

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday July 9, 2018

CASE NUMBER: C16-2018-0004

_____ Brooke Bailey
_____ William Burkhardt
_____ Christopher Covo
_____ Eric Golf
_____ Melissa Hawthorne
_____ Bryan King
_____ Don Leighton-Burwell
_____ Rahm McDaniel (OUT)
_____ Martha Gonzalez (Alternate)
_____ Veronica Rivera
_____ James Valdez
_____ Michael Von Ohlen
_____ Kelly Blume (Alternate)
_____ Pim Mayo (Alternate)

APPLICANT: Daniel Smith

OWNER: OSF Congress, LP

ADDRESS: 2701 CONGRESS AVE

VARIANCE REQUESTED: The applicant has requested a variance(s) to:

A. Section 25-10-103 (1) (Signs Prohibited in all Sign Districts) to permit a sign on Lot 1 to advertise a business located on Lot 2 (requested); and to

B. Section 25-10-130 (F) (2) (b) (Commercial Sign District Regulations) to increase the allowable square footage for a sign other than a multi-tenant from the lesser of 200 square feet or .7 square feet for each linear foot of street frontage (in this case the one lot that the sign will be placed on has 52.65 feet of frontage) from 36.86 square feet of signage (required/permitted) to 104.5 square feet of signage (requested)

in order to add one new freestanding pole/pylon sign that serves both lots, the two businesses at this address within a "CS-MU-V-NP", General Commercial Services – Mixed Use – Vertical Mixed Use – Neighborhood Plan zoning district (St. Edwards) and within a Commercial Sign District.

Note: the combined frontage for both lots at this address is 150.31 square feet which would permit 105 square feet of signage if the frontages were combined.

BOARD'S DECISION: The public hearing was closed on Board Member Veronica Rivera motion to Postpone to July 9, 2018, Board Member Bryan King second on a 10-1 vote (Board member Martha Gonzalez nay); **POSTPONED TO July 9, 2018. July 9, 2018 WITHDRAWN BY APPLICANT**

FINDING:

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

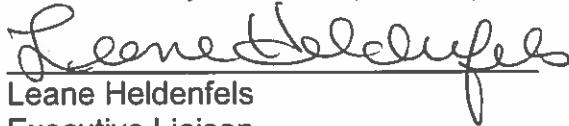
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

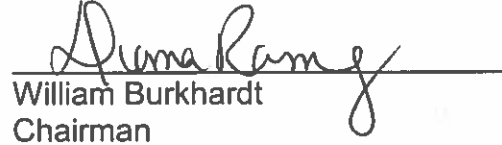
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman