



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD**

**February 11, 2013**

**CITY COUNCIL CHAMBERS**

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

**AUSTIN, TEXAS**

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

\_\_\_ **Sallie Burchett**  
\_\_\_ **Cathy French (SRB only)**  
\_\_\_ **Will Schnier (Alternate)**  
\_\_\_ **Stuart Hampton (Alternate)**

**AGENDA**

**CALL TO ORDER – 5:30 P.M.**

**A. APPROVAL OF MINUTES** December 10, 2012

**B. SIGN REVIEW BOARD**

**B-1 C16-2013-0001 Jim Bennett for Cielo Realty Partners**  
**4410 East Riverside Drive**

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 General Retail use in a “GR”, Community Commercial zoning district. (Scenic Sign District)

**B-2 C16-2013-0002 Fairmont Sign Company for Karlin Parmer Office**  
**717 East Parmer Lane**

The applicant has requested a variance to increase the maximum freestanding sign requirement of Section 25-10-124 (B) from one freestanding sign to two freestanding signs in order to erect two freestanding signs in an “LI-PDA” zoning district. The Land Development Code allows one freestanding sign on a lot.

The applicant has requested a variance from Section 25-10-124 (F) in order to allow the internal lighting of logos for wall signs and freestanding signs in an “LI-PDA” zoning district. The Land Development Code states that internal lighting of signs is prohibited, except for the internal lighting of individual letters.

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

### **C-1 C15-2012-0111 Pablo Serna for Will Fowler 3312 Beverly Road**

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

### **C-2 C15-2012-0128 John Hussey for Tressa Granger Piekarz 1204 Valdez Drive**

The applicant has requested a variance from Section 25-2-1463 (C) (2) (a) in order to erect a secondary dwelling unit that is not at least 15 feet to the rear of the principal structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Montopolis Neighborhood Plan) The Land Development Code states that a secondary apartment must be located at least 15 feet to the rear of the principal structure.

### **C-3 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)

### **C-4 C15-2012-0135 Jim Bennett for Grit and Grace 4112 Medical Parkway**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 88 off-street parking spaces to 19 off-street parking spaces in order to remodel the second floor of a commercial building to expand a Cocktail Lounge use in a “CS-1”, Commercial – Liquor Sales zoning district.

### **C-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.

**C-6    C15-2012-0142            Kevin Smith  
2710 and 2712 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.

**C-7    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.

**C-8    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.

**D.    BOARD OF ADJUSTMENT PUBLIC HEARINGS**

**D-1    C15-2012-0112            David Cancialosi for Daniel Gillotte & Rosie Weaver  
100 East Lisa Drive**

**Special Exception Request(s):** The applicant has requested a special exception from Section 25-2-476 in order to maintain a carport 5 feet 10 inches from the front street property line instead of the required 25 feet from the property line and 0 feet from the side yard (west property line) instead of the required 5 feet from the property line in order to maintain a carport for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan)

**Variance Request(s):** The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 16 feet 7 inches in order to maintain a playscape for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan)

**D-2 C15-2013-0001 James and Ashley Fairleigh  
1703 Payne 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 19 feet in order to erect an addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**D-3 C15-2013-0002 Kari Blachly for Joseph Strahmann  
900 West 31<sup>st</sup> Street**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 11 feet (along Grandview Street) in order to demolish an existing carport and rebuild to create a garage for a single-family residence 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 3 1/2 feet (along the north property) in order to maintain an addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**D-4 C15-2013-0005 Charles Escutia & David Knoll for Elizabeth Hurley  
1504 Canterbury 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 2.8 feet in order to remodel an accessory structure to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance to decrease the minimum separation distance requirement of Section 25-2-774 (C) (2) (a) from 15 feet to 14.2 feet in order to remodel an accessory structure to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan) The Land Development Code states that the second dwelling unit must be located at least 15 feet to the rear of the principal structure.

**D-5 C15-2013-0006 Barton Bonner  
10406 Charette Cove**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 51% in order to maintain a single-family residence, swimming pool and sport court in an “SF-2”, Single-Family Residence zoning district.

**D-6 C15-2013-0007 Forrest Berkey  
1908 Riverview 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 5 feet in order to erect a detached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

**D-7 C15-2013-0008 James Remore for James Scott  
2205 Forest Trail**

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

**D-8 C15-2013-0009 Benjamin Howell  
1811 West 29<sup>th</sup> Street**

The applicant has requested a variance to increase the maximum allowable fence height requirement of Section 25-2-899 (D) from 6 feet to 8 feet in order to allow a fence to be constructed along the west, south and east property lines for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Road Neighborhood Plan)

**D-9 C15-2013-0010 David Cancialosi for Scott Van Den Berg  
9803 Patrice**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 40% to 43.9% in order to maintain a single family residence with decks and swimming pool in an “SF-1”, Single-Family Residence Large Lot zoning district.

**D-10 C15-2013-0011 David Cancialosi for John Gordon Muir  
1404 Rockcliff Road**

The applicant has requested a variance to decrease the minimum shoreline setback requirement of Section 25-2-551 (D) (1) (a) from 75 feet to 10 feet in order to remodel and erect an addition to a single family residence in an “LA”, Lake Austin zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-551 (D) (2) from 5 feet to 3.5 feet in order to remodel and erect an addition to a single family residence in an “LA”, Lake Austin zoning district.

## **E. DISCUSSION AND ACTION**

### **E-1 Board of Adjustment/Sign Review Board Meeting Schedule for 2013**

#### **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.