



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD  
MEETING MINUTES  
(July 13, 2015)**

The Board of Adjustment/Sign Review Board convened in a meeting on July 13, 2015, City Council Chambers, 301 West 2<sup>nd</sup> Street, Austin, Texas.

Melissa Hawthorne called the Board Meeting to order at 5:33 p.m.

**Board Members in Attendance: Angela Atwood, Michael Benaglio, William Burkhardt, Vincent Harding (Chair), Melissa Hawthorne (Vice-Chair), Don Leighton-Burwell, Melissa Neslund, James Valadez, Michael Von Ohlen**

**Board Member absent - NONE**

**Staff in Attendance: Leane Heldenfels, Diana Ramirez, Brent Lloyd (COA Attorney), George Adams (COA staff), Wendy Rhoades (COA Staff)**

**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-1 INTRODUCTION OF MEMBERS**

**Angela Atwood, Michael Benaglio, William Burkhardt, Vincent Harding, Melissa Hawthorne, Don Leighton-Burwell, Melissa Neslund, James Valadez, Michael Von Ohlen, Brent Lloyd (COA Attorney)**

**Brent Lloyd: Voting rules for tonight's meeting since only 9 of 11 board members have been appointed – 7 of 9 super majority required for variance, 6 of 8 interpretation required for pending case, 6 of 9 simple majority required for vote to reconsider or postpone.**

**Note: Bryan King was recognized to speak, though sign-in sheet did not list voting rules as on agenda item.**

## **A-2 ELECTION OF OFFICERS**

**Board member Michael Von Ohlen nominated Vincent Harding for Chair; 2<sup>nd</sup> by Board member Melissa Hawthorne; 9-0; Vincent Harding is elected for Chair**

**Board member Michael Von Ohlen nominated Melissa Hawthorne for Vice Chair; 2<sup>nd</sup> by Board member Melissa Neslund; 9-0; Melissa Hawthorne is elected for Vice-Chair**

## **A-3 APPROVAL OF MINUTES - June 8, 2015**

**Board Member Melissa Hawthorne motion to Approve the minutes for June 8, 2015, Michael Von Ohlen second on 9-0 vote; APPROVED MINUTES FOR June 8, 2015.**

**Postponement requests from applicants and interested parties for Items G-1, I-1, L-3, L-4, M-3, M-6, M-9 and M-11 to August 10, 2015 and Items L-7, M-10 to September 14, 2015 and withdraw Items L-2 and L-5 was Approved by Board member Melissa Hawthorne, Board member Michael Von Ohlen second on a 9-0 vote with an exception of Items G-1 and M-11 to not be postponed as requested.**

## **B. SIGN REVIEW BOARD RECONSIDERATIONS**

**NONE**

## **C. SIGN REVIEW BOARD PREVIOUS POSTPONEMENTS**

**C-1 C16-2015-0007 Jim Bennett for Inayat Fidai  
9001 Cameron Road**

The applicant has requested a variance to:

A. Section 25-10-124 (B) (1) (b) (Scenic Roadway Sign District Regulations) to increase the sign area from 64 square feet (required/permitted) to 144 square feet (requested); and to

B. Section 25-10-124 (B) (2) (Scenic Roadway Sign District Regulations) to increase the sign height from 12 feet (required/permitted) to 30 feet (requested); and to

C. Section 25-10-124 (F) (Scenic Roadway Sign District Regulations) to increase areas of internal illumination from individual letters only (required/permitted) to also include logo (requested)

in order to add freestanding signage at this lot in a "CS", General Commercial Services zoning district and Scenic Roadway Sign District.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition that the top of the sign is 22 feet in height, Board Member Melissa Hawthorne**

**second on a 8-1 vote (Board member William Burkhardt nay); GRANTED WITH CONDITION THAT THE TOP OF THE SIGN IS 22 FEET IN HEIGHT.**

**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 C15-2015-0104 Michael Sullivan for Bluebonnet Studios  
2301 South Lamar**

The appellant has requested the Board of Adjustment to interpret whether staff erred in approving a site plan (SP 2014-0429C.5H) at 2301 South Lamar Boulevard because:

A. in Section 25-2-6, the land use determined as part of the site plan approval was “Congregate Living” as opposed to “Multi-Family”; and because

B. in Section 25-2-1067 (C) the approved dumpster placement is questioned as being closer than 20 feet or less from property on which a use permitted in an SF-5 or more restrictive zoning district is located

for construction of a new living facility in a “CS-V”, General Commercial Services – Vertical Mixed Use Building zoning district.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Deny Appeal and to Uphold Staff’s Interpretation, Board Member Melissa Neslund second on a 8-1-0 vote (Board member Melissa Hawthorne Recused); DENIED APPEAL AND UPHOLD STAFF’S INTERPRETAION.**

**H. BOARD OF ADJUSTMENT RECONSIDERATION PREVIOUS POSTPONEMENTS**

**NONE**

**I. BOARD OF ADJUSTMENT RECONSIDERATIONS**

**I-1 C15-2015-0061 Roger and Mary Ellen Borgelt  
106 Laurel Lane**

The applicant has requested variance(s) from:

A. Section 25-2-554 (Single-Family Residence Standard Lot (SF-2) District Regulations) to decrease the rear yard setback from 5 feet for an accessory building that is not more than one story or 15 feet in height (required) to 2 feet (requested); and from

B. Section 25-2-496 (D) (Site Development Regulations) to decrease the side yard setback from 5 feet (required) to 0 feet (requested)

in order to maintain an accessory structure in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University)

**POSTPONED TO August 10, 2015 AT REQUEST OF NEIGHBOR**

**I-2 C15-2015-0083 John Walewski  
4514 Avenue B**

The applicant has requested a variance from:

A. Section 25-6-478 (A) (Motor Vehicle Reductions General) to reduce the number of required parking spaces from 3 spaces (required/permitted, which is 80% of required parking for 2 dwelling units) to 2 spaces (requested); and from

B. NCCD-NP Ordinance 20050818-064, Part 6. General Provisions (11) (Parking) (d) (i) (a) to decrease the required parking spaces if 300 square feet or more are added to the air conditioned gross building floor area of a structure, including conversion of accessory space to habitable space from 3 spaces (required) to 2 spaces (requested); and from

C. NCCD-NP Ordinance 20050818-064, Part 6. General Provisions (11) (Parking) (d) (iii) to increase the percentage of width of the front yard that can be located in a street yard from 25% (required) to 38% (requested)

in order to add a 2nd dwelling unit and provide only 2 parking spaces in a “SF-3-NCCD - NP”, Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (Hyde Park)

**Board Member William Burkhardt motion to Reconsider request, Board Member Melissa Neslund second on a 8-1 vote (Board member Don Leighton-Burwell nay); GRANTED TO RECONSIDER REQUEST; The public hearing was closed on Board Member William Burkhardt motion to Grant as per drawing I-2/12, Board Member Michael Von Ohlen second on a 8-1 vote (Board member Melissa Hawthorne nay); GRANTED AS PER DRAWING I-2/12.**

**J. BOARD OF ADJUSTMENT SPECIAL EXCEPTION PREVIOUS POSTPONEMENTS**

**NONE**

**K. BOARD OF ADJUSTMENT NEW PUBLIC HEARING SPECIAL EXCEPTIONS**

**K-1 C15-2015-0087 Michael Wynkoop  
4905 Harmon Avenue**

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-555 (B) (*Family Residence (SF-3) District Regulations*) to decrease the rear yard setback from 5 feet for an accessory building that is not more than one story or 15 feet in height (required) to 3.25 feet (requested, existing) in order to maintain a garage constructed 10 years ago in an “SF-3-NP”, Family Residence Zoning District. (North Loop)

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 9-0 vote; GRANTED.**

**K-2 C15-2015-0095 Kris Hooker  
1608 West 10<sup>th</sup> 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:

- A. decrease the front yard setback from 25 feet (required) to 8 feet (requested/existing); and to
- B. decrease the side yard setback from 5 feet (required) to 4.5 feet (requested/existing) and to
- C. decrease the side yard setback from 5 feet (required) to 1 foot (requested/existing)

in order to maintain a carport, garage and elevated deck constructed more than 10 years ago in an “SF-3-NP”, Family Residence Zoning District. (Old West Austin)

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 9-0 vote; GRANTED.**

**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.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition to provide landscaping on street side and carport not to be enclosed, Board Member Michael Benaglio second on a 9-0 vote; GRANTED WITH CONDITION TO PROVIDE LANDSCAPING ON STREET SIDE AND CARPORT NOT TO BE ENCLOSED.**

**L-2 C15-2015-0035 John Taylor Jackson for Kacee Jackson  
2007 East 12<sup>th</sup> 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)

**WITHDRAWN BY APPLICANT**

**L-3 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)

**POSTPONED TO August 10, 2015 AT THE APPLICANT’S REQUEST**

**L-4 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 rear setback from 10 feet (required) to 5 feet (requested); and to
- B. increase the building cover from 40% (required) to 55% (requested); and to
- 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 2,500 square feet (requested)

in order to join and expand two existing single family homes together into one, remodeled 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.

**POSTPONED TO August 10, 2015 AT THE APPLICANT'S REQUEST**

**L-5 C15-2015-0059 Lotte Vehko for Steven Roselle  
4005 Avenue D**

The applicant has requested variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) and from NCCD-NP Ordinance 20120112-086, Part 8. Residential District, 1. (*Site Development Standards*) to increase the building cover from 40% (required) to 70% (requested) in order to enlarge an existing single family home that currently has 68% building coverage in a "SF-3-HD-NCCD-NP", Family Residence – Historic Area – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (Hyde Park)

**WITHDRAWN BY APPLICANT**

**L-6 C15-2015-0068 Nikelle Meade for Adam Wilson  
5001 Evans Avenue & 5000 & 5002 Martin Avenue**

The applicant has requested a variance(s) from Section 25-2-832 (*Private Schools*) (1), of Division 3 – Civic Uses to decrease the minimum paved width of a street that the site must be located on from at least 40 feet from the site to where it connects with another street that also has a paved width of at least 40 feet (required) to 27 feet paved width on 50<sup>th</sup> Street, Evans Avenue and Martin Avenue (requested/existing) in order to amend a condition of a previously approved variance so the applicant may increase the maximum number of students allowed on the site from 68 (as required pursuant to a previous Board variance approval on August 9, 2010 in case No C15-2010-0075 and 0076, existing) to the lower of either 125 students or the number of students permitted based on the number of parking spaces provided in accordance with the Table of Off-Street Parking and Loading Requirements for Public or Private Secondary Educational Facilities as listed in Section 25-6, Appendix A (requested) in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (Hyde Park)

**The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to August 10, 2015, Board Member Melissa Neslund second on a 9-0 vote; POSTPONED TO AUGUST 10, 2015.**

**L-7 C15-2015-0071 David Cancialosi for Claude Benayoun  
1612 South Congress**

The applicant has requested variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the street side yard setback from 10 feet (required) to 0 feet (requested) in order to construct a patio cover structure in an "CS-V-CO-NP", General Commercial Services

– Vertical Mixed Use - Conditional Overlay– Neighborhood Plan zoning district. (Bouldin Creek)

**POSTPONED TO September 14, 2015 AT THE APPLICANT’S REQUEST**

**L-8 C15-2015-0079 Joe Wilzbacher  
2909 East 3<sup>rd</sup> Street**

The applicant has requested variance(s) Section 25-2-774 (B) (*Two-Family Residential Use*) to decrease the minimum lot size for a two-family use from 7,000 square feet (required) to 6,785 (requested) in order to reconstruct an existing 2<sup>nd</sup> dwelling unit in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Govalle)

**The public hearing was closed on Board Member Melissa Hawthorne motion to Grant, Board Member Michael Von Ohlen second on a 9-0 vote; GRANTED.**

**L-9 C15-2015-0086 David Cancialosi for Mark Collier  
1806 Ski Slope Drive**

Variance Request(s): The applicant has requested a variance(s) from:

- A. Section 25-2-492 (D) to decrease the front setback from 40 feet (required) to 0 feet; and to
- B. Section 25-2-492 (D) to decrease both side setbacks from 10 feet (required) to 5 feet; and to
- C. Section 25-2-551 (C) (3) (a) (Lake Austin District Regulations) to increase the maximum impervious cover on a slope with a gradient of not more than 15% from 35% (required/permitted) to 56.3% (requested); and to
- D. Section 25-2-551 (C) (3) (b) (Lake Austin District Regulations) to increase the maximum impervious cover on a slope with a gradient of more than 15% and not more than 25% from 10 % (required/permitted) to 75.4% (requested); and to
- E. Section 25-2-551 (C) (3) (c) (Lake Austin District Regulations) to increase the maximum impervious cover on a slope with a gradient of more than 25% and not more than 35% from 5% (required/permitted) to 33.3% (requested); and to
- F. Section 25-2-551 (C) (3) (e) (2) (Lake Austin District Regulations) to allow construction on a slope with a gradient of more than 35% from 0% (required/permitted construction is prohibited except for a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or for a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs) to 24.6% (requested)

in order to construct a new single family residential structure and related elevated parking, walkway, and steps in a “LA”, Lake Austin zoning district

**The public hearing was closed on Board Member William Burkhardt motion to Grant with conditions that no additional structure at the 0 foot front setback and to provide steel grate parking deck with greater than 50% drainage, Board Member Don Leighton-Burwell second on a 8-1 vote (Board member Melissa Hawthorne nay); GRANTED WITH CONDITIONS THAT NO ADDITIONAL STRUCTURE AT THE 0 FOOT FRONT SETBACK AND TO PROVIDE STEEL GRATE PARKING DECK WITH GREATER THAN 50% DRAINAGE.**

**M. BOARD OF ADJUSTMENT NEW PUBLIC HEARINGS**

**M-1 C15-2015-0088 Mark Vornberg for Diane Howard  
4705 & 4707 Rosedale Avenue**

The applicant has requested variance(s) to Section 25-2-773 (B) (Duplex Residential Use):

A. (1) to decrease the minimum lot size for a two-family use from 7,000 square feet (required) to 6,762 square feet (requested/existing); and

B. (4) to increase the maximum impervious coverage from 45% (required/permitted) to 53.6% (requested/existing); and to

C. (D) (1) and (D) (4) to permit separation of the 2 units on each lot by a carport (requested/existing) rather than a common wall (required)

in order to reconstruct existing duplex dwelling units with shared carports in between dwelling units in their current configuration on each of these lots located in a "SF-3", Family Residence zoning district.

**The public hearing was closed on Board Member Melissa Hawthorne motion to Grant Items A and C only and Postpone Item B to September 14, 2015, Board Member William Burkhardt second on a 9-0 vote; GRANTED ITEMS A AND C ONLY AND POSTPONE ITEM B TO SEPTEMBER 14, 2015.**

**M-2 C15-2015-0089 Sharon Miller  
1704 West 10<sup>th</sup> Street**

The applicant has requested variance(s) from:

A. Section 25-2-492 (D) (Site Development Regulations) to decrease the rear setback from 10 feet (required) to 5 feet (requested/existing); and to

B. Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.6 (B) (Setback Planes), Rear Setback Plane to allow for penetration of the rear setback plane/building tent

in order to construct a 2nd story addition to an existing single family home in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Old West Austin)

**The public hearing was closed on Board Member Melissa Neslund motion to Grant, Board Member William Burkhardt second on a 9-0 vote; GRANTED.**

**M-3 C15-2015-0090 Jim Bennett for Sal Martinez  
2710 & 2712 East Fourth Street**

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 2,419 square feet for 2710 E. 4th and 2,242 square feet for 2712 E. 4th (requested, existing) in order to construct a single family home on each lot in an “SF-3-NP”, Family Residence zoning district. (Holly)

Note: The Holly Neighborhood Plan does permit small lot amnesty for existing lots up to 2,500 square feet in size; however these lots are too small to qualify for that exemption.

**POSTPONED TO August 10, 2015 AT THE STAFF’S REQUEST TO RENOTIFY**

**M-4 C15-2015-0093 Adam Talianchich for John Allan  
800 Norwalk Lane**

The applicant has requested variance(s) to Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum rear setback 10 feet (required) to 5 feet (requested/existing) in order to replace an existing garage and carport with a new garage that also includes a second dwelling unit above 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, Board Member Melissa Neslund second on a 9-0 vote; GRANTED.**

**M-5 C15-2015-0094 Kris Hooker  
1608 West 10<sup>th</sup> 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/permitted) to 61% (requested, 58.1% existing) in order to maintain a carport, drive, and walks as currently constructed and add an addition to the residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Old West Austin)

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 9-0 vote; GRANTED.**

**M-6 C15-2015-0096 Ken Jordan  
808 West 30<sup>th</sup> Street**

The applicant has requested a variance from Section 25-2-774 (C) (Two-Family Residential Use):

A. (2) (a) to decrease the space and location that a second dwelling unit can be located in relation/distance from the principal structure from 15 feet to the rear (required) to 1 foot adjacent to (requested, existing); and to

B. (4) to decrease the distance the entrance of a second dwelling unit can be from a lot line from 10 feet (required) to 5 feet (requested, existing); and to

C. (5) to provide a driveway that crosses the front yard to be not more than 12 feet wide (required) to 13 feet wide (requested, existing); and to

D. (7) (a) to increase the maximum gross floor area of the second dwelling unit from 850 square feet (required/permitted) to 1,001 square feet (requested, existing)

in order to change the use of 2 of the existing structures from day care to two-family residential use in an "SF-3-CO-NP", Family Residence – Combining District - Neighborhood Plan zoning district. (West University)

**POSTPONED TO August 10, 2015 AT THE STAFF'S REQUEST TO RENOTIFY**

**M-7 C15-2015-0098 Bill Davis  
5400 Fairmont Circle**

The applicant has requested variance(s) to Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum front setback from 25 feet (required) to 0 feet (requested in order to maintain an carport constructed without permit less than 10 years ago in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Westgate)

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 7-2 vote (Board members Don Leighton-Burwell, William Burkhardt nay); GRANTED.**

**M-8 C15-2015-0100 Daniel Lee for Gabriel Rojas  
10306 Quail Valley**

The applicant has requested variance(s) to Section 25-2-492 (D) (*Site Development Regulations*) to decrease the street side yard from 15 feet (required) to 8 feet (requested) in order to add a covered patio in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Austin Civic Association)

**The public hearing was closed on Board Member Melissa Hawthorne motion to Grant, Board Member Michael Von Ohlen second on a 9-0 vote; GRANTED.**

**M-9 C15-2015-0101 David Cancialosi for Shana Guidi  
6000 Mountain Shadows Drive**

The applicant has requested a variance from Section 25-6 Appendix A (*Tables of Off-Street parking and Loading Requirements*) to reduce the number of required parking spaces from 9 spaces (required) to 1 space (requested, existing) in order to maintain music instruction business in a “LO-MU-NP”, Limited Retail – Mixed Use - Neighborhood Plan zoning district. (West Oak Hill)

**POSTPONED TO September 14, 2015 AT THE APPLICANT’S REQUEST**

**M-10 C15-2015-0102 David Cancialosi for Mark Kudela  
1403 West 45<sup>th</sup> 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 21 feet (requested/existing); and to
- B. decrease the minimum lot size from 5,750 (required) to 2,117 (requested/existing); and to
- C. decrease the lot width from 50 feet (required) to 35 feet (requested/existing)

in order to construct a single family home in an “SF-3”, Family Residence zoning district.

**POSTPONED TO September 14, 2015 AT THE APPLICANT’S REQUEST**

**M-11 C15-2015-0103 John Hussey for Hans Deroacher  
7318 Old Bee Caves Road**

The applicant has requested variance (s) from Section 25-2-1063 (B) (1) (Height Limitations and Setbacks for Large Sites), of Article 10. Compatibility Standards to decrease the distance a structure may be constructed from 25 feet or more adjacent to property in an urban family residence (SF-5) or more restrictive zoning district (required) to 23.5 feet (requested) in order to erect new single family detached condominium units in an “SF-6 - NP”, Family Residence, Neighborhood Plan zoning district. (West Oak Hill)

**The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to August 10, 2015, Board Member Melissa Neslund second on a 9-0 vote; POSTPONED TO AUGUST 10, 2015.**

**N. BOARD OF ADJUSTMENT NEW BUSINESS**

**N-1 DISCUSSION OF BYLAWS REVISION PLAN**

**Brent Lloyd will provide draft of bylaws and rules to be included in August 10, 2015 back-up for board review; then proceed to Audit & Finance Committee for review then Council for adoption.**

**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.