



**BOARD OF ADJUSTMENT**  
**June 13, 2011**  
**CITY COUNCIL CHAMBERS**  
**301 WEST 2<sup>ND</sup> STREET**  
**AUSTIN, TEXAS**

\_\_\_ **Leane Heldenfels (chair)**  
\_\_\_ **Clarke Hammond (vice-chair)**  
\_\_\_ **Jeff Jack**  
\_\_\_ **Michael Von Ohlen**  
\_\_\_ **Bryan King**

\_\_\_ **Nora Salinas**  
\_\_\_ **Heidi Goebel**  
\_\_\_ **Melissa Hawthorne (Alternative)**  
\_\_\_ **Cathy French (SRB only)**

**AGENDA**

**CALL TO ORDER – 5:30 P.M.**

**A. APPROVAL OF MINUTES** May 9, 2011

**B. INTERPRETATION RECONSIDERATION**

**B-1 C15-2011-0038 Leslie Rosenstein**  
**6619 and 6621 Argentia Road**

The applicant has filed an administrative appeal, requesting an interpretation of whether the Planning and Development Review Director's determination that a residential structure rented for a short period of time is classified as single family residential use is correct.

**C. BOARD OF ADJUSTMENT RECONSIDERATION**

**C-1 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.

**D. BOARD OF ADJUSTMENT POSTPONEMENTS**

**D-1 C15-2010-0134 Jim Bennett for Fred Purcell  
12912 Park Drive**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 12 feet along the 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-2 C15-2011-0026 Jim Bennett for Ricardo Robles  
400 East 33<sup>rd</sup> 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 33<sup>rd</sup> 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.

**D-3 C15-2011-0042 Saul Corona Jr.  
12332 Yarmont Way**

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 complete and maintain a solid fence for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

**D-4 C15-2011-0046 James Holland for Matthew F. Kreisle III  
1512 Hardouin Avenue**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 52% in order to erect an open front porch, one

additional off-street parking space and walkways to an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**D-5 C15-2011-0048 David Cancialosi for Richard Archer  
3207 Churchill 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 feet in order to maintain a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E. BOARD OF ADJUSTMENT PUBLIC HEARINGS**

**E-1 C15-2011-0065 Lindsey Lane  
2004 Goodrich Avenue**

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 9 ½ inches in order to maintain an attached accessory structure in order to change the use to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin 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 5 feet in order to maintain a screened porch in order to change the use to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Neighborhood Plan)

The applicant has requested a variance to increase the maximum allowable gross floor area of Section 25-2-774 (C) (7) (a) from 850 square feet to 1187 square feet in order to change the use of a building to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Neighborhood Plan)

**E-2 C15-2011-0055 Allison Carr for Andrew A Bergad  
1100 E 8<sup>th</sup> Street**

The applicant has requested a variance from the minimum off-street parking requirement of Section 25-6 from 3 off-street parking spaces to 2 off-street parking spaces in order to erect a Secondary Apartment in an “LO-H-NP”, Limited Office – Historic – Neighborhood Plan (proposed “SF-3-H-NP”) zoning district.

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) in order to allow an existing covered wood deck to remain for an existing single-family residence in an “LO-H-NP”, Limited Office – Historic – Neighborhood Plan (proposed “SF-3-H-NP”) zoning district.

**E-3 C15-2011-0056 Genaro Bondoc, Jr.  
8508 Devine Lane**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet in order to maintain an accessory structure 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 2 feet (along the south property line) in order to maintain an accessory structure for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

**E-4 C15-2011-0057 Rocky and Sunee Conly  
2402 Bryan Street**

The applicant has requested a variance to decrease the minimum through lot setback requirement of Section 25-2-515 from 25 feet to 0 feet in order to erect an attached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan) The Land Development Code states that for a through lot, a rear yard must comply with the minimum requirements applicable to a front yard.

**E-5 C15-2011-0058 Bryan Joseph Danna  
1107 Kinney Avenue**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 1,488 square feet in order to erect a single-family residence on a lot in an “SF-3”, Family Residence zoning district.

**E-6 C15-2011-0059 Elaine Andersen for Michael Issa  
5601 Joe Sayers Avenue**

The applicant has requested a variance from Section 25-2-1463 (C) (2) (a) requiring a secondary apartment to be located at least 15 feet to the rear of the principal structure in order to erect a residence to the rear of a proposed secondary apartment in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Brentwood Neighborhood Plan)

**E-7 C15-2011-0060 Uffe B. & Allision Petersen  
2206 West 11th 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 ½ feet in order to erect an addition of a landing and stairs to an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-8 C15-2011-0061 Michael Stabenfeldt for David Stojanik  
5800, 5801, 5805, 5809, 5813, 5817, 5821, 5825, 5828, 5829  
Gentle Breeze Terrace**

The applicants have requested a variance to increase the maximum allowable fence height requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height in order to erect a solid fence along the rear and side street property lines in an “SF-2”, Single-Family Residence zoning district.

**E-9 C15-2011-0062 John Carter Shanklin for Allison Robert Ockey  
1201 Exposition Boulevard, 1206 Norwalk Lane A, 1206  
Norwalk Lane B, 1210 Norwalk Lane**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 15 feet in order to erect one-story detached condominium units on each lot in an “MF-3-NP”, Multi-Family-Neighborhood Plan zoning district.

**E-10 C15-2011-0063 Alphonso Dryer for Wilfred Navarro  
2601 E 7th Street**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 in order to not provide the additional 7 off-street parking spaces required to change the use from a Food Sales use (take-out restaurant) to a Restaurant (Limited) use in a “CS-CO-MU-NP”, Commercial Services – Conditional Overlay – Mixed Use – Neighborhood Plan zoning district.

**E-11 C15-2011-0064 Christina Prikryl  
1718 Morrow Street**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet (4.9 existing) to 4.4 feet in order to erect an addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

**E-12 C15-2011-0066 Sidney R. Bowen for City of Austin (Cynthia Jordan)  
704 West Cesar Chavez Street**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 400 off-street parking spaces to 200 off-street parking spaces in order to erect a Cultural Services Use in a “P” Public zoning district. The Land Development Code requires one parking space for each 500 square feet for a Cultural Services Use.

## **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.