIC HEARING**

1. [C16-2009-0009](#) Norma Pena Raven  
12989 North US 183 Highway Building B-100

The applicant has requested a variance to increase the maximum number of allowable freestanding signs from one to two in order to erect a second freestanding sign for an Automotive Sales use in a “GR”, Community Commercial zoning district.

2. [C16-2009-0010](#) Part A, [C16-2009-0010](#) Part B, [C16-2009-0010](#) Part C, [C16-2009-0010](#) Part D, [C16-2009-0010](#) Part E

**William Schkade  
6400 and 6406 North Lamar Blvd.**

6400 N Lamar: The applicant has requested a variance to increase the maximum number of freestanding signs on a lot from one to two in order to erect a second sign for a commercial property in a “TOD-NP”, Transit Oriented District – Neighborhood Plan zoning district.

6406 N Lamar: The applicant has requested a variance to increase the maximum sign face area of a freestanding sign from 7 square feet to 56 square feet in order to erect a freestanding sign for a commercial property in a “TOD-NP”, Transit Oriented District – Neighborhood Plan zoning district.

## **B. BOARD OF ADJUSTMENT POSTPONEMENTS**

### **1. [C15-2009-0104](#) Part A, [C15-2009-0104](#) Part B, [C15-2009-0104](#) Part C, [C15-2009-0104](#) Part D, [C15-2009-0104](#) Part E, [C15-2009-0104](#) Part F, [C15-2009-0104](#) Part G, [C15-2009-0104](#) Part H**

**Brian McNulty**

**1016 West Milton 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 1 foot in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Creek 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 2 feet in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

### **2. [C15-2009-0119](#) Part A, [C15-2009-0119](#) Part B**

**Jim Bennett for Thomas E. and Elsbeth Robinson**

**6208 Cat Mountain Cove**

The applicant has requested a variance to decrease the existing non-complying impervious coverage from 62.3% to 56.3% for an existing single-family residence which exceeds the maximum allowable impervious coverage requirement of Section 25-2-492 (D) of 45% in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to maintain an existing non-complying rear yard setback of 6 inches in order to maintain an existing sports court which requires a minimum 10 foot rear yard setback as per Section 25-2-492 (D) in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to maintain an existing non-complying side yard setback of 1.8 feet in order to maintain an existing sports court which requires a minimum of 5 feet as per Section 25-2-492 (D) in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to increase the existing non-complying floor-to-area ratio of Subchapter F; Article 2: Subsection 2.1 from 0.4 to 1.0 (.48 to 1.0 existing) to 0.54 to 1.0 in order to maintain and erect an addition to an existing single-family residence in an “SF-3”, Family Residence zoning district.

### **3. [C15-2009-0120](#) Part A, [C15-2009-0120](#) Part Neil Loewenstern**

**6000 Woodview Avenue**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 20 feet in order to maintain a carport for an existing single-family residence in an “SF-2”, Single 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 0 feet in order to maintain a carport for an existing single-family residence in an “SF-2”, Single Family Residence zoning district.

**4. [C15-2009-0124](#) Loretta Turner  
1510 Piedmont Avenue**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-774 (B) from 7,000 square feet to 6,700 square feet in order to maintain a two-family residential structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 55% in order to maintain a two-family residential structure and accessory structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview 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 2 feet along the west property line for a covered patio; from 5 feet to 4 feet 9 inches along the west property line for the two-family residential structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 8 feet in order to maintain a two-family residential structure and from 5 feet to 4 feet 10 inches in order to maintain a detached accessory building in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview 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 4.85 in order to maintain the single-family residential structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

**5. [C15-2009-0128](#) David Cancialosi for Thomas Fagerberg  
907 Rio Grande**

The applicant has requested a variance from the required off-street parking requirement of Section 25-6 Appendix A from 11 off-street parking spaces to 5 off-street parking spaces in order to change the use of a Multi-Family Residential use to an Office use in an “LO”, Limited Office zoning district.

**WITHDRAWN**

**6. [C15-2009-0132](#) Ken Blevins  
1427 Dexford Drive**

The applicant has requested a variance to decrease the minimum right-of-way width from 60 feet to 50 feet in order to erect a Community Recreation use in an “SF-2-CO”, Single Family Residence – Conditional Overlay zoning district. The Land Development Code states that vehicular access from a dedicated street with a right-of-way at least 60 feet wide for the length of the adjacent block face is required.

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A Schedule B from 27 off-street parking spaces to 7 off-street parking spaces in order to erect a Community Recreation use in an “SF-2-CO”, Single-Family Residence – Conditional Overlay zoning district.

### **C. BOARD OF ADJUSTMENT RECONSIDERATION POSTPONEMENT**

1. [C15-2009-0103](#) Part A, [C15-2009-0103](#) Part B, [C15-2009-0103](#) Part C, [C15-2009-0103](#) Part D, [C15-2009-0103](#) Part E

**Sarah Crocker for Vairea Properties, Ltd.  
1804 West 6<sup>th</sup> Street**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-555 (B) from 5 feet to 8 inches in order to construct a new accessory building for a duplex-residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

### **D. BOARD OF ADJUSTMENT PUBLIC HEARINGS**

1. [C15-2009-0127](#) **Jason Fortney for William Taylor  
3517 Josh Lane**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (50.3% existing) to 52.7% in order to erect a swimming pool for a single-family residence in an “I-SF-2”, Interim – Single-Family Residence zoning district.

2. [C15-2009-0129](#) **David Canialosi for Ron Eldridge  
4714 Duval Street**

The applicant has requested a variance from Section 25-2-963 (D) (1) (b) in order to allow the increase in height of a non-complying wall due to an existing interior side yard setback encroachment in order to erect an addition to a single-family residence in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. The Land Development Code states that a person may modify a building that is a non-complying structure based on a yard setback requirement of this title if: (1) the modified portion of the building: (b) unless located in a street side yard, is not greater in height than the existing non-complying portion of the building.

3. [C15-2009-0130](#) Part A, [C15-2009-0130](#) Part B, [C15-2009-0130](#) Part C, [C15-2009-0130](#) Part D

**Ronald Barnett  
3105 Pleasant Run Place**

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 maintain a detached carport for an existing single-family residence in an “SF-3”, 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 10 feet to 0 feet in order to maintain an attached wood deck for an existing single-family residence 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 67% for an existing single-family residence in an “SF-3”, Family Residence zoning district.

4. [C15-2009-0135](#) **Victoria Bounds for Philip Bounds  
10833 Olympia Fields Loop**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (47.9% existing) to 49.18% in order to erect a swimming pool for a single-family residence in an “I-SF-2”, Interim – Single – Family Residence zoning district.

5. [C15-2009-0137](#) **Michael Canney  
2504 Little John Lane**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to one foot in order to maintain a carport for an existing single-family residence in an “SF-2-NP”, Single-Family Residence – Neighborhood Plan zoning district. (St. Edwards Neighborhood Plan)

6. [C15-2009-0138](#) **Christian Bingham for William Bingham  
612 East 43<sup>rd</sup>**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 8.2 feet in order to erect an addition to an existing non-complying single-family residence in an “SF-3-CO-NP”, Family Residence – Conditional Overlay - Neighborhood Plan zoning district. (Hancock Neighborhood Plan)

7. [C15-2009-0139](#) **Joe Futch Jr. for Linda Bradshaw  
4804 Gypsy Cove**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 0 feet in order to maintain a screened porch for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

**8. [C15-2009-0140](#) Patrick Howell  
1201 Stobaugh 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 11.5 feet in order to maintain a detached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview 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 .9 feet in order to maintain a detached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview 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 2.4 feet in order to maintain a detached accessory building in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

**9. [C15-2009-0141](#) Jin Bennett for Lisa Rogers  
3904 Berryhill Way**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5.2 feet in order to erect a second story addition to a portion of an accessory structure in an “SF-3”, Family Residence zoning district. (The Board of Adjustment approved a variance on 5-11-2009 to erect the second story to the existing structure.)

**10. [C15-2009-0142](#) Jim Bennett for Ford Smith  
608 South Lamar Blvd.**

The applicant has requested a variance to decrease the minimum compatibility setback requirement of Section 25-2-1063 (B) (1) from 25 feet to 13 feet 6 inches in order to maintain a storage building for a Food Sales use in a “CS”, Commercial Services zoning district. The Land Development Code states that a person may not construct a structure 25 feet or less from property in an Urban Family Residence “SF-5” or more restrictive zoning district.

**11. [C15-2009-0144](#) Patricia McAllister  
1914 West 36<sup>th</sup> Street**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 12.8 feet in order to erect an addition to a single-family residence in an “SF-3”, Family Residence zoning district.

**12. C15-2009-0145 Christian Bingham**  
**702 Meriden Lane**

The applicant has requested a variance to extend beyond the setback plane requirement of Subchapter F; Subsection 2.6 (by 2.8 feet) in order to erect a second story addition to an existing single-family residence in an "SF-3", Family Residence zoning district. The Land Development Code states that a structure may not extend beyond a setback plane measured at an inwardly sloping 45-degree angle beginning at a horizontal line 15 feet directly above the side property line.

**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 Watershed Protection and Development Review Department, at 974-2202 or Diana Ramirez at Watershed Protection and Development Review Department at 974-2241, for additional information; TTY users route through Relay Texas at 711.