



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
JOINT MEETING
MINUTES
(August 13, 2012)**

The Board of Adjustment/Sign Review Board convened in a joint meeting on August 13, 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, Fred McGhee, Susan Morrison, Will Schnier (Alternate)

Board Members Absent: Michael Von Ohlen (BOA) and Nora Salinas (BOA), Cathy French (SRB) and Dan Graham (SRB)

Staff in Attendance: Susan Walker, John McDonald

Staff Absent: Diana Ramirez

A. APPROVAL OF MINUTES July 9, 2012

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with correction for Item E-11, Board Member Susan Morrison second on a 6-0 vote; GRANTED WITH CORRECTION FOR ITEM E-11.

B. SIGN REVIEW BOARD POSTPONEMENTS

**B-1 C16-2012-0011 Kevin Hull and Bryan Hardeman
3400 Steck Avenue**

The applicant has requested a variance to increase the maximum sign height of a freestanding sign requirement of Section 25-10-130 (G) (1) from 30 feet above frontage street pavement grade to 60 feet above frontage street pavement grade in order to erect a freestanding sign for an Automotive Sales use in an "LI", Limited Industrial zoning district. (Commercial Sign District)

The public hearing was closed on Board Member Heidi Goebel motion to Deny, Board Member Susan Morrison second on a 6-0 vote; DENIED.

C. SIGN REVIEW BOARD

**C-1 C16-2012-0012 Danny Crouse for University Federal Credit Union
5033 West US 290**

The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-123 (B) (3) (a) from 35 feet in height to 50 feet in height in order to erect a freestanding sign for a Financial Services us in a “GR-NP”, General Retail – Neighborhood Plan zoning district. (Expressway Corridor Sign District)

The public hearing was closed on Board Member Susan Morrison motion to Deny, Board Member Heidi Goebel second on a 3-3 vote (Board Members Will Schnier, Fred McGhee, Melissa Hawthorne nay); DENIED.

D. BOARD OF ADJUSTMENT POSTPONEMENTS

**D-1 C15-2012-0062 Kari Blachly for Barbara Wohlgemuth
1701 Brackenridge**

The applicant has requested a variance to decrease the minimum rear yard setback of a through lot requirement of Section 25-2-515 from 25 feet to 18 feet in order to maintain a non-complying duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan) The Land Development Codes states that for a through lot, a rear yard must comply with the minimum requirements applicable to a front yard.

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. **GRANTED JUNE 11, 2012**

**POSTPONED TO SEPTEMBER 10, 2012 (SEPT 10, 2012 CANCELLED DUE TO BUDGET MEETING – RESCHEDULE TO SEPTEMBER 17, 2012)
RE-NOTIFICATION**

**D-2 C15-2012-0068 Jim Bennett 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 0 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 Residence – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with friendly amendment that the rear wall meet fire code approval, Board Member Will Schnier second on a 6-0 vote; GRANTED WITH FRIENDLY AMENDMENT THAT THE REAR WALL MEET FIRE CODE APPROVAL.

**D-3 C15-2012-0074 Jim Bennett for Mark Traeger
3400 Barranca Circle**

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 a swimming pool deck for a single-family residence in an “SF-3”, Family Residence 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 10 feet in order to maintain a swimming pool deck for a single-family residence in an “SF-3”, Family Residence zoning district.

The public hearing was closed on Board Member Heidi Goebel motion to Grant, Board Member Susan Morrison second on a 6-0 vote; GRANTED.

**D-4 C15-2012-0079 Nicole Yates for Timothy S. Feeley; Nicole Yates; JoAnn Glosson; Paul C. Beaman; Aldo Berduo; Robert B. McFarland
13120,13124,13126,13128,13130,13134,13138 Travis View Loop**

The applicant has requested a variance to increase the maximum height of a solid fence requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height in order to erect an 8 foot fence along the rear property lines and a side property line (13134 Travis View Loop) in an “SF-2”, Single-Family Residence zoning district.

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant (Except for address 13138 Travis View Loop - No Owner Signature), Board Member Susan Morrison second on a 6-0 vote; GRANTED (EXCEPT for address 13138 Travis View Loop – NO OWNER SIGNATURE).

**D-5 C15-2012-0080 Nicole Yates for Barbara & Keith Eldred; Michael P. & Leslie A. Castillo; Anthony Bruno
4701, 4703, 4705 Travis View Court**

The applicant has requested a variance to increase the maximum height of a solid fence requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height in order to erect an 8 foot fence along the rear property lines in an “SF-2”, Single-Family Residence zoning district.

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

**D-6 C15-2012-0081 Tonianne Soster for Michael Jaimes
2110 Griswold Lane**

The applicant has requested a variance from the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49.15% in order to maintain a single family residence, guest house, swimming pool and deck in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central West Austin Combined Neighborhood Planning Area)

The public hearing was closed on Board Member Will Schnier motion to Grant at 47% with curb installed to low side of the driveway, Board Member Melissa Hawthorne second

on a 6-0 vote; GRANTED AT 47% WITH CURB INSTALLED TO LOW SIDE OF THE DRIVEWAY.

**D-7 C15-2012-0083 Brian Crockett for Linda Thomas
1410 West 13th Street**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6, Appendix A from 3 off-street parking spaces to 0 off-street parking spaces (4 noncomplying spaces will be provided) in order to relocate a driveway for a duplex residential use in an “MF-3-NP”, Multi-Family Residence (Medium Density) – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (65% existing) to 65% in order to relocate a driveway for a duplex residential use in an “MF-3-NP”, Multi-Family Residence (Medium Density) – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

WITHDRAWN BOTH VARIANCE REQUEST BY APPLICANT

E. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**E-1 C15-2012-0085 Tom Blackwell for EIX & Blackwell
1711 West 11th Street**

The applicant has requested a variance to decrease the minimum common wall requirement for a duplex residential use of Section 25-2-773 (D) (1) (a) from 53 feet to approximately 12 feet in order to remodel an existing single family residence and erect an addition to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

The applicant has requested a variance from the common roof for a duplex residential use requirement of Section 25-2-773 (D) (2) in order to remodel an existing single family residence and erect an addition to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan) The Land Development Code states that for a duplex residential use, the two units must have a common roof.

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with friendly amendment that the garage move forward minimum of 5 feet to increase common wall by minimum of 5 feet to 17 feet, Board Member Susan Morrison second on a 6-0 vote; GRANTED WITH FRIENDLY AMENDMENT THAT THE GARAGE MOVE FORWARD MINIMUM OF 5 FEET TO INCREASE COMMON WALL BY MINIMUM OF 5 FEET TO 17 FEET.

**E-2 C15-2012-0086 Carola Pfau
4014 Avenue D**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 0 feet in order to maintain an accessory building for a single family residence use in an “SF-3-HD-NCCD” zoning district.

The public hearing was closed on Board Member Heidi Goebel motion to Deny, Board Member Susan Morrison second on a 6-0 vote; DENIED.

**E-3 C15-2012-0089 Cascade Custom Pools for Brent Cardwell
8116 Red Bird Ct.**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 40% to 40.8% in order to maintain a pool and deck for a single-family residence in an “SF-1”, Single-Family Residence Large Lot zoning district.

The public hearing was closed on Board Member Heidi Goebel motion to Grant, Board Member Melissa Hawthorne second on a 6-0 vote; GRANTED.

**E-4 C15-2012-0090 Brian & Laura Barber
4302 Bonnell Vista Cove**

The applicant has requested a variance to decrease the common wall for a duplex residential use requirement of Section 25-2-773 (D) (1) (a) from 50% of the maximum depth of the building to 33.7% of the maximum depth of the building in order to complete a duplex residential use in an “SF-3”, Family Residence zoning district. The Land Development Code states that for a duplex residential use 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.

The public hearing was closed on Board Member Heidi Goebel motion to Grant, Board Member Susan Morrison second on a 6-0 vote; GRANTED.

**E-5 C15-2012-0092 John and Teddy Kinney
3305 Lafayette Avenue**

The applicant has requested a variance from Section 25-2-1604 (C) (1) in order to maintain a parking structure with an entrance that faces the front yard to be closer to the front lot line than the building façade of the principal structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek Neighborhood Plan) The Land Development Code 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 of the principal structure.

POSTPONED TO OCTOBER 8, 2012 (RE-NOTIFICATION NEEDED)

**E-6 C15-2012-0093 Jim Bennett for Jon & Jessa Laudua
3914 Glengarry Drive**

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 inches in order to erect a deck for a single-family residence in an “SF-2”, Single-Family residence zoning district.

The public hearing was closed on Board Member Will Schnier motion to Deny, Board Member Heidi Goebel second on a 6-0 vote; DENIED.

**E-7 C15-2012-0094 Greg Esparza for Elizabeth Mueller & Michael Oden
3213 French Place**

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 erect an addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant, Board Member Will Schnier second on a 6-0 vote; GRANTED.

**E-8 C15-2012-0095 R. Kyle Hawes for Karpel Investments Limited
3000 Speedway Building 2 Unit C**

The applicant has requested a variance to decrease the minimum off-street parking space requirement of Ordinance #20040826-58; Part 6; Section 7 (g) from 12 off-street parking spaces to 11 off-street parking spaces in order to erect a bike rack in front of a required parking space for a Condominium Residential use in an “MF-4-NCCD-NP”, Multi-Family Residence (Moderate-High Density) – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. The Ordinance states that for a multi-family use, a parking space must be provided for each bedroom in a dwelling unit.

The public hearing was closed on Board Member Heidi Goebel motion to Deny, Board Member Will Schnier second on a 6-0 vote; DENIED.

**E-9 C15-2012-0096 Pinaki Ghosh & Victoire Van Der Pas
3606 Grant 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 3 feet in order to convert a carport into an accessory building for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (MLK Neighborhood Plan)

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-513 (G) from 20 feet to 14 feet in order to maintain a covered front porch for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (MLK Neighborhood Plan) The Land Development Code states that a covered porch that is open on three sides may project five feet into a required front yard.

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 inch in order to maintain a covered walkway (along the west property line) for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (MLK Neighborhood Plan)

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with friendly amendment to meet parking requirements, Board Member Heidi Goebel second on a 6-0 vote; GRANTED WITH FRIENDLY AMENDMENT TO MEET PARKING REQUIREMENTS.

**E-10 C15-2012-0097 Irene M. Rositas
1904 Camino Viejo**

The applicant has requested a variance to decrease the minimum through lot setback requirement of Section 25-2-515 from 25 feet to 13 ½ feet in order to erect a pergola over an existing patio for a single-family residence in an “SF-2”, Single-Family Residence zoning district. The Land Development Code states that for a through lot, a rear yard must comply with the minimum requirement applicable to a front yard.

The public hearing was closed on Board Member Heidi Goebel motion to Grant with condition that the pergola remain open on all 3 sides as shown on E10/13, Board Member Melissa Hawthorne second on a 6-0 vote; GRANTED WITH CONDITION THAT THE PERGOLA REMAIN OPEN ON ALL 3 SIDES AS SHOWN ON E10/13.

**E-11 C15-2012-0098 Lauren Bellg for Richard Wambold
2906 Rivercrest Drive**

The applicant has requested a variance from the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 10 feet in order to erect a fence (sound abatement wall) along the side property line for a single family residence in an “LA”, Lake Austin 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.

The public hearing was closed on Board Member Will Schnier motion to Denied (Applicant no show), Board Member Heidi Goebel second on a 6-0 vote; DENIED (APPLICANT NO SHOW).

**E-12 C15-2012-0099 John and Alisa Jenne for Alisa Buster and Patrick Durbin
8202 Easter Cove**

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 carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Wooten Neighborhood Plan)

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with condition that carport remains open on all 3 sides, Board Member Will Schnier second on a 6-0 vote; GRANTED WITH CONDITION THAT CARPORT REMAINS OPEN ON ALL 3 SIDES.

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.

Revised C-1 as per meeting Sept 17, 2012