



BOARD OF ADJUSTMENT
October 10, 2016
5:30PM
CITY COUNCIL CHAMBERS
301 WEST 2ND STREET
AUSTIN, TEXAS

___ Brooke Bailey
___ Michael Benaglio
___ William Burkhardt (Chair)
___ Eric Goff
___ Melissa Hawthorne (Vice Chair)
___ Bryan King

___ Don Leighton-Burwell
___ Rahm McDaniel
___ Melissa Neslund
___ James Valadez
___ Michael Von Ohlen
___ Kelly Blume (Alternate)

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 Draft minutes – September 28, 2016

B. SIGN REVIEW BOARD RECONSIDERATIONS

NONE

C. SIGN REVIEW BOARD PREVIOUS POSTPONEMENTS

C-1 C16-2016-0007 Doni Allen for Bradley Scott
9518 Hotel Drive

The applicant has requested a variance(s) to Section 25-10-131 (Additional Freestanding Signs Permitted):

A. (C) to increase the maximum number of freestanding signs on a lot with more than 400 feet of street frontage from 2 (required/permitted) to 6 (requested); and to

B. (D) to increase the maximum number of freestanding signs on a lot fronting on two streets from 2 signs (required/permitted) to 6 signs (requested)

in order to install 4 additional freestanding signs (2 existing) on this parcel within a "AV" Aviation Services zoning district.

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 C15-2016-0115 South Lamar Neighborhood Association, Kim Johnson
3206 and 3208 Aldwyche Drive**

The appellant has requested that the Board of Adjustment determine whether staff erred in its issuance of a building permit (BP- 2016-107075) for 3206 and 3208 Aldwyche Dr. to construct two new single family attached dwelling units with an arbor structure connecting the dwelling units in an "SF-3", Family Residence zoning district because the connecting structure proposed (arbor) does not meet Section 25-2-3 (B) 11 of the Land Development Code which requires connection of two single family attached dwelling units by either a common or abutting wall or by a carport, garage, or other structural element.

H. BOARD OF ADJUSTMENT RECONSIDERATION PREVIOUS POSTPONEMENTS

**H-1 C15-2016-0078 Mark Rogers (Guadalupe Neighborhood Development Corp.)
705 Lydia Street**

The applicant has requested variance(s) from Section 25-2-1461 Secondary Apartment (Special Use Infill Options - Secondary Apartments) to decrease the minimum lot area from 5,750 square feet (required) to 4,131 square feet (requested) in order to build a new single family residence

and second dwelling unit on this lot in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin)

I. BOARD OF ADJUSTMENT RECONSIDERATIONS

NONE

J. BOARD OF ADJUSTMENT SPECIAL EXCEPTION PREVIOUS POSTPONEMENTS

NONE

K. BOARD OF ADJUSTMENT NEW PUBLIC HEARING SPECIAL EXCEPTIONS

**K-1 C15-2016-0102 Susan Brewer for Teresa C. Elliott
402 West Annie 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 rear yard setback from 10 feet (required) to 4.6 feet (requested, existing); and to

B. decrease the side yard setback from 5 feet (required) to 3 feet (requested, existing)

in order to maintain a second dwelling unit and deck erected at least 10 years ago in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin) >>

**K-2 C15-2016-0104 Andres and Melinda Trevino
2117 Gaston Place 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 front yard setback from 25 feet (required) to 0 feet (requested, existing); and to

decrease the side yard setback from 5 feet (required) to 2 feet (requested, existing)

in order to maintain a carport and greenhouse erected at least 10 years ago in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park)

REQUESTING POSTPONEMENT TO November 14, 2016

L. BOARD OF ADJUSTMENT PREVIOUS POSTPONEMENTS

**L-1 C15-2016-0049 Jordan French
206 San Marcos Street**

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

- A. decrease the minimum rear yard setback from 10 feet (required, permitted) to 1.8 feet (requested); and to
- B. decrease the minimum side yard setback from 5 feet (required, permitted) to 1.3 feet (requested); and to
- C. increase the maximum impervious cover from 45% (required, permitted) to 73% (requested); and to
- D. increase the minimum lot size from 5,750 square feet (required, permitted) to 2,420 square feet (requested, existing)

in order to add a master suite addition to this existing home in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez)

NOTE: The East Cesar Chavez neighborhood plan allows a single family home on lots of 2,500 square feet or more, however this lot is slightly smaller. Further the plan allows for 65% impervious cover for small lots, but this lot cannot use that higher amount due to it’s smaller than small lot size.

**L-2 C15-2016-0082 Howard Smith for Daniel Graham
2100 East 14th Street**

The applicant has requested variance(s) from Section 25-2-774 (C) (5) (a) (Two-Family Residential Use) to increase the maximum size of a second dwelling unit from 1,100 square feet (required/permitted) to 1,356 square feet (requested) in order to add a second dwelling unit behind a new primary home that is a recreation of the original primary home, identical on the exterior per plans approved by the Historic Land Commission, in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut)

Note: A variance with a condition that historic zoning be obtained for the primary house was approved 9/8/2014. During remodel/expansion of the existing house, the remaining 2 walls of the house collapsed. Therefore, retaining the historic zoning condition of the variance was no longer possible.

**L-3 C15-2016-0085 Eric DeYoung for Stone Park Trust
3959 Westlake Drive**

The applicant has requested variance(s) to Section 25-2-551 (C) (3) (Lake Austin District Regulations) for a lot included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted to:

M. BOARD OF ADJUSTMENT NEW PUBLIC HEARINGS

**M-1 C15-2016-0101 Delia Meave for Craig & Stephanie Niedermeier
1174 Navasota Street**

The applicant has requested variance(s) to Section 25-2-1424 (Urban Home Regulations) to:

A. (A) (6) decrease the minimum rear yard setback from 5 feet (required/permitted) to 3 feet 4 inches (requested/existing); and to

B. (B) decrease the minimum front setback from 20 feet (required/permitted) to 10 feet (requested); and to

in order to attach a new 2nd story and new front porch, expand the 1st floor footprint and maintain an existing shed for a single family home in a "SF-3-NP", – Family Residential - Neighborhood Plan zoning district. (Central East Austin)

**M-2 C15-2016-0103 Janae Ryan for Robert Hinojosa
Arabian Trails public right of way behind the parcels at
11910, 11928, 12006, 12018, 12032 Research Boulevard**

The applicant has requested a variance(s) from Section 25-2-899 (D) (Fences as Accessory Uses) to increase the fence height permitted from an average of 6 feet, maximum of 7 feet (required/permitted) to 10 feet (requested) in order to construct a solid privacy fence within the un-zoned Arabian Trails public right of way directly behind the last 5 feet of the parcels at 11910, 11928, 12006, 12018 and 12032 Research Blvd. in a "SF-3", Family Residence zoning district

**M-3 C15-2016-0105 Ron Thrower for Joanne O'Neil
1800 A Jentsch Court**

The applicant has requested a variance to:

A. Section 25-2-492 (D) (Site Development Requirements) to decrease the minimum rear yard setback requirement from 10 feet (required) to 6.6 feet (requested); and to

B. increase the maximum impervious cover from 45% (required/permitted) to 51% (requested); and to

C. Subchapter F – Residential Design and Compatibility Standards, Article 2 – Development Standards, Subsection 2.1 (Maximum Development Permitted) to increase the maximum floor to area ratio from 0.4 to 1.0 (required) to 0.415 to 1.0 (requested)

in order to maintain a sunroom addition in a "SF-3- NP", Family Residence – Neighborhood Plan zoning district. (South Manchaca)

Note: these variances were previously granted by the Board at their 12/10/12 hearing but expired when permit for the associated work expired.

**M-4 C15-2016-0111 Austin Stowell for Margaret Magness
904 Ethel Street**

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

- A. decrease the minimum lot area from 5,750 square feet (required) to 4,994.57 square feet (requested. existing); and to
- B. decrease the front setback from 25 feet (required) to 15 feet (requested, existing); and to
- C. increase the maximum impervious cover from 45% (required/permitted) to 65% (requested)

in order to erect a new single family residence in a “SF-3”, Family Residence zoning district.

N. BOARD OF ADJUSTMENT NEW BUSINESS

N-1 Discussion of meeting start time

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 2 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.