



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD**

**December 10, 2012**

**CITY COUNCIL CHAMBERS**

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

**AUSTIN, TEXAS**

___ <b>Jeff Jack (Chair)</b>	___ <b>Sallie Burchett</b>
___ <b>Melissa Hawthorne (Vice Chair)</b>	___ <b>Cathy French (SRB only)</b>
___ <b>Fred McGhee</b>	___ <b>Will Schnier (Alternate)</b>
___ <b>Nora Salinas</b>	___ <b>Stuart Hampton (Alternate)</b>
___ <b>Michael Von Ohlen</b>	
___ <b>Bryan King</b>	

**AGENDA**

**CALL TO ORDER – 5:30 P.M.**

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

**B. SIGN REVIEW BOARD**

**B-1 C16-2012-0017 Tom Humpries for Sandalwood Management  
13945 Highway 183 North**

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 above frontage street pavement grade to 45 feet above frontage street pavement grade in order to replace three freestanding signs with two multi-tenant freestanding signs in an Expressway Corridor Sign District.

**C. BOARD OF ADJUSTMENT RECONSIDERATIONS**

**C-1 C15-2012-0092 John and Teddy Kinney  
3305 Lafayette Avenue**

The applicant has requested a variance from Section 25-2-1604 (C) (1) and (2) 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 and to exceed 50 percent of the width 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; and if the parking structure is less than 20 feet behind the building façade, the width of the parking structure may not exceed 50 percent of the width of the principal structure, measured parallel to the front lot line.

## **D. BOARD OF ADJUSTMENT PUBLIC HEARING POSTPONEMENTS**

### **D-1 C15-2012-0069 Greg Esparza for Primrose Kitchen 1800 A Jentsch Court**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 6.6 feet in order to maintain a sunroom addition to a duplex 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 47.7% in order to maintain a sunroom addition to a duplex residential use in an “SF-3”, Family Residence zoning district.

### **D-2 C15-2012-0111 Pablo Serna for Will Fowler 3312 Beverly Road**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-774 (B) from 7,000 square feet to 6,795 square feet in order to erect 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 rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to erect 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 street setback requirement of Section 25-2-492 (D) from 15 feet to 14 feet 2 inches in order to erect a Two-Family Residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

### **D-3 C15-2012-0130 Nathan Maulding & Lacey Duke for Hemmasi Majid, Seyed Miri 2507 East 16<sup>th</sup> Street**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1406 (5) (a) from 2,500 square feet to 1,876 square feet in order to erect a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

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

**D-4 C15-2012-0133 Pablo Toboada for Tony Browning  
1800 Holly Street**

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 4 inches along the east property line in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

**D-5 C15-2012-0137 Maggie McIntosh for Jeff Anderson  
4101 Avenue A**

The applicant has requested a variance to increase the maximum building coverage requirement of Section 25-2-492 (D) from 40% to 43.4% in order to remodel to add a roof and screen in an existing wood deck for a single-family residence in an “SF-3-HD-NCCD-NP”, Family Residence – Historic District – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**E. BOARD OF ADJUSTMENT PUBLIC HEARINGS**

**E-1 C15-2012-0129 William Gula  
3310 Robinson Avenue**

The applicant has requested a variance to decrease the minimum side and rear setback requirements of Section 25-2-492 (D) from 5 feet to 0 feet in order to maintain a detached wooden deck along the north and west property lines for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-2 C15-2012-0138 David Cancialosi for Jason English and Janice Diane English  
3801 Avenue H**

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 replace and erect a carport for a single-family residence in an “SF-3-HD-NCCD-NP”, Family Residence – Historic District – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**E-3 C15-2012-0139 Jim Bennett for Ira & Amy Knox  
1307 Alamo Street**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1406 (5) (a) from 2500 square feet to 2367 square feet in order to erect a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-4 C15-2012-0140 Hasan Khodadadi  
8609 Fathom Circle Unit B**

The applicant has requested a variance to decrease the minimum through lot setback requirement of Section 25-2-515 from 25 feet to 20 feet in order to enclose an existing patio to create additional living area for a duplex residential use in an “SF-3”, Family Residence zoning district. The Land Development Code states that for a through lot, a rear yard must comply with the minimum requirements applicable to a front yard.

**E-5 C15-2012-0141 Michael Hide  
1336 Bonham Terrace**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 5 feet in order to erect a detached accessory structure for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-6 C15-2012-0142 Kevin Smith  
2702 East 12<sup>th</sup> Street**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1444 (B) (2) from 3,500 square feet to 2,750 square feet for Lot 2C and from 3,500 square feet to 2,625 square feet for Lot 2D in order to erect a Cottage Special Use on each lot in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan) The Land Development Code states that the minimum lot area for a cottage special use is 3,500 square feet for a lot that is located in an “SF-3” district and adjoins a lot that is (i) zoned “SF-3”; (ii) has a lot area of at least 5,750 square feet; and (iii) is developed as a single-family residence.

**E-7 C15-2012-0143 Jim Bennett for Rox Covert  
510 Atlanta Street**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 45.12% in order to erect a deck for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-8 C15-2012-0144 James Watson for Alper Enver  
5003 Duval Street**

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 north property line in order to maintain a detached accessory building for a single-family residence in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**E-9 C15-2012-0145 Kevin Smith  
1200 Cotton Street**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-1424 (A) (4) from 10 feet to 5 feet in order to erect an Urban Home in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-10 C15-2012-0146 Craig Adair  
204 Park 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 erect a wooden deck to a single-family residence in an “SF-3”, Family Residence zoning district.

**E-11 C15-2012-0147 Jim Bennett for Jan Currier  
608 Blanco Street**

The applicant has requested a variance to increase the maximum floor to area ratio of Subchapter F; Article 2; Subsection 2.1 from .4 to 1.0 to .48.2 to 1.0 in order to erect an addition to an existing multi-family residence (3 units) in an “MF-4-HD-NP”, Multi-Family Residence – Historic District – Neighborhood Plan zoning district.

## **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.