



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
JOINT MEETING
MINUTES
(June 10, 2013)**

The Board of Adjustment convened in a meeting on June 10, 2013, 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), Melissa Hawthorne (Vice Chair), Sallie Burchett, Bryan King, Fred McGhee, Michael Von Ohlen, Nora Salinas, Will Schnier (Alternate for 1 case)

Staff in Attendance: Susan Walker and Diana Ramirez

A. APPROVAL OF MINUTES May 13, 2012

The public hearing was closed on Board Member Bryan King motion to Grant; Board Member Michael Von Ohlen second on 7-0 vote; GRANTED.

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.

WITHDRAWN

**B-2 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.

POSTPONED TO JULY 8, 2013

**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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant height of fence to 7 feet, Board Member Bryan King second on a 7-0 vote; GRANTED HEIGHT OF FENCE TO 7 FEET.

**B-4 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)

POSTPONED TO JULY 8, 2013

**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.

POSTPONED TO JULY 8, 2013 (FOR TREE SURVEY)

**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.

The public hearing was closed on Board Member Bryan King motion to Grant at 45.66 Impervious Coverage, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED AT 45.66 IMPERVIOUS COVERAGE.

**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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Bryan King second on a 7-0 vote; GRANTED.

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.

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant as per drawing C1/7, must get Austin Energy approval, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED AS PER DRAWING C1/7, MUST GET AUSTIN ENERGY APPROVAL.

**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)

The public hearing was closed on Board Member Sallie Burchett motion to Grant setback at 22’10” from rear structure, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED AT 22’10” FROM REAR STRUCTURE.

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.

The public hearing was closed on Board Member Bryan King motion to Deny, Board Member Will Schnier second on a 5-2 vote (Board members: Melissa Hawthorne and Sallie Burchett nay; Michael Von Ohlen Recused); DENIED.

**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)

POSTPONED TO JULY 8, 2013 (RENOTIFY FOR GARAGE PLACEMENT)

**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.

The public hearing was closed on Board Member Bryan King motion to Grant at 48.3 Impervious Coverage, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED AT 48.3 IMPERVIOUS COVERAGE.

**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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions that the curb cut is being accessed from Walnut Street straight in and out to the existing wooded carport restricting traffic over the critical root zone of the trees, Board Member Fred McGhee second on a 7-0 vote; GRANTED WITH CONDITIONS THAT THE CURB CUT IS BEING ACCESSED FROM WALNUT STREET STRAIGHT IN AND OUT; RESTRICTING TRAFFIC OVER THE CRITICAL ROOT ZONE OF THE TREES.

**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 25-2-1604 (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.

POSTPONED TO JULY 8, 2013

**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.

POSTPONED TO JULY 8, 2013 (RENOTIFY TO CHANGE IN REAR SETBACK)

**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.

POSTPONED TO JULY 8, 2013

**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.

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

**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.

POSTPONED TO JULY 8, 2013

**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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant as per survey C12/10, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED AS PER SURVEY C12/10.

**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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant the 8 feet fence along the rear property line, Board Member Fred McGhee second on a 7-0 vote; GRANTED THE 8 FEET FENCE ALONG THE REAR PROPERTY LINE.

**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.

POSTPONED TO JULY 8, 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.

Revised 8-13-13 – Item C-6