



**BOARD OF ADJUSTMENT/INTERPRETATION
SPECIAL CALLED MEETING
November 29, 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)**
___ **Will Schnier (Alternate)**

AGENDA

CALL TO ORDER – 6:00 P.M.

A. BOARD OF ADJUSTMENT/INTERPRETATION POSTPONEMENT

**A-1 C15-2011-0110 Sarah Lynn Hill and John Deigh
3704 Bonnell Drive**

This appeal challenges the Planning & Development Review Department’s interpretation of the McMansion ordinance, codified in Subchapter F of City Code Chapter 25-2, in connection with a permit to construct a single-family home at 3704 Bonnell Drive. The appeal alleges that the department incorrectly interpreted and applied the “attic exemption” in Section 3.3.3 of the ordinance, as well as other errors related to plan approval.

B. BOARD OF ADJUSTMENT POSTPONEMENT

**B-1 C15-2011-0122 David Cancalosi for Keri Krupp
3700 Lawton Avenue**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 3 feet in order to maintain a first floor garage and erect a second story addition (5 feet from the rear property line) to an existing garage in order to create a two-family residence 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 4.7 feet along the west property line in order to remodel

and erect a second story addition (7 feet from side property line) to an existing garage in order to create a two-family residence in an “SF-3”, 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 0.452 to 1 in order to remodel and erect a second story addition to an existing garage in order to create a two-family residence in an “SF-3”, Family Residence zoning district.

C. BOARD OF ADJUSTMENT/INTERPRETATION

C-1 C15-2011-0127 John Foster
5222 ½ South Congress Avenue

This appeal challenges the Planning and Development Review Department’s determination, dated September 20, 2011, that the right to maintain an off-premises (billboard) sign at 5222 ½ South Congress Avenue as a non-conforming use was abandoned under City Code Section 25-2-975 (*Abandonment of Non-Conforming 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.