



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD**

**June 11, 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 May 14, 2012**

**B. SIGN REVIEW BOARD**

**B-1 C16-2012-0008 Jim Bennett for Lakeline Market, LTD (Milo Burdette)  
14028 North U.S. Highway 183**

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-131 (C) from two freestanding signs to three freestanding signs for a Retail Development in a “GR-CO”, Community Commercial – Conditional Overlay zoning district. (Expressway Corridor Sign District)

**C. INTERPRETATION**

**C-1 C15-2012-0071 Andrew and Karen Prairie  
7600 Downridge Drive**

Conduct a public hearing to consider an appeal by Betty Epstein regarding the compliance of a building permit for 7600 Downridge Drive with various sections of City Code Chapter 25-2 (zoning).

**D. BOARD OF ADJUSTMENT POSTPONEMENTS**

**D-1 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)

**WITHDRAWN BY APPLICANT**

**D-2 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.

**WITHDRAWN BY APPLICANT**

**D-3 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 along the west property line 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.

**D-4 C15-2012-0050 Julia Webber for Adela Ben-Yaker  
1512 West 29<sup>th</sup> Street**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 56% in order to maintain impervious coverage for a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**WITHDRAWN BY APPLICANT**

**D-5 C15-2012-0053 Adam Creasy  
7808 Rutgers 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 20 feet in order to erect an attached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

**D-6 C15-2012-0054 Michele Rogerson Lynch for Russ Eppright  
503 West Martin Luther King Jr. Blvd.**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet (along San Antonio Street) in order to erect an electric transformer vault required for development of a commercial project in a “CS”, Commercial Services zoning district.

**WITHDRAWN BY APPLICANT**

**D-7 C15-2012-0055 Donnie Gerault for Michael Hopkins  
3005 Brass Buttons Trail**

The applicant has requested a special exception from Section 25-2-476 (B) (3) (a) in order to maintain a two story single family residence .4 feet from the north property line and 2 feet from the south property line instead of the required 5 feet in an “LA”, Lake Austin zoning district.

The applicant has requested a special exception from Section 25-2-476 (B) (3) (a) in order to maintain a wood deck for a single family residence 0 feet from the north and south property lines instead of the required 5 feet in an “LA”, Lake Austin zoning district.

**E. BOARD OF ADJUSTMENT PUBLIC HEARINGS**

**E-1 C15-2012-0052 Elizabeth C. Oehler  
715 W. Live Oak**

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 west property line in order to maintain a detached garage structure for an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-2 C15-2012-0056 Jim Bennett for R.L. Horn Trust (John Horne)  
2800 E. 22<sup>nd</sup> Street**

The applicant has requested to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 18 feet in order to erect a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Rosewood Neighborhood Plan)

**E-3 C15-2012-0057 Annemarie and John Bagby  
8005 Finch Trail**

The applicant has requested a special exception from Section 25-2-476 in order to maintain a covered patio 10.4 feet from the side street property line instead of the required 15 feet for a single-family residence in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance from Section 25-2-963 (E) (1) (b) to maintain and increase the height of a non-complying structure in order to increase the height of an existing two story accessory building for a single-family residence in an “SF-3”, Family Residence zoning district.

**E-4 C15-2012-0058 Elvira Escobar  
2016 Jesse E. Segovia Street**

The applicant has requested a variance from Section 25-2-1463 (C) (2) (a) in order to remodel an existing accessory building to create a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. The Land Development Code states that a secondary apartment must be located at least 15 feet to the rear of the principal structure. (Note: This variance was approved on 12-8-2008 under case # C15-2008-0145 and approved again on 4-11-2011 under case # C15-2010-0150 – variances have since expired.)

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 maintain a carport in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Note: This variance was approved on 4-11-11 under case #C15-2010-0150 but has since expired.)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 47% in order to maintain a single-family residence, secondary apartment and accessory structures in an “SF-3-NP”, Family Residence – 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 24 feet in order to maintain a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Note: This variance was approved on 4-11-11 under case #C15-2010-0150 but has since expired)

**E-5 C15-2012-0059 Roel and Theresa Chapa  
10708 Desert Willow Loop**

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 along the east property line in order to maintain a detached accessory building in an “SF-2”, Single – Family Residence 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 5 feet in order to maintain a detached accessory building (over 15’ in height) in an “SF-2”, Single – Family Residence zoning district.

**E-6 C15-2012-0060 Ana Luisa Salas-Porrás  
4507 Shoal Creek Blvd.**

The applicant has requested a special exception from Section 25-2-476 in order to maintain a carport 17 feet from the front property line instead of the required 25 feet in an “SF-3”, Family Residence zoning district.

The applicant has requested a special exception from Section 25-2-476 in order to maintain a carport 4.9 feet from the side (north) property line instead of the required 5 feet in an “SF-3”, Family Residence zoning district.

The applicant has requested a special exception from Section 25-2-476 in order to maintain a detached accessory building 3.5 feet from the rear property line instead of the required 5 feet in an “SF-3”, Family Residence zoning district.

**E-7 C15-2012-0061 Anna R. Lauri for Andrew Jones  
2401 Westover Road**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 46.5% in order to maintain a swimming pool and patio in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-8 C15-2012-0062 Kari Blachly for Barbara Wohlgemuth  
1701 Brackenridge**

The applicant has requested a variance to decrease the minimum separation requirement of Section 25-2-774 (C) (2) (a) for a two-family residential use from 15 feet to 0 feet in order to construct an addition and maintain a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. The Land Development Code states that for a two-family residential use the second dwelling unit must be located at least 15 feet to the rear of the principal structure.

The applicant has requested a variance to decrease the minimum rear yard of a through lot setback requirement of Section 25-2-515 from 25 feet to 18 feet in order to maintain a non-complying two-family residential structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-9 C15-2012-0063 Benjamin Siewert for Luis A. Aquino  
2316 Webberville Road**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 from 37 required off-street parking spaces to 17 provided off-street parking spaces in order to erect an addition of a 1200 square foot patio for an existing Cocktail Lounge use in a “CS-CO-MU-NP”, Commercial Services – Conditional Overlay – Mixed Use – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**E-10 C15-2012-0064 Jim Bennett for Melissa Schenker  
1802 Brackenridge Street**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 54.7 % in order to maintain a two-family residential use and a deck in an “SF-3-NP”, Family Residence zoning district – Neighborhood Plan zoning district.

**E-11 C15-2012-0065 Danny Miller for John Bohner  
13401 ½ Escarpment Drive**

The applicant has requested a variance to decrease the minimum street pavement width requirement of Section 25-2-832 (1) from at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet to 33 feet in order to erect a private educational facility in an “I-RR”, Interim Rural Residence zoning district.

**E-12 C15-2012-0066 Monica Putnam  
11800 Buggy Whip Trail**

The applicant has requested a variance to decrease the minimum front street requirement of Section 25-2-492 (D) from 25 feet to 22.5 feet in order to enclose an existing slab foundation in order to expand living area for a single-family residence in an “I-SF-2”, Interim – Single Family Residence zoning district.

**E-13 C15-2012-0067 Gary Robinson for Bill & Laurie Worsham  
1105 Norwalk Lane**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 19.8 feet to 19 feet in order to complete the construction of a carport for an existing single-family residence in an “SF-3”, Family Residence zoning district. (The Board of Adjustment approved a variance #C15-2010-0099 to erect a carport with a 19.8 foot setback on September 13, 2010)

**E-14 C15-2012-0068 Philip Just for Bryan Bayerdorffer  
1502 West 9<sup>th</sup> 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 feet in order to erect a detached accessory building (over 15feet in height) for a single-family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

**E-16 C15-2012-0070 Robert Tillotson  
2102 Roundtree 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 2.5 feet in order to maintain a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Rosewood 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.