



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
JOINT MEETING
MINUTES
(June 11, 2012)**

The Board of Adjustment/Sign Review Board convened in a joint meeting on June 11, 2012, City Council Chambers, 301 West 2nd Street, Austin, Texas.

Chair Jeff Jack called the Board Meeting to order at 5:30 p.m.

Board Members in Attendance: Jeff Jack (Chair), Heidi Goebel (Vice Chair), Melissa Hawthorne, Bryan King, Susan Morrison, Michael Von Ohlen, Nora Salinas, Cathy French (SRB), Will Schnier (Alternate)

Board Members Absent: Dan Graham (SRB)

Staff in Attendance: Susan Walker, Diana Ramirez, Greg Guernsey and John McDonald

A. APPROVAL OF MINUTES May 14, 2012

Board member Heidi Goebel motion to approve the minutes for May 14, 2012, Board member Bryan King second on 7-0 vote, GRANTED.

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)

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant, Board Member Cathy French second on a 8-0 vote; GRANTED.

C. INTERPRETATION

**C-1 C15-2012-0071 Betty Epstein
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).

WITHDRAWN BY APPLICANT

D. BOARD OF ADJUSTMENT POSTPONEMENTS

**D-1 C15-2012-0001 Jim Wittliff for Roger Easley
813 East 13th 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WITHDRAWN BY APPLICANT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 42nd 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.

WITHDRAWN BY APPLICANT

**D-4 C15-2012-0050 Julia Webber for Adela Ben-Yaker
1512 West 29th 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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions to add gutters, Board Member Nora Salinas second on a 3-4 vote (Board members Jeff Jack, Bryan King, Melissa Hawthorne, Will Schnier nay; Board member Heidi Goebel recused); DENIED.

**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.

POSTPONED TO JUNE 20, 2012 (SPECIAL CALLED MEETING)

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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with friendly amendment to keep detached garage as an accessory use only, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED WITH FRIENDLY AMENDMENT TO KEEP DETACHED GARAGE AS AN ACCESSORY USE ONLY.

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

POSTPONED TO JULY 9, 2012 (RENOTIFICATION)

**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.

POSTPONED TO JULY 9, 2012

**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)

The public hearing was closed on Board Member Bryan King motion to Deny, Board Member Michael Von Ohlen second on a 7-0 vote; DENIED. (APPLICANT NO SHOW)

**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.

POSTPONED TO JULY 9, 2012

**E-6 C15-2012-0060 Ana Luisa Salas-Porras
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.

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

**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.

WITHDRAWN BY APPLICANT

**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.

POSTPONED TO JULY 9, 2012

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.

Board Member Bryan King motion to Grant, Board Member Will Schnier second on a 7-0 vote (Board Member Melissa Hawthorne recused); GRANTED.

**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)

POSTPONED TO JULY 9, 2012 (RENOTIFICATION)

**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.

The public hearing was closed on Board Member Bryan King motion to Grant 51% impervious coverage, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED 51% IMPERVIOUS COVERAGE.

**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.

POSTPONED TO JUNE 20, 2012 (SPECIAL CALLED MEETING)

**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.

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

**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)

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

**E-14 C15-2012-0068 Philip Just for Bryan Bayerdorffer
1502 West 9th 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 15 feet in height) for a single-family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

POSTPONED TO JULY 9, 2012

**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)

POSTPONED TO JULY 9, 2012

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.