



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

April 13, 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 March 9, 2015

B. SIGN REVIEW BOARD RECONSIDERATIONS

NONE

C. SIGN REVIEW BOARD PREVIOUS POSTPONEMENTS

NONE

D. SIGN REVIEW BOARD NEW PUBLIC HEARINGS

NONE

E. BOARD OF ADJUSTMENT INTERPRETATION RECONSIDERATIONS

NONE

F. BOARD OF ADJUSTMENT INTERPRETATION PREVIOUS POSTPONEMENTS

NONE

G. BOARD OF ADJUSTMENT INTERPRETATION NEW PUBLIC HEARINGS

G-1 C15-2015-0038 David Piper for Zilker Neighborhood Association

The appellant has filed an application challenging the Planning and Review Department's staff memo stating Subchapter F, Article 3, Section 3.3.3 (C) "serves no purpose and is not interpretable".

Note: Subchapter F, Article 3, Section 3.3.3 (C), of the Land Development Code states:
"Porches, basements, and attics that meet the following requirements shall be excluded from the calculation of gross floor area:

C. A habitable portion of an attic, if:

1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater;
2. It is fully contained within the roof structure;
3. It has only one floor;
4. It does not extend beyond the footprint of the floors below;
5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and
6. 50% of more of the area has a ceiling height of 7 feet or less."

H. BOARD OF ADJUSTMENT RECONSIDERATION PREVIOUS POSTPONEMENTS

NONE

I. BOARD OF ADJUSTMENT RECONSIDERATIONS

**I-1 C15-2015-0013 Amanda Morrow
70 Pascal Lane**

The applicant has requested variance(s) from:

A. Section 25-2-551 (B) (2) (Lake Austin (LA) District Regulations) to permit a permanent improvement within the shoreline setback other than a retaining wall, pier, wharf, boat-house, marina or driveway (required) in order to construct a mechanized access facility/tram (requested); and to

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

Note: The applicant is requesting to use the Land Development Code prior to 7/2014 for an existing site plan currently under review.

J. BOARD OF ADJUSTMENT SPECIAL EXCEPTION PREVIOUS POSTPONEMENTS

J-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.

J-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.

J-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 1.2 feet (requested) for the 2-story accessory structure and stairs; and to

B. decrease the rear yard setback from 10 feet (required) to 5.3 feet (requested) for the 2-story accessory structure and stairs; and to

C. decrease the side yard setback from 5 feet (required) to 4.7 feet (requested) for the 1-story accessory structure; and from

D. Section 25-2-555 (Family Residence (SF-3) District Regulations) to decrease the rear yard setback of five feet for an accessory building that is not more than one story or 15 feet in height (required) to 4.9 feet (requested) for the 1-story accessory structure

in order to maintain two accessory structures constructed 10 years ago in an “SF-3-NP”, Family Residence Zoning District. (Crestview)

J-4 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)

K. BOARD OF ADJUSTMENT NEW PUBLIC HEARING SPECIAL EXCEPTIONS

**K-1 C15-2015-0034 Adhamh Findlay
4603 Placid Place**

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 1.6 feet (requested) for the 2-story structure and stairs; and to

B. decrease the rear yard setback from 10 feet (required) to 2 feet (requested) for the overhang of the 1-story structure

in order to maintain both structures that were constructed more than 10 years ago in an “SF-2”, Family Residence zoning district.

L. BOARD OF ADJUSTMENT PREVIOUS POSTPONEMENTS

**L-1 C15-2014-0159 David Cancialosi for Susan Goff
2224 Parkway**

The applicant has requested a variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the front setback from 25 feet (required) to 12 feet (requested) in order to maintain a recently reconstructed elevated deck for a single family home in a “SF-3”, Family Residence zoning district.

**L-2 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 16 feet (requested) in order to maintain the recent expansion and enclosure of an existing porch in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Rosewood)

**L-3 C15-2015-0017 Jian Ku
7012 Quill Leaf Cove**

The applicant has requested variance(s) from 25-2-554 (*Single-Family Residence Standard Lot (SF-2) District Regulations*) to decrease the rear yard setback of five feet for an accessory building that is not more than one story or 15 feet in height (required) to 3 feet 10 inches (requested) in order to maintain a recently constructed 1-story accessory structure in an “SF-2”, Family Residence zoning district.

**L-4 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-5 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.

**L-6 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 decrease the minimum lot width from 50 feet (required) to 49.74 feet (requested) in order to plat the property for the first time in its current configuration within a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (MLK)

**L-7 C15-2015-0035 John Taylor Jackson 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. BOARD OF ADJUSTMENT NEW PUBLIC HEARINGS

**M-1 C15-2015-0040 Annie Laurie Grabel for Christine Butler
1210 Castle Hill Street**

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 13.5 feet (requested) in order to expand/remodel an existing residence in an “MF-3-NP”, Family Residence zoning district. (Old West Austin)

**M-2 C15-2015-0041 Troy Alexander for Anita Crase
4406 Avenue D**

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 37 feet (requested)
B. decrease the minimum lot size from 5,750 square feet (required) to 4,621 square feet (requested); and
C. increase the maximum impervious cover from 45% (required) to 55% (requested)
in order to add 596 square feet to an existing 773 square foot house in an “SF-3-HD-NCCD-NP”, Family Residence – Historic Area – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (Hyde Park)

**M-3 C15-2015-0042 Nick Mehl for Michael Francis
500 Lockhart Drive**

The applicant has requested variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum lot size from 5,750 square feet (required) to 5,082 square feet (requested) in order to remodel and add onto an existing house in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City)

**M-4 C15-2015-0043 Richard Weil for Robin Moore
4708 Colorado Crossing**

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

A. increase the maximum impervious cover from 5% (required) to 15.5% (requested, 9.62% existing) on a 25-35% slope area; and to
B. increase from 10% (required) to 52.74% (requested, 52.45% existing) on a 15-35% slope area
in order to rebuild and expand an elevated deck area including the addition of stairs in an “LA”, Lake Austin zoning district.

**M-5 C15-2015-0044 Kevin McKeown
3121 Ski Shores Terrance**

The applicant has requested a variance(s) from Section 25-2-1176 (A) (1) (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) to increase the length a dock may extend from the shoreline from 30 feet (required) to 45 feet (requested, existing) in order to reconstruct a dock in a “LA”, Lake Austin zoning district.

**M-6 C15-2015-0045 Christopher Trickey for Ana Magee Stanton
3501 Taylors Drive**

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 15 feet (requested) in order to erect an addition in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)

**M-7 C15-2015-0046 Geoff Gilbert for Tres Waters LLC
5605 Jeff Davis Avenue**

The applicant has requested a variance(s) from Section 25-2-1604 (C) (1) to permit the parking structure to be closer to the front lot line than the building facade in order to construct a garage in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Brentwood)

**M-8 C15-2015-0047 Martin Barrera for Josue Sanchez
2316 Santa Maria Street**

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

- A. decrease the front setback from 25 feet (required) to 13 feet (requested, existing); and to
- B. increase the building cover from 40% (required) to 55% (requested); and from
- C. Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.1 (Maximum Development Permitted) to increase square footage from 2,300 square feet (required) to 2,850 square feet (requested); and to
- D. Section 2.7.1. (A) (1) (Side Wall Articulation) to decrease the sidewall articulation from 4 feet deep for at least 10 feet along the side property line (required) to 0 feet deep for 0 feet along the side property line (requested)

in order to construct an addition to an existing single family home in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly)

NOTE: The Holly Neighborhood Plan allows for Small Lot Amnesty lots of 2,500 square feet or greater to be developed with a Single Family use, the area of this lot is 3,375 square feet. In addition, the Neighborhood Plan allows for Small Lot Amnesty lots to have up to 65% impervious cover which the proposed use of this lot will meet.

**M-9 C15-2015-0052 Letty McGarrahan for Marcelo Vera
106 & 108 Comal Street**

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

- A. decrease the front setback from 25 feet (required) to 15 feet (requested); and to
- B. decrease the rear setback from 10 feet (required) to 5 feet (requested); and to
- C. decrease the side setback from 5 feet (required) to 3.5 feet (requested); and to
- D. increase the building cover from 40% (required) to 55% (requested); and from
- E. Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.1 (Maximum Development Permitted) to increase square footage from 2,300 square feet (required) to 2,500 square feet (requested)

in order to construct a new single family home in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez)

NOTE: The East Cesar Chavez Neighborhood Plan allows for Small Lot Amnesty lots of 2,500 square feet or greater to be developed with a Single Family use, the area of these combined lots is 3,820 square feet. In addition, the plan allows for Small Lot Amnesty lots to have up to 65% impervious cover which the proposed use of this lot will meet.

N. BOARD OF ADJUSTMENT NEW BUSINESS

N-1 Citizen Guide Update, Brent Lloyd
Applicant instructions page, Bryan King

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.