



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

July 8, 2013

CITY COUNCIL CHAMBERS

301 WEST 2ND 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 June 10, 2013

B. SIGN REVIEW BOARD

**B-1 C16-2013-0010 Doug Stuart for Stuart Investments, LLC
6920 Lee Manor Cove**

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-130 from one freestanding sign to two freestanding signs in the “ETJ”, Extra-Territorial-Jurisdiction (Commercial Sign District).

The applicant has requested a variance to increase the maximum sign face area of a freestanding sign requirement of Section 25-10-130 (2) (a) from 35 square feet to 288 square feet in order to erect a freestanding sign in the “ETJ”, Extra-Territorial-Jurisdiction (Commercial Sign District).

**B-2 C16-2013-0011 Chandler Signs for Hampton Inn and Suites Downtown Hotel
200 San Jacinto**

The applicant has requested a variance to increase the maximum number of projecting signs requirement of Section 25-10-129 (D) (1) from one projecting sign to two projecting signs for a Hotel/Motel Use in a “CBD”, Central Business District zoning district. (Downtown Sign District)

The applicant has requested a variance to increase the maximum sign area of a projecting sign requirement of Section 25-10-129 (D) (2) from 35 square feet to 88 square feet for one and from

35 square feet to 165 square feet for the second projecting sign for a Hotel/Motel Use in a “CBD”, Central Business District zoning district. (Downtown Sign District)

C. BOARD OF ADJUSTMENT RECONSIDERATIONS

**C-1 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.

D. BOARD OF ADJUSTMENT PUBLIC HEARING POSTPONEMENTS

**D-1 C15-2013-0036 Darby Noonan for Luis Sentis & Adela Ben-Yakar
1512 West 29th 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.

**D-2 C15-2013-0039 William Hodge AIA for Hemmasi Majid (Seyed Miri)
2507 East 16th 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)

**D-3 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.

**D-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)

The applicant has requested a variance from the garage placement requirement of Section 25-2-1604 (C) (1) and (2) 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) The Land Development Code states that a parking structure with an entrance that faces the front yard: (1) may not be closer to the front lot line than the building façade; and (2) 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-5 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.

**D-6 C15-2013-0056 Jim Bennett for Steven 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 3.2 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.

**D-7 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. The Land Development Code states that a person may modify a building that is a noncomplying structure based on a yard setback requirement of this title if the modified portion of the building does not extend further into the required yard setback than the existing noncomplying portion of the building and the additional length of the modified portion of the building does not exceed the lesser of 50% of the length of the noncomplying portion of the building or 25 feet measured from the existing building and parallel to the lot line.

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

**D-8 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.

**D-9 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.

E. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**E-1 C15-2013-0064 Timothy Cross for Jack and Patsy Woods-Martin
3107 Pleasant Run Place**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-513 (G) from 20 feet to 17 feet in order to rebuild/enlarge an existing front porch for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)

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 expand a covered porch for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (56.7% existing) to 55.25% in order to rebuild/enlarge and existing front porch and expand a covered rear porch for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-2 C15-2013-0065 Kathryn Taylor
2012 East 16th Street**

The applicant has requested a variance to increase the maximum gross floor area of a two family residential use requirement of Section 25-2-774 (7) (b) from 550 square feet to 560 square feet on the second story in order to remodel an existing accessory structure into a two family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

**E-3 C15-2013-0066 Donna D. Carter for Thomas Hubbard
303 Brentwood Street**

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 49 feet 6 inches to 15 feet 7 inches in order to erect an addition to create a duplex residential use in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan) The Land Development Code states that the two units must have a common floor and ceiling or a common wall that extends for at least 50% of the maximum depth of the building, as measured from the front to the rear of the lot.

**E-4 C15-2013-0067 Vincent Hauser for Jerry Tredemeyer
1701 South Third Street**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-773 (B) (1) from 7,000 square feet to 6,900 square feet in order to erect a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

**E-5 C15-2013-0069 Jon Michael Phillips
5609 Porsche Lane**

The applicant has requested a variance 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 carport for a single-family residence in an “SF-2-NP”, Single-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 (along the west property line) in order to erect a carport for a single-family residence in an “SF-2-NP”, Single-Family Residence – Neighborhood Plan zoning district

**E-6 C15-2013-0070 Jim Bennett for Thomas Cooke
1304 Alta Vista Avenue**

The applicant has requested a variance from the side yard setback requirement of Section 25-2-492 (D) in order to allow the enclosure of an existing carport with a side yard setback of 2.5 feet (Granted by the Board of Adjustment on September 12, 2011) for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

E-7 C15-2013-0071 David Cancialosi for Kary Aycock and Mike Krell

2207 South 3rd Street

The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) and 25-2-774 from 50 feet to 41.25 feet in order to erect a primary residence and two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

**E-8 C15-2013-0072 Jim Bennett for Hussain Malik
7804 Heathercrest Circle**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 9 feet 6 inches in order to erect a fence for a single-family residence in an “SF-3”, 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.

**E-9 C15-2013-0073 Jim Bennett for Mary Ann Notzon
509 West 16th Street**

The applicant has requested a variance from the nonconforming use requirement of Section 25-2-947 (C) (2) (a) in order to expand a nonconforming use for a second time in order to allow for an addition to a single family residence in a “GO”, General Office zoning district. The Land Development Code states that a person may expand the portion of a structure or site that is used for a nonconforming use, except an expansion of the portion of the site must be on the same lot and may occur only one time.

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.