



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD**

**December 13, 2010**

**CITY COUNCIL CHAMBERS**

**301 WEST 2<sup>ND</sup> STREET**

**AUSTIN, TEXAS**

<u>    </u> <b>Leane Heldenfels (chair)</b>	<u>    </u> <b>Nora Salinas</b>
<u>    </u> <b>Clarke Hammond (vice-chair)</b>	<u>    </u> <b>Heidi Goebel</b>
<u>    </u> <b>Jeff Jack</b>	<u>    </u> <b>Melissa Hawthorne (Alternative)</b>
<u>    </u> <b>Michael Von Ohlen</b>	<u>    </u> <b>Cathy French (SRB only)</b>
<u>    </u> <b>Bryan King</b>	

**AGENDA**

**CALL TO ORDER - 5:30 P.M.**

**A. APPROVAL OF MINUTES November 8, 2010**

**B. BOARD OF ADJUSTMENT POSTPONEMENTS**

**B-1 C15-2010-0102 Maria Teresa Lopez  
6700 B Circle S Road**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 5 feet in order to erect a carport for an existing duplex-residential use in an "SF-3", Family Residence zoning district.

**B-2 C15-2010-0111 Matthew J. Moore for Ann Pelton  
906 East 56<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 10 feet in order to erect a garage and second floor addition to a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

**B-3 C15-2010-0112 Doug Keating  
5010 Finley Drive**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 50% in order to maintain the existing garage

and driveway layout for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

The applicant has requested a variance to increase the maximum floor-to-area ratio requirement of Subchapter F; Article 2; Subsection 2.1 from 0.4 to 1.0 to 0.5 to 1.0 in order to maintain an existing single-family residence and accessory structure in an “SF-2”, Single-Family Residence zoning district.

**B-4 C15-2010-0120 Lawrence McGuire for Leslie Moore  
1501 South 1<sup>st</sup> Street**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 from 16 off-street parking spaces to 5 off-street parking spaces in order to remodel and erect an addition to an existing Restaurant use in a “CS-MU-V-CO-NP”, Commercial Services – Mixed Use – Vertical – Conditional Overlay – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

**B-5 C15-2010-0121 Juan Valera for Carmen Valera  
1708 East 6th Street**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6-611 from 9 off-street parking spaces to 4 off-street parking spaces in order to remodel to create a Restaurant use in a “TOD-NP”, Transit Oriented District – Neighborhood Plan zoning district.

**B-6 C15-2010-0123 Sarah Cheatham for Elvira Sandoval  
2502 Webberville Road**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 16 off-street parking spaces to 7 off-street parking spaces in order to remodel to create a Food Sales use with Restaurant (Limited) in a “CS-CO-MU-NP”, Commercial Services – Conditional Overlay – Mixed Use – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**B-7 C15-2010-0127 Jim Wittliff for Robert T. Brandt  
5512 Evans**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-773 (B) (1) from 7,000 square feet to 6,250 square feet in order to change the use to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop 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 4.6 feet along the south property line in order to change the use to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

## **C. BOARD OF ADJUSTMENT RECONSIDERATIONS**

### **C-1 C15-2010-0097 David Cancialosi for Jeff Lewis 2206 East 14<sup>th</sup> Street**

The applicant has requested a variance to increase the maximum floor-to-area ratio of Subchapter F; Article 2; Subsection 2.1 from 0.4 to 1.0 to 0.62 to 1.0 in order to maintain a duplex residential use with a two-story detached accessory building in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 53% in order to maintain a duplex residential use with a two-story detached accessory building in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

### **C-2 C15-2010-0103 Jonathan R. Neslund for Robert L. Trimble 2505 Longview**

The applicant has requested a variance from the University Neighborhood Overlay (UNO) requirement of Section 25-2-754 (H) (3) requiring that the ground floor of a building be no more than five feet higher or lower than an adjacent public street sidewalk. The applicant is requesting to be 19.5 feet higher than an adjacent public street sidewalk in order to erect a multi-family residential use in an “MF-4-CO-NP”, Multi-Family Residential Moderate-High Density - Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

The applicant has requested a variance from the University Neighborhood Overlay (UNO) requirement of Section 25-2-761 requiring that a transformer room or utility vault must be adjacent to and accessible from the alley in order to erect a multi-family residential use in an “MF-4-CO-NP”, Multi-Family Residential Moderate-High Density - Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

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

### **D-1 C15-2010-0132 Mike Collins for Tamara Dozler 2102 East 13<sup>th</sup> Street**

The applicant has requested a variance to increase the maximum floor-to-area requirement of Subchapter F; Article 2: Development Standards; Subsection 2.1 from 0.4:1.0 to 0.59:1.0 in order to maintain structures and change the use to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance from the duplex residential use common roof and common wall connection requirement of Section 25-2-773 (D) in order to maintain structures and change the use to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. The Land Development Code states that (1) the two

dwelling units must have a common floor and ceiling or a common wall, which may be a common garage wall, that (a) extends for at least 50 percent of the maximum depth of the building, as measured from the front to the rear of the lot; and (b) maintains a straight line for a minimum of four foot intervals or segments and (2) must have a common roof.

**D-2 C15-2010-0133 Erin Haggerty & Collin DeLamar  
6100 Amber Pass**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 8 feet in order to maintain a solid fence for a single-family residence in an "SF-3", Family Residence zoning district.

**D-3 C15-2010-0134 Jim Bennett for Fred Purcell  
12912 Park 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 4.46 feet along the west property line in order to maintain a garage for a single-family residence in an "SF-2", Single-Family Residence zoning district.

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 10.3 feet in order to maintain a carport for a 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 3.9 feet along the east property line in order to maintain a carport for a 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 4.9 feet along the west property line in order to maintain a single-family residence in an "SF-2", Single-Family Residence zoning district.

The applicant has requested a variance to decrease the side yard setback requirement of Section 25-2-492 (D) from 5 to 0 feet along the east and west property line in order to maintain a swimming pool, deck and stairs for a single-family residence in an "SF-2", Single-Family Residence zoning district.

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 8 ½ feet along the east and west property lines in order to maintain a solid fence for a single-family residence in an "SF-2", Single-Family Residence zoning district.

**D-4 C15-2010-0135 Ron Van Sickle for Rebecca Robinson  
1102 West 22 ½ Street**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-773 (B) (1) from 7,000 square feet to 6,481 square feet in order to erect a new duplex-

residential use in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-773 (B) (2) from 50 feet to 49.75 feet in order to erect a new duplex-residential use in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district.

**D-5 C15-2010-0136 Joe and Paula Salahi  
10100 Parkfield Drive**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from six feet in height to eight feet in height in order to maintain a solid fence (along Cripple Creek Drive) for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. The Land Development Code states that a solid fence constructed along a property line may not exceed an average height of six feet or a maximum height of seven feet.

**D-6 C15-2010-0137 Shelby & Nicole Spradling  
6008 Roxbury Lane**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from six feet to seven feet in order to maintain a solid fence along side property line in an “I-SF-2”, Interim – 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 six feet of a maximum height of seven feet.

**D-7 C15-2010-0138 James Sylvana for Keturah Havey  
1504 Northridge Drive**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 9 feet in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park 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 3 feet in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park Neighborhood Plan)

**D-8 C15-2010-0140 Manuel Garcia  
4711 Red Bluff 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 feet 6 inches along the east property line in order to

move a single family residence onto the lot in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**D-9 C15-2010-0141 Steve Womble for Philip & Lauren Siegel  
1611 Watchhill Road**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 51% in order to maintain a single-family residence and guest house and existing impervious coverage 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 3.5 feet (at the closest point) in order to maintain a guest house in an “SF-3”, Family Residence zoning district.

**D-10 C15-2010-0142 Manny Duarte for Son Thai  
850 East Rundberg Lane**

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 2.2.3; Urban Roadways: Sidewalks and Building Placement; in order to maintain existing sidewalk due to existing utilities and existing grades in order to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 3.2.2; Glazing on Building Facades; from the north, east and south sides of the building in order to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 2.6.2 (A); Mechanical Screening; from the north, east and south sides of the building in order to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 3.2.3; Shade and Shelter; in order to build 4 foot wide canopy for new building and to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

**D-11 C15-2010-0143 David Herndon  
2903 & 2907 Tarry Trail**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 8 feet in order to replace a 6 foot wooden fence with an 8 foot stone fence for a single-family residence in an “SF-3”, Family Residence zoning district. The Land Development Code states that a fence constructed along a property line may not

exceed an average height of six feet or a maximum height of seven feet. (C15-2009-0069 was approved by Board of Adjustment on 7-13-2009 for same request but has since expired)

**D-12 C15-2010-0144 Aubrey Carter for Lambeth Townsend  
1408 Hartford Road**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a detached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**D-13 C15-2010-0145 Allen E Clauss  
3013 Edgewater Drive**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet (4.8 existing) to 4.8 feet in order to rebuild portions of an existing non-complying walls and erect a second story addition to an existing single-family residence in an “LA”, Lake Austin zoning district.

**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.