



**BOARD OF ADJUSTMENT  
June 10, 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 May 13, 2013**

**B. BOARD OF ADJUSTMENT PUBLIC HEARING POSTPONEMENTS**

**B-1 C15-2012-0135 Jim Bennett for Grit and Grace  
4112 Medical Parkway**

The applicant has requested a variance from Section 25-6-501 (C) to increase the minimum distance between an off-site parking facility and the use that it serves from 1,000 feet to 1,200 feet in order to provide 69 of the required 88 parking spaces off site 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.

**B-2 C15-2013-0036 Darby Noonan for Luis Sentis & Adela Ben-Yakar  
1512 West 29<sup>th</sup> Street**

The applicant has requested a variance to decrease the minimum separation requirement of Section 25-2-774 (C) (2) (a) from 15 feet to 4 inches in order to erect an addition to an existing two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**B-3 C15-2013-0038 Damon Faigle  
8800 Ampezo Trail**

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 above grade to 8 feet above grade (at the

highest point) in order to erect a fence (along Cortina Drive) for a single-family residence in an “SF-2”, Single-Family Residence zoning district. The Land Development Code states that a solid fence constructed along a property line may not exceed an average height of six feet or a maximum height of seven feet.

**B-4    C15-2013-0039        William Hodge AIA 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)

**B-5    C15-2013-0040        Jeremy Broadhead & Kristen Anderson  
1300 Chicory Cove**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 6 ½ feet in order to maintain a detached accessory building for a single family residence in an “SF-2”, Single-Family Residence zoning district.

**B-6    C15-2013-0044        Linda L. Beam for Travis Mellard  
3620 Josh Lane**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (45.66%) to 47.88% in order to erect a swimming pool and spa for a single-family residence in an “I-SF-2”, Interim – Single-Family Residence zoning district.

**B-7    C15-2013-0047        Lucy Begg & Robert Gay  
64 Navasota 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 3 feet in order to maintain and remodel an addition, and to modify the height of the roof to match the gable and pitch of the existing single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

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 in order to maintain and remodel an addition, and to modify the height of the roof to match the gable and pitch of the existing single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**C.        BOARD OF ADJUSTMENT PUBLIC HEARINGS**

**C-1    C15-2013-0049        Kyle Martin & Jane Amschwand  
2011 Oakleaf Circle**

The applicant has requested a variance to decrease the minimum separation distance of a two-family residential use requirement of Section 25-2-774 (C) (2) (a) from 15 feet to 0 feet in order to erect a second dwelling unit on a lot in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park 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.

**C-2    C15-2013-0050            Francois Levy for Alex Zwarum  
1214 Cotton**

The applicant has requested a variance from the secondary apartment requirement of Section 25-2-1463 (C) (2) (a) which states that a secondary apartment must be located at least 15 feet to the rear of the principal structure in order to erect a secondary apartment in front of the main residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**C-3    C15-2013-0051            David Paratore  
8601 Bell Mountain Drive**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 10 feet to 2 feet in order to maintain stairs and landing along the north property line for a single-family residence in an “RR”, Rural Residence zoning district.

**C-4    C15-2013-0052            Andrew & Ann Erben  
2200 Westover Road**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 15 feet in order to rebuild a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan)

**C-5    C15-2013-0053            Chuck Vorspan for Darian & Francesco Stefani  
110 Laurel Lane**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (48.3% existing) to 48.8% in order to erect an addition to a single family residence in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**C-6    C15-2013-0054            Martin Barrera for Sabino Diaz  
8412 Georgian Drive**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 12 feet 7 inches in order to maintain a reconstructed front carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Georgian Acres Neighborhood Plan)

The applicant has requested a variance from the garage placement requirement of Section 25-2-1604 (C) which 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 in order to maintain a reconstructed front carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Georgian Acres Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 6 feet 5 inches in order to maintain a reconstructed front carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Georgian Acres Neighborhood Plan)

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

The applicant has requested a variance to decrease the minimum interior side yard setback requirement of Section 25-2-492 (D) from 5 feet to 1 foot 8 inches in order to maintain a detached wood carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Georgian Acres Neighborhood Plan)

**C-7    C15-2013-0055            LRH Architecture, LLC for Heather & Jack Nelson  
1410 Gaston Avenue**

The applicant has requested a variance from the garage placement requirement of Section 25-2-1406 (C) (2) in order to increase the width of a garage from 21 feet 4.5 inches to 24 feet in order to erect a garage addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Road Neighborhood Plan) The Land Development Code states that for a parking structure with an entrance that faces the front yard: 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.

**C-8    C15-2013-0056            Jim Bennett for Steve Mills  
2504 Castledale 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 4 feet in order to maintain an accessory structure for a single-family residence in an “SF-1”, Single – Family Residence (Large Lot) zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2.9 feet along the south property line in order to maintain an accessory structure and from 5 feet to 0 feet along the east property line in order to maintain a wood deck for a single-family residence in an “SF-1”, Single – Family Residence (Large Lot) zoning district.

**C-9 C15-2013-0057 Kelly Cazales  
4708 Avenue H**

The applicant has requested a variance from the modification of a noncomplying structure requirement of Section 25-2-963 (E) (2) from 18 feet to 25.8 feet in order to complete an addition to a single family residence providing a 2 foot setback in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**C-10 C15-2013-0058 David Cancialosi for Daniel & Venessa Tufto  
8400 Long Canyon Road**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 20 feet to 13 feet in order to maintain a detached accessory structure for a single-family residence in an “RR”, Rural Residence zoning district.

**C-11 C15-2013-0059 Aaron Googins for Barlett Family Living Trust  
2807 Del Curto Road**

The applicant has requested a variance to decrease the minimum compatibility setback requirement of Section 25-2-1063 (B) from 25 feet to 5 feet along the south property line (side) and from 25 feet to 15 feet along the east property line (rear) in order to erect detached condominium residences in an “SF-6-CO”, Townhouse and Condominium Residence – Conditional Overlay zoning district.

**C-12 C15-2013-0060 Harlan McClain Stanley  
12510 Oro Valley Trail**

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 to 8 feet (along Buckshot Trail) in order to maintain a solid fence for a single family residence in an “SF-2”, Single Family Residence zoning district.

**C-13 C15-2013-0061 Bruce & Mary Hight  
7106 Loch Lommond Street**

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 a solid fence for a single-family residence in an “SF-3”, Family Residence zoning district.

**C-14 C15-2013-0062 Frank West  
1510 Garner Avenue**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 4.9 feet in order to maintain and remodel an existing addition to a single-family residence in an “SF-3”, Family Residence 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.