



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD**

**March 12, 2012**

**CITY COUNCIL CHAMBERS**

**301 WEST 2<sup>ND</sup> STREET**

**AUSTIN, TEXAS**

\_\_\_ **Jeff Jack (Chair)**  
\_\_\_ **Heidi Goebel (Vice Chair)**  
\_\_\_ **Bryan King**  
\_\_\_ **Nora Salinas**  
\_\_\_ **Michael Von Ohlen**  
\_\_\_ **Melissa Hawthorne**

\_\_\_ **Susan Morrison**  
\_\_\_ **Cathy French (SRB only)**  
\_\_\_ **Dan Graham (SRB only)**  
\_\_\_ **Will Schnier (Alternate)**  
\_\_\_ **Stuart Hampton (Alternate)**

**AGENDA**

**CALL TO ORDER – 5:30 P.M.**

**A. APPROVAL OF MINUTES February 13, 2012**

**B. SIGN REVIEW BOARD**

**B-1 C16-2012-0004 360 Signs, LLC; Tom Humphries for Christopher Mariani  
9911 Brodie Lane**

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

**C. BOARD OF ADJUSTMENT RECONSIDERATIONS**

**C-1 C15-2012-0013 Don William for Jennie West  
1601 Wethersfield 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 0 feet along the south property line in order to maintain a detached carport for a single family residence in an “SF-3”, Family Residence zoning district.

**D. BOARD OF ADJUSTMENT RECONSIDERATION 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.

**E. BOARD OF ADJUSTMENT POSTPONEMENTS**

**E-1 C15-2010-0012 Vince Huebinger for Domingo Arce  
1700 Miriam Avenue**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 48% for a single-family residence use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

**E-2 C15-2011-0138 Karen Prairie  
7600 Downridge**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 6.5 feet in order to remodel a pool cabana/dressing room and enclose a covered deck area to create a two-family residential use in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49% in order to maintain impervious coverage for a single family residence and proposed two-family residential use 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 4.8 feet in order maintain the enclosure of an existing covered carport for a garage in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance from the maximum linear feet of gables or dormers protruding from the setback plane; from the maximum development permitted in Chapter 25-2; Section 2.8.1 A (2) of the Land Development Code in order to remodel a pool cabana/dressing room and enclose a covered deck area to create a two-family residential use in an “SF-3”, Family Residence zoning district.

**E-3 C15-2012-0001 Jim Wittliff for Roger Easley  
813 East 13<sup>th</sup> 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 8 feet in order to erect the front structure of a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**E-4 C15-2012-0003 Richard T. Suttle Jr. for VIVO Restaurant  
2015 Manor Road**

The applicant has requested a variance from Section 25-2; Subchapter E; Subsection 2.3, Subsection 2.6, and Subsection 3.2 for sidewalks, planting zones, clear zones, utilities, furniture, building placement, parking, corner site, landscape buffer, connectivity, screening and pedestrian frontage provisions to allow existing conditions to remain in order to maintain the existing parking facility in a “CS-MU-V-NP” zoning district.

The applicant has requested a variance from Section 25-2-1007 for landscape islands and trees in parking lots to allow existing conditions to remain in order to maintain the existing parking facility in a “CS-MU-V-NP” zoning district.

The applicant has requested a variance from Section 25-2-1008 for irrigation requirements so that the existing amount of landscaping and related irrigation is the required amount in order to maintain the existing parking facility in a “CS-MU-V-NP” zoning district.

The applicant has requested a variance from Section 25-2-1062 (Height Limitations); Section 25-2-1066 (Screening Requirements) and 25-2-1067(Design Regulations) for compatibility requirements to not apply to the portion of the property abutting the alley to allow existing conditions to remain in order to maintain the existing parking facility in a “CS-MU-V-NP” zoning district.

**E-5 C15-2012-0014 Richard Suttle  
110 East 2<sup>nd</sup> Street and 111 East 3<sup>rd</sup> Street**

The applicant has requested a variance to decrease the minimum off-street loading facility requirement of Section 25-6-592 from eight off-street loading spaces to three off-street loading spaces in order to erect a Hotel use in a “CBD-CURE”, Central Business District – Central Urban Redevelopment Combining District Area.

**E-6 C15-2012-0018 David Cancialsoi for Charles Borgeson  
7404 Albert Road**

The applicant has requested a special exception from Section 25-2-476 of the Land Development Code in order to maintain a side yard setback of 0 feet (10 feet is required) along the north property line in a “DR”, Development Reserve zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 10 feet to 0 feet in order to maintain an addition to an existing carport along the north property line in a “DR”, Development Reserve zoning district.

**F. BOARD OF ADJUSTMENT PUBLIC HEARINGS**

**F-1 C15-2012-0029 Flor Lima  
11710 Tanglebriar Trail**

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 north property line in order to maintain a fence for a single-family residence in an “I-SF-2”, Interim – Single Family Residence zoning district. The Land Development Code states a solid fence constructed along a property line may not exceed an average height of 6 feet or a maximum height of 7 feet.

**F-2 C15-2012-0017 Sarah Harris  
1148 Northwestern 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 5 feet in order to erect a Secondary Apartment use in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance to decrease the minimum number of off-street parking space requirement of Section 25-6, Appendix A from three spaces to zero spaces in order to erect a Secondary Apartment use in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

The applicant has requested a variance from the minimum separation distance requirement of Section 25-2-1463 (C) (2) (a) from 15 feet to 6.1 feet in order to erect a Secondary Apartment use in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**F-3 C15-2012-0022 Leo Leidlein for Joyce Gibson Moskow  
1210 Payne 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 4 feet 8 inches in order to remodel and add a second story to an existing accessory building to create a two-family 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 4 feet 9 inches in order to remodel and add a second story to an existing accessory building to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**F-4 C15-2012-0023 Hasan Khodadadi  
306 West 42<sup>nd</sup> Street**

The applicant has requested a variance to decrease the minimum rear yard setback requirement from 5 feet to 0.5 feet in order to rebuild an accessory structure for a single-family residence in an “SF-3-HD-NCCD”, Family Residence – Historic District – Neighborhood Conservation Combining District zoning district.

**F-5 C15-2012-0024 Thomas Walter for Jeri Moore  
604 Hammack Drive**

The applicant has requested a special exception from Section 25-2-476 (B) of the Land Development Code in order to maintain an accessory structure 2.9 feet from the west property line (5 feet is required) in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan)

**F-6 C15-2012-0025 Mary Keating Bruton  
2201 La Casa 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 1 foot in order to re-subdivide a lot and maintain an existing carport for a single-family residence in an “SF-3”, Family Residence zoning district.

**F-7 C15-2012-0026 Jim Wittliff for Guillermo Sanchez  
1514 Hether**

The applicant has requested a variance to decrease the non-complying setback requirement of Section 25-2-963 (F) (1) (a) from 2.86 feet to 2.6 feet in order to remodel to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. The Land Development Code states that a person may modify a building that is a non-complying structure based on a yard setback requirement of this title if: (1) the modified portion of the building: (a) does not extend further into the required yard setback than the existing non-complying portion of the building.

The applicant has requested a variance from Section 25-2-774 (C) (2) (b) in order to allow a two family residential structure to be located 27 feet in front of the principal structure in order to remodel and maintain a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. The Land Development Code states that the second dwelling unit must be located at least 15 feet to the rear of the principal structure.

**F-8 C15-2012-0027 James Braeutigam  
706 West 26<sup>th</sup> Street**

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 solid fence along the side and rear property lines in an “MF-4-NP”, Multi-Family Residential – Neighborhood Plan zoning district. The Land Development Codes states that a solid fence constructed along a property line may not exceed an average height of 6 feet or a maximum height of 7 feet.

**F-9 C15-2012-0028 Florence Spalding  
4615 Banister Lane**

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 remodel and maintain a single accessory dwelling in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance from Subchapter F; Article 2; Subsection 2.6 in order to encroach 5 feet into the rear setback plane in order to remodel and maintain a single accessory dwelling in an “SF-3”, Family Residence zoning district.

**F-10 C15-2012-0030 Robert Meck  
6110 Sierra Leon**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from six feet to seven feet in order to erect a solid fence along the side and rear property lines 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 6 feet or a maximum height of 7 feet.

**F-11 C15-2012-0031 Jim Bennett for James Leal  
8503 Stillwood 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 12 feet in order to maintain an open carport for a single-family residence in an “SF-3”, Family Residence zoning district.

**F-12 C15-2012-0032 Jim Bennett for Michael A Colennetta  
3902, 3904, 3906 Wadford Street**

The applicant has requested a variance to decrease the minimum compatibility setback requirement of Section 25-2-1067 (G) from 25 feet to 2.5 feet in order to erect driveway and parking for a commercial building in a “GR-MU-V-CO-NP”, Community Commercial – Mixed Use – Vertical Mixed Use Building – Conditional Overlay – Neighborhood Plan zoning district. The Land Development Code states that unless a parking area of driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is: (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-13 C15-2012-0033 Darren Barger for Brit Taylor Burton  
2425 Euclid Avenue**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 24 feet in order to maintain an addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Dawson 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 4.45 feet in order to maintain and existing single-family

residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Dawson Neighborhood Plan)

## **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.