



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

April 11, 2011

**CITY COUNCIL CHAMBERS
301 WEST 2ND STREET
AUSTIN, TEXAS**

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

AGENDA

CALL TO ORDER – 5:30 P.M.

A. APPROVAL OF MINUTES March 9, 2011 and March 14, 2011

B. SIGN REVIEW BOARD PUBLIC HEARINGS

**B-1 C16-2011-0004 Don Cliver for Trent L. Garrett
10515 MoPac Expressway**

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 for a Restaurant use in a “NBG”, North Burnet Gateway zoning district. The Land Development Code states that internal lighting of signs is prohibited, except for the internal lighting of individual letters.

C. BOARD OF ADJUSTMENT RECONSIDERATIONS

**C-1 C15-2011-0010 Duc Van Tran
2007 A Leeann 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 14 inches in order to maintain an addition to a single-family residence in an “SF-3”, Family Residence zoning district.

D. INTERPRETATION POSTPONEMENT

**D-1 C15-2011-0022 David Bole for Eric Smith
1204 West 9th Street**

An interested party has filed an administrative appeal, requesting an interpretation of whether the Planning and Development Department Director's determination of where the front lot line was established on a through lot at 1204 W. 9th Street (Case Number PR-2011-001967) in order to utilize set back averaging. The relevant sections of the Land Development Code are 25-1-21(40)(c) {Front Lot Line for a through lot}, Section 25-2-515 (Rear Yard of a Through Lot) and Section 2.3(B)(3) (Average Front Yard Setback) of Subchapter F.

E. BOARD OF ADJUSTMENT POSTPONEMENTS

E-1 C15-2010-0011 David Cancialosi for Rob Adams 4310 Avenue H

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 two-story accessory building for a single-family residence in an "SF-3-HD-NCCD", Family Residence – Neighborhood Conservation Combining District 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 wooden deck and stairway for a single-family residence and two story detached accessory building in an "SF-3-HD-NCCD", Family Residence – Neighborhood Conservation Combining District 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 0.52 to 1.0 in order to maintain a single family residence and accessory building in an "SF-3-HD-NCCD", Family Residence – Neighborhood Conservation Combining District.

E-2 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 minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 34.97 feet in order to erect a single-family residence in an “SF-3”, 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 21 feet in order to erect a single-family residence in an “SF-3”, Family Residence zoning district.

**E-5 C15-2011-0019 David Cancialosi for Steven McLean
6105 Yorkbridge Circle**

The applicant has requested a variance to increase the maximum building coverage requirement of Section 25-2-492 (D) from 20% (existing 38.4%) to 42% in order to erect an addition to a single-family residence in an “I-RR”, Interim Rural Residence zoning district.

F. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**F-1 C15-2011-0026 Jim Bennett for Ricardo Robles
400 East 33rd Street**

The applicant has requested a variance from Ordinance #040826-58; Part 6 (7) (a) & (b) in order to allow 3 parking spaces to be located in the street side yard setback in order to maintain a two-story duplex residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance from Section 25-6 Appendix A to decrease the minimum off-street parking space requirement from 3 off-street parking spaces to 2 off-street parking spaces in order to maintain a two-story duplex residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance from Ordinance #040826-58; Part 6 (7) (f) which states that a person may not reduce existing parking spaces to a number less than the number of spaces prescribed in the City Code for the present use nor may a person reallocate existing parking spaces to a new use unless the prior use is terminated or reduced in size.

The applicant has requested a variance from Ordinance #040826-58; Part 6 (3) (b) to decrease the minimum side street setback requirement (along East 33rd Street) from 25 feet to 15.4 in order to maintain a two-story duplex residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**F-2 C15-2011-0015 Jon G. Fahey
1181 Pandora 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 14 feet in order to erect a detached accessory building

(garage) for an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. *(This variance was previously approved on May 11, 2009 under case number C15-2009-0035, but has since expired.)*

WITHDRAWN

**F-3 C15-2011-0023 Phil Moncada for Auspro Enterprises, LP; Michael Kleinman
3107 E. Cesar Chavez Street**

The applicant has requested a variance to increase the maximum allowable fence height requirement of Section 25-2-899 (D) from 6 feet in height to 12 feet in height in order to erect a solid fence in a “GR-MU-CO-NP”, Community Commercial – Mixed Use – Conditional Overlay – Mixed Use 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.

**F-4 C15-2011-0024 Walter Moreau for M. Station Housing, LP
2918 E. Martin Luther King Jr. Blvd.**

The applicant has requested a variance from Section 25-2-1067 (F) in order to erect a childcare facility with a playground within 25 feet of a lot zoned “SF-5” or more restrictive. The Land Development Code states that an intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property: (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.

**F-5 C15-2011-0025 Adam Talianchich & Ashley Menger
2005 East 16th Street**

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 5 inches along the west property line in order to complete the construction of a detached accessory building in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

**F-6 C15-2011-0028 Guadalupe Ortiz
1310 Vargas 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 4.54 feet in order to erect and maintain an addition to an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Montopolis Neighborhood Plan)

**F-7 C15-2011-0029 Ernest Hughes for Antonio Giustino
2106 Rabb Glen 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 feet (existing) in order to remodel to convert an

existing attic space in an existing accessory structure to create a personal office space in an “SF-3”, Family Residence zoning district.

**F-8 C15-2011-0031 Alexander Blunt
4013 Avenue D**

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 along the south and east property lines in order to erect a solid fence in an “SF-3-HD-NCCD” zoning district. A solid fence constructed along a property line may not exceed an average height of six feet or a maximum height of 7 feet.

**F-9 C15-2011-0032 Ryan Tyler
1209 Cotton 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 4 ½ feet in order to erect a two story single family residence 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 25-2-492 (D) from 25 feet to 20.5 feet in order to erect a two story single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**F-10 C15-2011-0033 Christopher Johns for Bradley Coburn
1704 Exposition Boulevard**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 65% in order to maintain an addition for use as a Duplex Residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan)

The applicant has requested a variance to decrease the maximum common wall requirement of Section 25-2-773 (D) (1) from 52 feet to 15.1 feet in order to maintain an addition for use as a Duplex Residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan)

**F-11 C15-2011-0034 Jim Bennett for Thomas E, Taylor
1605 Newfield Lane**

The applicant has requested 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 two-story accessory building in an “SF-3”, Family Residence zoning district.

F-12 C15-2011-0035 Hugh Randolph for Serge & Kerry Ugarte

2511 Janice Drive

The applicant has requested a variance to increase the maximum allowable impervious coverage requirement of Section 25-2-492 (D) from 45% (54.1% existing) to 49.5% in order to rebuild an existing one story front porch in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

F-13 C15-2011-0036 Trung Nguyen and Loris Tran
2801 West 45th Street

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.7 feet in order to remodel and maintain a structure to create a guest house 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 4.5 feet in order to remodel and maintain a structure to create a guest house in an “SF-2”, Single-Family Residence zoning district.

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-893 (D) from 10,000 square feet to 9,810 square feet in order to remodel and create a guest house in an “SF-2”, Single-Family Residence 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.