



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

March 9, 2015

5:30pm

CITY COUNCIL CHAMBERS

301 WEST 2ND STREET

AUSTIN, TEXAS

___ Jeff Jack (Chair)	
___ Melissa Hawthorne (Vice Chair)	___ Cathy French (SRB only)
___ Vincent Harding	___ Will Schnier (Alternate)
___ Sallie Burchett	___ Stuart Hampton (Alternate)
___ Michael Von Ohlen	
___ Bryan King	
___ Ricardo De Camps	

AGENDA

EXECUTIVE SESSION (No public discussion)

The Board of Adjustment/Sign Review Board will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Board of Adjustment/Sign Review Board may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Private Consultation with Attorney – Section 551.071

A APPROVAL OF MINUTES

A-1 February 9, 2015

B. SIGN REVIEW BOARD RECONSIDERATIONS

NONE

C. SIGN REVIEW BOARD PREVIOUS POSTPONEMENTS

NONE

D. SIGN REVIEW BOARD NEW PUBLIC HEARINGS

**D-1 C16-2015-0003 Merritt Lawn for Misti Morales
8100 Anderson Mill**

The applicant has requested a variance(s) to Section 25-10-124 (B) (Scenic Roadway Sign District Regulations) to increase the number of signs from 1 (required) to 2 (requested) in order to add a sign to the 2nd entrance of a new multi-family residential community within the City of Austin Extra Territorial Jurisdiction (ETJ) in a Scenic Roadway District.

**D-2 C16-2015-0004 Murphy Webster III for Hal Heemstra
615 West 7th Street**

The applicant has requested a variance(s) to:

A. Section 25-10-191 (F) (Sign Setback Requirements) to increase the height and clearance of a sign within 12 feet of a street right-of-way from not more than 30 inches tall with a clearance of 9 feet (required) to 72 inches tall with a clearance of 2 feet 6 inches (requested); and to

B. Section 25-10-129 (Downtown Sign District Regulations) (G) to increase the sign height from 6 feet (required) to 6 feet 8 inches (requested)

in order to add signage to a new multi-family residential building within a “CBD-CURE-CO”, Central Business – Central Urban Redevelopment - Conditional Overlay zoning district.

E. BOARD OF ADJUSTMENT INTERPRETATION RECONSIDERATIONS

**E-1 C15-2014-0158 Katherine Loayza for Todd Pearah
7501 North Lamar Blvd.**

The applicant has filed an appeal challenging the Planning and Development Review Department’s Land Use Determination regarding legal, nonconforming status of the use at this site in a “TOD-NP”, Transit Oriented Development – Neighborhood Plan zoning district. (Brentwood/Highland Combined)

**F. BOARD OF ADJUSTMENT INTERPRETATION PREVIOUS
POSTPONEMENTS**

NONE

G. BOARD OF ADJUSTMENT INTERPRETATION NEW PUBLIC HEARINGS

**G-1 C15-2015-0039 Betsy Greenberg for Heritage Neighborhood Association
2910 Rio Grande**

The appellant has requested the Board of Adjustment interpret whether staff erred in issuing a building permit at 2910 Rio Grande Street because:

A. the garage that encroaches on 2910 Rio Grande does not qualify for an Exception from Compliance under Section 25-1-365, because a Certificate of Occupancy for the site has existed since 1983; and further that

B. staff determined that Section 25-2-961 (Noncomplying Structures Defined) and 963 (Modification and Maintenance of Noncomplying Structures) applies to the existing garage since a structure which pre-dates applicable site development regulations may remain in its current configuration, however this determination does not address questions of additional development occurring on the site.

H. BOARD OF ADJUSTMENT RECONSIDERATION PREVIOUS POSTPONEMENTS

H-1 C15-2015-0005 William Hodge for Lark Miller 1210 Angelina Street

The applicant has requested a variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

- A. decrease the minimum size lot from 5,750 square feet (required) to 1,129 square feet (requested); and to
 - B. increase the impervious cover from 45% (required) to 56% (requested); and to
 - C. decrease the front yard setback from 25 feet (required) to 10 feet (requested);
- in order to construct a single family home in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly)

I. BOARD OF ADJUSTMENT RECONSIDERATIONS

I-1 C15-2014-0168 Adrian Young 3216 Lafayette

The applicant has requested a variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the side street yard setback from 15 feet (required) to 0 feet (requested) in order to retain a recently constructed carport in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek)

J. BOARD OF ADJUSTMENT SPECIAL EXCEPTION PREVIOUS POSTPONEMENTS

J-1 C15-2015-0002 Mary Gonzalez 1105 Brass Street

The applicant has requested a Special Exception under Section 25-2-476 (Special Exception) from Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 25 feet (required) to 0 feet (requested) in order to maintain an existing carport constructed more than 10 years ago in an “SF-3-NP”, Family Residence Zoning District. (Govalle)

J-2 C15-2015-0021 Jesse Attas 1803 Princeton Avenue

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the side yard setback from 5 feet (required) to 0 feet (requested) in order to maintain an existing carport structure constructed up to and slightly over the property line in an “SF-3-NP”, Family Residence Zoning District. (Crestview)

K. BOARD OF ADJUSTMENT NEW PUBLIC HEARING SPECIAL EXCEPTIONS

**K-1 C15-2014-0134 Leticia Lopez
7336 Colony Park**

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the front yard setback from 25 feet (required) to 10 feet (requested) in order to maintain an existing carport constructed more than 10 years ago in an “SF-2”, Family Residence zoning district.

**K-2 C15-2014-0136 Veronica Alvarado
7320 Hillcroft Drive**

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the front yard setback from 25 feet (required) to 10 feet (requested) in order to maintain a carport constructed more than 10 years ago in an “SF-2”, Family Residence zoning district.

**K-3 C15-2014-0160 Nicholas Crumpton
1211 W. St. Johns Avenue**

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to:

- A. decrease the side yard setback from 5 feet (required) to 4.7 feet (requested) for the 2-story accessory structure in the west side yard; and
 - B. decrease the side yard setback from 5 feet (required) to 4.7 feet (requested) for the 1-story storage structure in the east side yard; and
 - C. decrease the rear yard setback from 10 feet (required) to 5.3 feet (requested) for the 2-story accessory structure in the west side yard; and
 - D. decrease the rear yard setback from 5 feet (required) to 4.9 feet (requested) for the 1-story storage structure in the east side yard; and
- in order to maintain an existing 1-story storage structure in the west side yard and an existing 2-story accessory dwelling structure in the east side yard that were constructed more than 10 years ago in an “SF-3-NP”, Family Residence Zoning District. (Crestview)

**K-4 C15-2015-0027 Lakshmi Jackman for Dana Whitney
2204 E. 8th Street**

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the side yard setback

from 5 feet (required) to 2 feet (requested) in order to maintain an existing carport constructed more than 10 years ago in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin)

**K-5 C15-2015-0028 Rick Holmberg
 3411 Dolphin Drive**

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the side yard setback from 5 feet (required) to 0 feet (requested) in order to maintain an existing attached patio cover constructed more than 10 years ago in an “SF-3-NP”, Family Residence zoning district.

**K-6 C15-2015-0029 Guillaume Fresneau
 5405 Avenue F**

The applicant has requested a Special Exception under Section 25-2-476 (Special Exception) from Section 25-2-492 (D) (Site Development Regulations) to:

A. decrease the side yard setback from 5 feet (required) to 0 feet and 2.7 feet (requested) for the carport and garage on the west side of the lot; and to

B. decrease the rear yard setback from 10 feet (required) to 3 feet (requested) for the garage; and to

C. decrease the side yard setback from 5 feet (required) to 0 feet (requested) for the patio cover on the east side of the lot

in order to maintain an existing carport, garage and covered patio constructed more than 10 years ago in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop)

L. BOARD OF ADJUSTMENT PREVIOUS POSTPONEMENTS

**L-1 C15-2014-0152 David Cancialosi for Bryan Follett
 5600 and 5602 Craggy Point**

The applicant has requested a variance(s) from Section 25-2-551 (2) (Lake Austin District Regulations) to:

A. increase the maximum impervious cover on a slope with a gradient of 15% to 25% from 10 % (required) to 21% (requested, existing); and to

B. increase the maximum impervious cover on a slope with a gradient of 25% to 35% from 5% (required) to 23% (requested, existing)

in order to demolish two existing single family residences on two separate lots and construct one new single family residence on the two combined lots in a “LA”, Lake Austin zoning district.

**L-2 C15-2014-0159 Elizabeth Purcell
 2224 Parkway**

The applicant has requested a variance(s) to
:

A. Section 25-2, Subchapter F. Residential Design and Compatibility Standards, Article 2 (Development Standards) Section 2.1 (Maximum Development Permitted) to increase the maximum amount of development permitted on a property from the greater of 0.4 to 1.0 floor-to-area ratio (required) to 0.46 to 1.0 floor-to-area ratio (requested); and to

B. Section 25-2-492 (D) (Site Development Regulations) to decrease the rear setback from 10 feet (required) to 0 feet (requested)

in order to remodel and expand a single family home in a “SF-3”, Family Residence zoning district.

THE APPLICANT IS REQUESTING BOARD TO VOTE ON POSTPONEMENT OF CASE TO April 13, 2015 AGENDA

**L-3 C15-2014-0162 Jim Bennett for William Reid
 1301 West 29th Street**

The applicant has requested a variance from Section 25-2-492 (D) (*Site Development Regulations*) to increase the maximum impervious cover from 45% (required) to 50.15% (requested) in order to maintain existing single family home, drive and landscape components in an “SF-3-H-NP”, Family Residence – Historic – Neighborhood Plan zoning district. (Windsor Road)

**L-4 C15-2014-0171 Gregory Millard
 1604 West Lane**

The applicant has requested a variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to:

A. decrease the front yard setback from 40 feet (required) to 15 feet (requested); and to

B. decrease minimum lot width from 100 feet (required) to 48.7 feet (requested, measured at 40 foot front setback line); and to

C. decrease the minimum side setback on north side of lot from 10 feet (required) to 5 feet (requested); and to

D. Section 25-2-551(C) (3) (Lake Austin District Regulations) to increase the maximum impervious cover from 35% (required for slope gradient of 15% or less) to 45% (requested) in order to construct a single family home in a “LA”, Lake Austin zoning district.

**L-5 C15-2014-0176 Augustina Gonzalez
 2108 S.L. Davis Avenue**

The applicant has requested a variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the front yard setback from 25 feet (required) to 20 feet (requested) in order to extend and enclose an existing porch in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Rosewood)

**L-6 C15-2015-0013 Amanda Morrow
 70 Pascal Lane**

The applicant has requested variance(s) from:

B. Section 25-2-551 (B) (5) (Lake Austin District Regulations) to permit development on land with a gradient that exceeds 35 percent, except for fences, driveways, road or utility that cannot be reasonably placed elsewhere or a pedestrian facility (required) in order to construct a mechanized access facility/tram (requested)
in a “LA”, Lake Austin zoning district

**L-7 C15-2015-0014 David Cancialosi for Greg Crouch
3206 Rivercrest Drive**

in order to reconstruct a dock at the same location, same size as existing dock in an (LA) Lake Austin zoning district.

**L-8 C15-2015-0015 David Cancialosi for Mark Pulda
1307 A Brentwood**

in order to construct a carport in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Brentwood)

L-9 C15-2015-0017 Jian Ku
7012 Quill Leaf Cove

The applicant has requested variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum rear yard setback from 10 feet (required) to 3 feet 10

inches (requested) in order to maintain a recently constructed single story accessory structure in a “SF-2”, Family Residence zoning district.

Note: the zoning ordinance permits single story accessory structures to encroach 5 feet into a rear yard setback in SF-2 zoning, however this structure is less than 5 feet from the rear property line.

**L-10 C15-2015-0018 Jim Bennett for Bob Herd
7909 Big View Drive**

The applicant has requested a variance(s) from Section 25-2-551(C) (2) (a) (*Lake Austin (LA) District Regulations*) to increase the maximum impervious cover from 20% (required) to 35.2% (requested) in order to construct a single family home in an “LA”, Lake Austin zoning district.

**L-11 C15-2015-0019 Marion McGrew
6013 Glen Meadow**

The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

- A. decrease the minimum front yard setback from 25 feet (required) to 0 feet (requested); and to
 - B. decrease the minimum side yard setback from 5 feet (required) to 0 feet (requested)
- in order to construct a carport over the driveway at this residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Sweetbriar)

**L-12 C15-2015-0020 Jim Bennett for Michael P. Valenzuela
7405 Cooper Lane**

The applicant is requesting a variance(s) from Section 25-2-1067 (G) (1) (*Design Regulations*) in Division 2, Development Standards of Article 10, Compatibility Standards to decrease the distance a driveway may be constructed from a property zoned SF-5 or more restrictive from 25 feet (required) to 0 feet (requested) in order to construct condominium townhomes in a “SF-6-CO”, Family Residence -Conditional Overlay zoning district.

**L-13 C15-2015-0024 Erika Levack
4206 Wildwood Drive**

The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

- A. decrease the minimum street side yard setback from 15 feet (required) to 2.6 feet (requested); and to
 - B. decrease the minimum rear yard setback from 5 feet (required) to 3.1 feet (requested)
- in order to maintain a recently constructed shed in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek)

M. BOARD OF ADJUSTMENT NEW PUBLIC HEARINGS

M-1 C15-2015-0030 Thomas Hall for Michael Craig

3132 Honey Tree Lane

The applicant has requested a variance to Section 25-2-515 (*Rear Yard of a Through Lot*) to decrease the minimum through lot setback from 25 feet (required) to 10 feet (requested) in order to expand/remodel an existing residence in an “SF-2”, Family Residence zoning district.

**M-2 C15-2015-0031 Matthew Hemby
7900 Tisdale Drive**

The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

A. decrease the minimum front yard setback from 25 feet (required) to 12 feet (requested); and to

B. decrease the minimum side yard setback from 5 feet (required) to 2 feet (requested); and from

in order to maintain a recently constructed carport over the driveway and side yard at this residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Wooten)

**M-3 C15-2015-0032 Edward Jarrett
1701 W. 31st Street**

The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum side street setback from 15 feet (required) to 12 feet (requested) in order to maintain a recently remodeled single family home and garage in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Road)

**M-4 C15-2015-0033 William Hodge AIA for Patriot Builders LP
1609 JJ Seabrook Drive**

The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

A. decrease the minimum lot width from 50 feet (required) to 49.74 feet (requested)

B. decrease the minimum lot size from 5,750 square feet (required) to 2,450 square feet (requested)

in order to re-subdivide the property in its current configuration in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (MLK)

**M-5 C15-2015-0035 John Taylor for Kacee Jackson
2007 East 12th Street**

The applicant has requested variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum street side yard from 15 feet (required) to 5 feet (requested) in order to construct a single family home next to an unimproved right of way in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Rosewood)

M-6 C15-2015-0036 Vicki Faust

206 E. Elizabeth

The applicant has requested a variance from Section 25-2-774 (C) (2) (a) (*Two-family Residential Use*) to permit the second dwelling unit to be in front of the principal structure in order to remodel an existing accessory structure into a second dwelling unit in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City Citizens)

**M-7 C15-2015-0037 John Hussey for Elizabeth Giles
2600 Escondido Cove**

The applicant has requested variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum side yard from 5 feet (required) to 2 feet (requested) in order to maintain a raised outdoor kitchen constructed in 2006, just shy of 10 year requirement for Special Exception, in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)

N. BOARD OF ADJUSTMENT NEW BUSINESS

N-1 Citizen Guide Update, Brent Lloyd

N-2 Reminder: Board Members – Need to re-apply on-line to be considered for Reappointment

O. 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 Leane Heldenfels at Planning & Development Review Department, at 512-974-2202 or Diana Ramirez at Planning & Development Review Department at 512-974-2241, for additional information; TTY users route through Relay Texas at 711.