



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
September 12, 2011
CITY COUNCIL CHAMBERS
301 WEST 2ND STREET
AUSTIN, TEXAS

___ **Jeff Jack**
___ **Michael Von Ohlen**
___ **Bryan King**
___ **Nora Salinas**
___ **Heidi Goebel**

___ **Melissa Hawthorne**
___ **Susan Morrison**
___ **Cathy French (SRB only)**

AGENDA

CALL TO ORDER – 5:30 P.M.

A. ACTION ITEM

A-2 Emergency Election of Officers

B. APPROVAL OF MINUTES August 8, 2011

C. SIGN REVIEW BOARD

C-1 C16-2011-0008 Kris Wu for David Ruhlman
5701 West Slaughter Lane

The applicant has requested a variance to increase the maximum allowable freestanding signs of Section 25-10-124 (B) from one freestanding sign to two freestanding signs in order to erect two freestanding signs for a Retail center in a “GR-CO”, Community Commercial – Conditional Overlay zoning district. (Scenic Roadway Sign District.)

The applicant has requested a variance to increase the maximum allowable sign face area of Section 25-10-124 (B) (b) from 64 square feet to 82.4 square feet for the first sign and from 64 square feet to 187.75 for the second sign in order to erect two freestanding signs for a Retail center in a “GR-CO”, Community Commercial – Conditional Overlay zoning district. (Scenic Roadway Sign District.)

**C-2 C16-2011-0009 Gregory Keshishian for Chandon Ford
2402 Guadalupe Street**

The applicant has requested a variance from the maximum sign face area of a projecting sign requirement of Section 25-10-133 (G) (2) from 35 square feet to 92 square feet in order to erect a projecting sign in a “CS-CO-NP”, Commercial Services – Conditional Overlay – Neighborhood Plan zoning district.

The applicant has requested a variance from the maximum distance that a projecting sign may extend requirement of Section 25-10-133 (G) (3) (a) from 6 feet to 8 feet in order to erect a projecting sign in a “CS-CO-NP”, Commercial Services – Conditional Overlay – Neighborhood Plan zoning district.

**C-3 C16-2011-0010 Luis Garcia for David Doldning
2610 West 10th Street**

The applicant has requested a variance to increase the maximum allowable sign face area requirement of Section 25-10-101 (G) (2) from 32 square feet to 50 square feet in order to erect a freestanding sign for a Public Educational Facility in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan)

The applicant has requested a variance to increase the maximum allowable sign height requirement of Section 25-10-101 (G) (3) from 6 feet above grade to 12 feet 6 inches above grade in order to erect a freestanding sign for a Public Educational Facility in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan)

D. BOARD OF ADJUSTMENT RECONSIDERATION POSTPONEMENT

**D-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 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) **Denied June 13, 2011**

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 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) **Denied June 13, 2011**

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) **Granted June 13, 2011**

E. BOARD OF ADJUSTMENT POSTPONEMENTS

**E-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.

**E-2 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.

**E-3 C15-2011-0057 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-4 C15-2011-0069 Larry Rolon
815 Keasbey 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 1.5 feet in order to maintain an accessory structure for an existing two-family residential use (garage apartment) in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock 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 0 feet in order to maintain an accessory structure for an existing two-family residential use (garage apartment) in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock 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 6 inches in order to maintain a 2nd story patio and stairway for an existing two-family residential use (garage apartment) in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock Neighborhood Plan)

**E-5 C15-2011-0075 Joel G. Hernandez for Alice L. Galindo
2215 South 3rd 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 10.5 feet in order to rebuild an existing carport for a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan 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 rebuild an existing carport and breezeway for a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 61.6% in order to rebuild an existing carport for a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-6 C15-2011-0076 Kari Blachly for Dwight Monteith
823 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 0 feet in order to maintain a tree house and a portion of decking for a two-family residential use in an “MF-3”, Multi-Family Residence zoning district.

**E-7 C15-2011-0079 Nathan Johnson and Kristin Kavanagh
4804 Broken Bow Pass**

The applicant has requested a variance to decrease the minimum side yard setback of Section 25-2-492 (D) from 5 feet to 0 feet along the east and west property lines in order to maintain an accessory structure along each side yard property line for a single-family residence in an “SF-3”, Family Residence zoning district.

F. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**F-1 C15-2011-0093 Jim Bennett for By the Lakes
9027 North Gate Blvd.**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 81 off-street parking spaces to 71 off-street parking spaces in order to remodel a portion of an existing commercial building to create a Restaurant use in a “GR-NP”, Community Commercial – Neighborhood Plan zoning district.

**F-2 C15-2011-0094 Pat Murphy
4201 Yucatan Lane**

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 maintain a 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 six feet or a maximum height of seven feet. (Case C15-2008-0102 was approved on July 31, 2008 with the condition that the top two feet be changed to 90% open fence, but the variance has since expired.)

**F-3 C15-2011-0095 Sebastian and Lisa Deliberato
5705 Kempson Drive**

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 erect a swimming pool for a single-family residence in an “SF-2-NP”, Single-Family Residence – Neighborhood Plan zoning district.

**F-4 C15-2011-0096 Joseph T. Wells
1611 Woodlawn Blvd.**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 0.5 feet in order to erect (reconstruct) a carport for a single-family residence in an “SF-3”, Family Residence zoning district.

**F-5 C15-2011-0097 David Triche
3803 Duval Street**

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 add to an existing driveway in order to increase available parking area and add a turn around area for an existing single-family residence in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock Neighborhood Plan)

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 erect a portion of a solid fence for an existing single-family residence in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock 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 4 inches along the south property line in order to maintain a detached accessory building for an existing single-family residence in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock 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 0 feet along the north property line in order to maintain a hot water heater closet and from 5 feet to 2.3 in order to maintain an existing single-family residence and deck in an “SF-3-CO-NP”, Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock Neighborhood Plan)

**F-6 C15-2011-0098 Charles Fisher
5809 Westmont 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 15 feet in order to erect a single family residence in an “SF-3”, Family Residence zoning district.

**F-7 C15-2011-0099 Nicole Folta Findeisen for Gary Bego
801 ½ South 1st Street**

The applicant has requested a variance to increase the maximum height of a Communication Service Facility requirement of Section 25-2-804 (F) from 12 feet in height to 21 feet in height in order to erect a Communication Service Facility in an “SF-2-NP”, Single-Family Residence – Neighborhood Plan zoning district. The Land Development Code states that a structure may not exceed 12 feet in height and must be set back at least 25 feet from a front or side street if the structure is located (1) in an “SF-6” or more restrictive zoning district; or (2) across a street from or adjacent to property that is zoned or used for a use permitted in an “SF-5” or more restrictive zoning district.

**F-8 C15-2011-0100 Jim Bennett for Tom Cook
1304 Alta Vista**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2.50 feet in order to erect a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan 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 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.