



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
JOINT MEETING
MINUTES
(August 8, 2011)**

The Board of Adjustment/Sign Review Board convened in a regular meeting on August 8, 2011, City Council Chambers, 301 West 2nd Street, Austin, Texas.

Chair Leane Heldenfels called the Board Meeting to order at 5:30 p.m.

Board Members in Attendance: Leane Heldenfels (Chair), Clarke Hammond (Vice Chair), Heidi Goebel, Jeff Jack, Bryan King, Nora Salinas, Michael Von Ohlen

Board Member Absent: Melissa Hawthorne (alternate); Cathy French (Sign Review)

Staff in Attendance: Susan Walker and Diana Ramirez

A. APPROVAL OF MINUTES July 11, 2011

The motions to approve the minutes from July 11, 2011 were approved with corrections to Item E-5.

B. SIGN REVIEW BOARD

**B-1 C16-2011-0007 Christian Martinez for Troy Gras
2209 West Parmer Lane**

The applicant has requested a variance to increase the maximum allowable sign face area requirement of Section 25-10-128 (E) (1) (a) from 22.5 square feet to 36.1 square feet in order to attach an addition to an existing sign in an "LR-CO", Neighborhood Commercial – Conditional Overlay zoning district.

The public hearing was closed on Board Member Heidi Goebel motion to Deny, Board Member Jeff Jack second on a 7-0 vote; DENIED.

C. SIGN REVIEW BOARD RECONSIDERATION

**C-1 C16-2011-0006 Jim Bennett for Salim Haddad
2237 East Riverside Drive**

The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-124 (B) (2) from 12 feet in height to 35 feet in height (existing) in

order to remodel and maintain a freestanding multi-tenant sign in a “GR-NP”, General Retail – Neighborhood Plan zoning district. (Scenic Sign District)

The applicant has requested a variance to increase the maximum sign area of a freestanding sign requirement of Section 25-10-124 (B) (1) (b) from 64 square feet to 426 square feet (existing) in order to remodel and maintain a freestanding multi-tenant sign in a “GR-NP”, General Retail – Neighborhood Plan zoning district. (Scenic Sign District)

The applicant has requested a variance to decrease the minimum setback requirement of Section 25-10-124 (G) from 12 feet to 0 feet (existing) in order to remodel and maintain a freestanding multi-tenant sign in a “GR-NP”, General Retail – Neighborhood Plan zoning district. (Scenic Sign District)

The applicant has requested a variance from the internal lighting requirement of Section 25-10-124 (F) in order to allow internal lighting in order to remodel and maintain a freestanding multi-tenant sign in a “GR-NP”, General Retail – Neighborhood Plan zoning district. (Scenic Sign District) The Land Development Code states that internal lighting of signs is prohibited except for the internal lighting of individual letters.

The public hearing was closed on Board Bryan King motion to Deny reconsideration request, Board Member Jeff Jack second on a 7-0 vote; DENIED RECONSIDERATION REQUEST.

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**

POSTPONED TO SEPTEMBER 12, 2011 (Heidi Goebel abstained)

E. BOARD OF ADJUSTMENT POSTPONEMENTS

**E-1 C15-2011-0004 Adela S. Morales
6607 Cruz 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 1 1/2 feet along the west property line in order to maintain a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Montopolis Neighborhood Plan)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with friendly amendment to have one kitchen and stay as a single family residence, Board Member Bryan King second on a 7-0 vote; GRANTED WITH FRIENDLY AMENDMENT TO HAVE ONE KITCHEN AND STAY AS A SINGLE FAMILY RESIDENCE.

**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.

POSTPONED TO September 12, 2011 TO MEET WITH NEIGHBORHOOD ASSOCIATIONS

**E-3 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 a 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 a 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)

POSTPONED TO September 12, 2011 (NEED HARDSHIP/BETTER FINDINGS)

**E-4 C15-2011-0072 Ricky Moura
806 ½ East 13th Street**

The applicant has requested a variance to decrease the minimum side street setback from 15 feet to 0 feet at the closest point in order to erect a two story addition to a single-family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

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 5,040 square feet (existing) in order to erect a two story addition to a single-family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to increase the maximum building coverage requirement of Section 25-2-492 (D) from 40% to 54.56% in order to erect a two story addition to a single-family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 58.2% in order to erect a two story addition to a single-family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to the maximum floor to area ratio requirement of Subchapter F; Article 2; Subsection 2.1 from 2300 square feet to 2750 square feet in order to erect a two story addition to a single-family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

POSTPONED TO September 12, 2011 (RENOTIFICATION REQUIRED)

**E-5 C15-2011-0074 Katherine Ertle
705 Oakland 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 0 feet along the north property line in order to erect a garage addition to a single family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions not to be enclosed, open on 3 sides, utility easement released, keypad entry gate, gutters added based on list provided by applicant, Board Member Leane Heldenfels second on a 7-0 vote; GRANTED WITH CONDITIONS NOT TO BE ENCLOSED, OPEN ON 3 SIDES, UTILITY EASEMENT RELEASED, KEYPAD ENTRY GATE, GUTTERS ADDED BASED ON LIST PROVIDED BY APPLICANT.

**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.

POSTPONED TO September 12, 2011 DUE TO AUSTIN ENERGY CONCERNS

**E-7 C15-2011-0077 Howard & Marjorie Shoobe
8124 Amelia Cove**

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 erect pool decking and walls for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

WITHDRAWN BY APPLICANT

**E-8 C15-2011-0078 Erik Chyten for Itaska Massie
5901 Bolm Road**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 9 feet in order to erect an addition to a single-family residence in an “LR-MU-CO-NP”, Neighborhood Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan” zoning district. (Johnston Terrace Neighborhood Plan)

The public hearing was closed on Board Member Jeff Jack motion to Deny, Board Member Heidi Goebel second on a 7-0 vote; DENIED.

**E-9 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 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.

POSTPONED TO September 12, 2011 (NEW NOTIFICATION REQUIRED)

F. EXTENSION OF TIME

**F-1 C15-2010-0046 David Cancialosi for Celia Thrash
5705 Avenue G**

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 attach a carport to a single family residence in a “SF-3-NP”, Family Residence –Neighborhood Plan zoning district. (Highland Neighborhood Plan) (This variance was approved by the Board of Adjustment on 7-12-2010, but has since expired.)

The applicant has requested a variance from Section 25-2-1604(C) (1) which states that a parking structure with an entrance that faces the front yard may not be closer to the front lot line than the building façade in order to attach a carport to a single family residence in an “SF-2-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan) (This variance was approved by the Board of Adjustment on 7-12-2010, but has been expired)

Board Member Bryan King motion to Deny (Applicant no show), Board Member Jeff Jack second on a 3-4 vote (Board members Nora Salinas, Leane Heldenfels, Clarke Hammond, Heidi Goebel nay); DENIED;

Board Member Bryan King motion to Reconsider, Board Member Jeff Jack second on a 7-0 vote; RECONSIDER REQUEST;

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant extension for one year, based on previous findings, Board Member Bryan King second on a 7-0 vote; GRANTED EXTENSION FOR ONE YEAR, BASED ON PREVIOUS FINDINGS.

G. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**G-1 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.

POSTPONED TO September 12, 2011 TO PROVIDE SURVEY AND HOW TO REDUCE IMPERVIOUS COVERAGE

**G-2 C15-2011-0081 Richard Suttle Jr. for Joseph Turner
1504 West Avenue**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6, Appendix A from 11 parking spaces to 5 parking spaces in order to maintain an office use in an “NO-H-CO”, Neighborhood Office – Historic – Conditional Overlay zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant based on survey as existing conditions, the use is maintained as professional office, Board Member Leane Heldenfels second on a 7-0 vote; GRANTED BASED ON SURVEY AS EXISTING CONDITIONS, THE USE IS MAINTAINED AS PROFESSIONAL OFFICE.

**G-3 C15-2011-0082 Theresa Lucore
2009 Palo Duro Road**

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 feet in order to maintain an attached accessory structure for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Brentwood 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 an attached accessory structure for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Brentwood Neighborhood Plan)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Heidi Goebel second on a 7-0 vote; GRANTED.

**G-4 C15-2011-0083 Bryce and Sara Miller
4705 Avenue F**

The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 40 feet in order to maintain a single-family residence in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

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 5,000 square feet in order to maintain a single-family residence in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

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 a detached accessory structure in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

POSTPONED TO November 14, 2011 TO PROVIDE SURVEY ON BACK PROPERTY AND TREE SURVEY

**G-5 C15-2011-0084 Hedy Bower and Kevin Easton
7802 Wakefield 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 4.5 feet in order to enclose existing carport with two walls to create storage for a single family residence in an “SF-3”, Family Residence zoning district.

The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Heidi Goebel second on a 7-0 vote; GRANTED.

**G-6 C15-2011-0085 Peggy Maceo
7206 Hardy Drive**

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 5,675 square feet in order to remodel a single-family residence to create a duplex-residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan) **GRANTED**

The applicant has requested a variance to decrease 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 remodel a single-family residence to create a duplex-residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan) **DENIED**

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant lot size variance only with condition limited to current structure 1250 square foot and Deny off street parking variance, Board Member Clarke Hammond second on a 7-0 vote; GRANTED LOT SIZE VARIANCE ONLY WITH CONDITION LIMITED TO

CURRENT STRUCTURE 1250 SQUARE FOOT AND DENIED OFF STREET PARKING VARIANCE .

**G-7 C15-2011-0086 Douglas Gibbins for Zed Bozurgmehr
201 East 34th Street & 3307 Helms Street**

201 E 34th Street – 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 5,871.2 square feet in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan 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 18 feet 11 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 6 feet 6 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – 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 4 feet 10 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan 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 8 feet 5 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

3307 Helms Street – 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 2,980.5 square feet in order to subdivide one lot into two lots and maintain a single-family residence use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan 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 9 feet 2 inches in order to subdivide one lot into two lots and maintain a single-family residence use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan 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 1 foot in order to subdivide one lot into two lots and maintain a single-family residence and detached garage use in an “SF-3-NCCD-NP”, Family

Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

POSTPONED TO October 10, 2011 FOR FURTHER DISCUSSION BETWEEN APPLICANT AND NEIGHBORHOOD ASSOCIATIONS

**G-8 C15-2011-0087 David Cancialosi for Elizabeth Pitts
3304 Green Lee**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 7 feet in order to erect a stairwell for a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan) **GRANTED**

The applicant has requested a variance from the duplex residential use requirements of Section 25-2-773 (D) (1) and (D) (1) (a) stating that (D) The two dwelling units are subject to the following requirements: (1) The two 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 in order to erect an addition to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan) **WITHDRAWN BY APPLICANT**

The applicant has requested a variance from the duplex residential use requirements of Section 25-2-773 (D) (2) stating that the two dwelling units must have a common roof in order to erect an addition to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan) **WITHDRAWN BY APPLICANT**

The applicant has requested a variance from the duplex residential use requirements of Section 25-2-773 (D) (3) stating that at least one of the two units must have a front porch that faces the front street and an entry to the dwelling unit, except that units located on a corner lot must each have a front porch that faces a separate street and an entry to the dwelling unit in order to erect an addition to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan) **WITHDRAWN BY APPLICANT**

The public hearing was closed on Board Member Bryan King motion to Grant only rear yard setback based on drawing showing stairwell area of encroachment, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED ONLY REAR YARD SETBACK BASED ON DRAWING SHOWING STAIRWELL AREA OF ENCROACHMENT.

**G-9 C15-2011-0088 Rupert Reyes and Joann Carreon-Reyes
3103 Breeze Terrace**

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 remodel an existing accessory structure to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek N.P.)

The public hearing was closed on Board Member Bryan King motion to Grant based on G9/5 end of driveway to be landscaped, Board Member Heidi Goebel second on a 7-0 vote; GRANTED BASED ON DRAWING G9/5 END OF DRIVEWAY TO BE LANDSCAPED.

**G-10 C15-2011-0089 David Jones
1813 Collier 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 4.8 feet in order to erect a second story addition to an existing single-family residence in an “SF-3”, Family Residence zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Clarke Hammond second on a 7-0 vote; GRANTED.

**G-11 C15-2011-0090 Jim Bennett for John Bohnen
6313 & 6317 Antigo Lane**

6313 Antigo 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 20 feet in order to maintain and complete a single-family residence in an “SF-2”, Single-family Residence zoning district.

6317 Antigo 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 20 feet in order to maintain and complete a single-family residence in an “SF-2”, Single-family Residence zoning district.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Jeff Jack second on a 7-0 vote; GRANTED.

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.