



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
MEETING MINUTES
(March 9, 2015)**

The Board of Adjustment/Sign Review Board convened in a meeting on March 9, 2015, City Council Chambers, 301 West 2nd Street, Austin, Texas.

Chair Jeff Jack called the Board Meeting to order at 5:40 p.m.

Board Members in Attendance: Jeff Jack (Chair), Melissa Hawthorne (Vice Chair), Sallie Burchett, Stuart Hampton (Alternate), Vincent Harding, Michael Von Ohlen, Will Schnier (Alternate) and Cathy French (SRB)

Board Member Absent –Ricardo De Camps and Bryan King

**Staff in Attendance: Leane Heldenfels, Cindy Crosby (COA Attorney),
Diana Ramirez**

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

Board Member Vincent Harding motion to Approve the minutes for February 9, 2015; Board Member Melissa Hawthorne second on 6-0-2 vote (Board members Sallie Burchett and Will Schnier Abstained); APPROVED MINUTES FOR 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.

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant, Board Member Michael Von Ohlen second on a 8-0 vote; GRANTED.

**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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Vincent Harding second on a 7-0-1 vote (Board member Will Schnier Abstained); DENIED.

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)

WITHDRAWN BY APPLICANT

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.

The public hearing was closed on Board Member Will Schnier motion to Dismiss Item A as not applicable to the board's authority and Deny Item B, Board Member Vincent Harding second on a 6-1 vote (Board member Stuart Hampton nay); DISMISSED ITEM A AS NOT APPLICABLE TO THE BOARD'S AUTHORITY AND DENIED ITEM B.

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)

The public hearing was closed on Board Member Sallie Burchett motion to Grant Item A with a condition that site be limited to .4 FAR and Withdraw Items B & C by Applicant, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED ITEM A WITH CONDITION OF SITE LIMITED TO .4 FAR AND WITHDRAW OF ITEMS B AND C BY APPLICANT.

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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Deny Reconsideration Request, Board Member Jeff Jack second on a 5-2 vote (Board members Melissa Hawthorne and Vincent Harding nay); DENIED RECONSIDERATION REQUEST.

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)

POSTPONED TO APRIL 13, 2015 AT THE APPLICANT’S REQUEST

**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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant conditioned upon owner meeting any life safety report requirements of the structure, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED WITH CONDITION THAT OWNER MEET ANY LIFE SAFETY REPORT REQUIREMENTS.

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.

POSTPONED TO APRIL 13, 2015 AT THE APPLICANT’S REQUEST

**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.

POSTPONED TO APRIL 13, 2015 AT THE APPLICANT’S REQUEST

**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)

POSTPONED TO APRIL 13, 2015 AT THE APPLICANT’S REQUEST

**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)

$$H$$

F

C

11

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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Melissa Hawthorne second on a 6-1 vote (Board member Sallie Burchett nay); DENIED.

L-2 C15-2014-0159 David Cancialosi for Susan Goff
2224 Parkway

The applicant has requested a variance(s) to

$$\vdots$$

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.

POSTPONED TO APRIL 13, 2015 AT THE APPLICANT'S REQUEST

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)

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.

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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant Items A, B, C, and D up to 38% impervious coverage, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED ITEMS A, B, C AND D UP TO 38% IMPERVIOUS COVERAGE.

**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)

The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to April 14, 2015, Board Member Vincent Harding second on a 7-0 vote; POSTONED TO APRIL 14, 2015.

**L-6 C15-2015-0013 Amanda Morrow for Chris Pacitti
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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant Items A and B conditioned upon approval by Environmental Board, Board Member Melissa Hawthorne second on a 5-2 vote (Board members Jeff Jack and Stuart Hampton nay); DENIED.

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

The applicant has requested variance(s) from:

A. Section 25-2-1176 (A) (3) (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) of Article 13, Docks, Bulkheads and Shoreline Access to increase the distance a dock may be constructed from not closer than 10 feet from the side property line (required) to 8 feet from the side property line (requested, existing) ; and to

B. Section 25-2-1176 (A) (4) (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) of Article 13, Docks, Bulkheads and Shoreline Access to increase the width of a dock measured parallel to the shoreline of the lot or tract where the dock is proposed, including all access and appurtenances, from 20 percent of the shoreline width, if the shoreline exceeds 70 feet (required) 30 percent (requested, existing)

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

The public hearing was closed on Board Member Michael Von Ohlen motion to Deny Item A and Grant Item B, Board Member Will Schnier second on a 7-0 vote; DENIED ITEM A AND GRANTED ITEM B.

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

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

A. increase the impervious cover from 45% (required) to 47% (requested); and to

B. decrease the front yard setback from 25 feet (required) to 13 feet (requested); and from

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

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant Items A limited to 46% impervious coverage, B and C with condition that the existing garage not be converted to habitable space, Board Member Michael Von Ohlen second on a 6-1 vote (Board member Will Schnier nay); GRANTED ITEM A LIMITED TO 46% IMPERVIOUS COVERAGE, AND GRANTED B AND C WITH CONDITION THAT THE EXISTING GARAGE WILL NOT BE CONVERTED TO HABITABLE SPACE.

**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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to April 13, 2015, Board Member Melissa Hawthorne second on a 7-0 vote; POSTPONED TO APRIL 13, 2015.

**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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to April 13, 2015, Board Member Vincent Harding second on a 7-0 vote; POSTPONED TO APRIL 13, 2015.

**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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 6-1 vote (Board member Jeff Jack nay); GRANTED.

**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.

The public hearing was closed on Board Member Melissa Hawthorne motion to Grant driveway to the South, Board Member Michael Von Ohlen second on a 6-0-1 vote (Board member Will Schnier Recused); GRANTED DRIVEWAY TO THE SOUTH.

**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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant Item A and Deny Item B, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED ITEM A AND DENIED ITEM B.

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.

The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to April 13, 2015, Board Member Melissa Hawthorne second on a 7-0 vote; POSTPONED TO APRIL 13, 2015.

**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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant Item A with condition that the carport poles are moved in 5 feet from the side property line and open on all 3 sides and Deny Item B, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED ITEM A WITH CONDITION THAT THE CARPORT POLES ARE MOVED IN 5 FEET FROM THE SIDE PROPERTY LINE AND OPEN ON ALL 3 SIDES AND DENIED ITEM B.

**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)

The public hearing was closed on Board Member Sallie Burchett motion to Grant 13.3 Feet, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED 13.3 FEET.

**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)

The public hearing was closed on Board Member Will Schnier motion to Postpone to April 13, 2015, Board Member Melissa Hawthorne second on a 7-0 vote; POSTPONED TO APRIL 13, 2015.

**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)

The public hearing was closed on Board Member Sallie Burchett motion to Postpone to April 13, 2015, Board Member Will Schnier second on a 7-0 vote; POSTPONED TO APRIL 13, 2015.

**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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 6-0-1 vote (Board member Will Schnier Recused); GRANTED.

**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)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition to remain open to elements and not to be closed in or covered above or below, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED WITH CONDITION TO REMAIN OPEN TO ELEMENTS AND NOT TO BE CLOSED IN OR COVERED ABOVE OR BELOW.

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.

Minutes Approved on April 11, 2015 with correction Item G-1