

## BOA Monthly Report

September 10, 2018

Granted	2	1) Subchapter F Res Design and Comp Standards Art 2 Dev Standards Sec 2.6 SB planes (E) 3.b (i) 2) 25-2-492 (D) lot area, lot width,
PP cases	6	1) <b>25-10-123</b> (B) (3) (Expressway Corridor Sign District Reg) increase allowable sign Height, <b>25-10-103</b> (Signs Prohibited in all Sign Districts) (1) permit an off-premise sign 2) <b>25-10-191</b> (E) (Setback and Structural Req) (E) to decrease the distance of a sign, (F)1 to increase the height of sign, (F)2 to decrease clearance of a sign 3) <b>Ord 040826-58</b> (NUNCCD-NP) Part 7 (1) decrease lot size 4) <b>25-2-1176</b> (Site Development Reg for Docks, Marinas, other Lakefrint Uses) (A) (6) To increase the dock height 5) <b>Ord. 20120112-086</b> Part 7, (Res district) (7) decrease minimum lot size 6) <b>25-2-774</b> (Two-Family Residential Use) (C) (5) (a) increase size of 2nd dwelling, (b) To increase the size of 2nd dwelling
Withdrawn	1	1) <b>25-2-839</b> (Telecommunication Towers) (D)(4) change the appearance of replacement Tower
Denied	0	
Discussion	2	1) Working group to Board Rules 2) Aug Monthly activity report

## 2. The deposition of the case items: (Added Sept 2018)

A. Granted	13
B. Denied	2
C. Withdrawn	4
D. Postponed	13
E. Indef PPmt	1
E. Discussion Items	11

Granted	3	1) <b>25-2-492</b> (D) (Site Development Reg) front yard setback 2) <b>25-2-492</b> (D) Site Development Reg) front yard setback and rear setback, <b>25-2-963</b> (Modification and Maintenance of Noncomplying Structures) (F) (2) exceed the Additional length of a modified portion of nonconforming wall 3) <b>25-2-476</b> (Special Exception), <b>25-2-492</b> (D) (Site Development Reg) side setback and Rear year setback
PP cases	5	1) <b>25-10-191</b> (E) (Setback and Structural Req) to decrease the distance of sign, (F)1 to increase the height of sign, (F)2 to decrease clearance of a sign 2) <b>25-2-774</b> (Two-Family Residential Use) (C) (5) (a) increase size of 2 <sup>nd</sup> dwelling, (b) To increase the size of 2 <sup>nd</sup> dwelling 3) <b>25-10-123</b> (B) (3) (Expressway Corridor Sign District Reg) increase allowable sign Height, <b>25-10-103</b> (Signs Prohibited in all Sign Districts) (1) permit an off-premise sign 4) <b>25-2-839</b> (Telecommunication Towers) (D)(4) change the appearance of replacement Tower 5) <b>25-2-551</b> (Lake Austin District Reg)(B)(1) (b) decrease shoreline setback
Indef. PPmt	1	1) <b>25-2-1176</b> (Site Development Reg for Docks, Marinas, other Lakefrint Uses) (A) (1) To increase the distance of a dock
Withdrawn	0	
Denied	0	
Discussion Items	2	

**Items B. Variance Cases Heard:**

The Board heard a total of **15 variance cases/agenda action items (6 were new cases) and 7 discussion items/new business items.**

3. Code reference(s) of **granted:** **4 cases from 25-2-492/Site Development Standards; and 1 case from 25-2-551/LA District Regs; and 1 case from 25-2-831/Additional Requirements for Certain Uses, Civic; and 1 case with Article 10/Compatibility**

Code reference(s) of **denied:** **25-10-124/Scenic Roadway Signs; and Subchapter F/Residential Design Standards**

Code reference(s) of **withdrawn:** **1 case with 25-2-492/Site Development Standards; 1 case with 25-2-1063/Compatibility; and 1 case with 25-6/Parking number; and 1 case with 25-10-103/Signs**

Code reference(s) of **postponed:** **1 case from 25-2-774/Two-family Residential Use; and 25-10-123/Signs**

**C. Special Exception Cases Heard:**

The Board of Adjustment heard 0 Special Exception agenda items, of which >> were granted, >> were denied, >> were postponed, >> was withdrawn.

**D. Interpretation Cases Heard:**

There were 0 Appeals of an Administrative Action/Interpretation cases that were heard by the Board in support of purposes and duties (A) (2). Of these appeals, >> cases affirmed staff's determination and denied appellant's request; >> cases was granted appellant's request; >> cases was withdrawn, >> cases were postponed.

**June and July 2018** – no new cases were submitted; 2 inquiries were made to BOA staff, but no applications were submitted by the end of July/as of 10am 8/13/18.

2. The disposition of the case items:

A. Granted	11
B. Denied	2
C. Withdrawn	3
D. Postponed	7
E. Indef PPmt	1
E. Discussion Items	9

**Items B. Variance Cases Heard:**

The Board heard a total of **15 variance cases/agenda action items (6 were new cases) and 7 discussion items/new business items**

3. Code reference(s) of **granted:** 4 cases from **25-2-492/Site Development Standards**; and 1 case from **25-2-551/LA District Regs**; and 1 case from **25-2-831/Additional Requirements for Certain Uses, Civic**; and 1 case with **Article 10/Compatibility**

Code reference(s) of **denied:** **25-10-124/Scenic Roadway Signs**; and **Subchapter F/Residential Design Standards**

Code reference(s) of **withdrawn:** 1 case with **25-2-492/Site Development Standards**; 1 case with **25-2-1063/Compatibility**; and 1 case with 25-6/Parking number; and 1 case with 25-10-103/Signs

Code reference(s) of **postponed:** 1 case from **25-2-774/Two-family Residential Use**; and **25-10-123/Signs**

**C. Special Exception Cases Heard:**

The Board of Adjustment heard 0 Special Exception agenda items, of which >> were granted, >> were denied, >> were postponed, >> was withdrawn.

**D. Interpretation Cases Heard:**

There were 0 Appeals of an Administrative Action/Interpretation cases that were heard by the Board in support of purposes and duties (A) (2). Of these appeals, >> cases affirmed staff's determination and denied appellant's request; >> cases was granted appellant's request; >> cases was withdrawn, >> cases were postponed.

**June and July 2018** – no new cases were submitted; 2 inquiries were made to BOA staff, but no applications were submitted by the end of July/as of 10am 8/13/18.

July 2018

Granted	8	<ol style="list-style-type: none"> <li>1) <b>25-2-492</b> (D) (<i>Site Development Regs</i>) impervious coverage</li> <li>2) <b>25-2-492</b> (D) (<i>Site Development Regs</i>) front yard setback</li> <li>3) <b>25-2-1064</b>, Article 10 - Compatibility, Development Standards (<i>Front Setback</i>)</li> <li>4) <b>25-2-551</b> (B)(1)(b) (<i>Lake Austin (LA) District Regs</i>) shoreline setback and (C)(3)(a) pre April 1982 plat or no plat reqd impervious cover/slope</li> <li>5) <b>25-2-492</b> (D) (<i>Site Development Regs</i>) rear yard setback</li> <li>6) <b>25-2-1063</b>, Article 10, Compatibility, Development Standards (<i>Height Limitations and Setbacks for Large Sites</i>) (B) 25 ft from property line and (C)(3) 40 foot height limit if 100-300 ft from SF-5 zone or use</li> <li>7) <b>25-2-492</b> (D) (<i>Site Development Regs</i>) and <b>Sec 25-6 Appendix A</b> (<i>Tables of Off-Street Parking and Loading Regs</i>)</li> <li>8) <b>25-2-831</b>, Article 4 – Additional Requirements for Certain Uses, Division 3 – Civic Uses, (<i>College or University</i>) (B) access from 40 ft paved width that then connects with 40 foot paved width</li> </ol>
Postponed	2	<ol style="list-style-type: none"> <li>1) <b>25-10-123</b>, Article 6, Regulations Applicable to Certain Sign Districts, Expressway Corridor Sign District Regs (B) (3) freestanding sign height</li> <li>2) <b>25-2-774</b> Article 4, Additional Requirements for Certain Uses, (<i>Two- family Residential Use</i>) (C)(5)(a) and (b) 1,100 sf or 0.15 FAR and 550 sf 2<sup>nd</sup> story</li> </ol>
Withdrawn	3	<ol style="list-style-type: none"> <li>1) <b>25-10-103</b>, Article 5 – Regulations Applicable to All Sign Districts, Signs Prohibited in all Sign Districts (1) off premise and <b>25-10-130</b> (<i>Commercial Sign District Regulations</i>) (F)(2)(b) maximum freestanding sign area</li> <li>2) Article 10, Compatibility Standards, <b>Sec 25-2-1063</b> (B), Section <b>25-2-1063</b> (C)(1) Height Limitations and Setbacks for Large Sites, Sec <b>25-2-1067</b> (G) Design Regulations</li> <li>3) <b>25-2-492</b> (D) (<i>Site Development Regs</i>) lot area/lot width/impervious cover/side yard setback, <b>25-6 Appendix A</b> (<i>Tables of Off-Street Parking and Loading Requirements</i>)</li> </ol>
Denied	2	<ol style="list-style-type: none"> <li>1) <b>25-10-124</b>, Article 6, Regulations Applicable to Certain Sign Districts (<i>Scenic Roadway Sign</i>) (B) more than one freestanding sign</li> <li>2) <b>Subchapter F</b> - Residential Design and Compatibility Standards, Article 3 (<i>Definitions and Measurement</i>), Section 3.3.3 Porches, basements, and attic exemptions to gross floor area (B)(2) habitable portion of a building that is below grade if 1<sup>st</sup> story is not more than 3 feet above the average elevation at the intersections of the min front yard setback line and the side property line</li> </ol>
Discussion Items	7	

**B. Variance Cases Heard:**

The Board heard a total of **15 variance cases/agenda action items (6 were new cases)** and **7 discussion items/new business items**.

2. The deposition of the case items:

A. Granted	8
B. Denied	2
C. Withdrawn	3
D. Postponed	2
E. Discussion Items	7

3. Code reference(s) of **granted**: **4 cases from 25-2-492/Site Development Standards; and 1 case from 25-2-551/LA District Regs; and 1 case from 25-2-831/Additional Requirements for Certain Uses, Civic; and 1 case with Article 10/Compatibility**
- Code reference(s) of **denied**: **25-10-124/Scenic Roadway Signs; and Subchapter F/Residential Design Standards**
- Code reference(s) of **withdrawn**: **1 case with 25-2-492/Site Development Standards; 1 case with 25-2-1063/Compatibility; and 1 case with 25-6/Parking number; and 1 case with 25-10-103/Signs**
- Code reference(s) of **postponed**: **1 case from 25-2-774/Two-family Residential Use; and 25-10-123/Signs**

**C. Special Exception Cases Heard:**

The Board of Adjustment heard 0 Special Exception agenda items, of which >> were granted, >> were denied, >> were postponed, >> was withdrawn.

**D. Interpretation Cases Heard:**

There were 0 Appeals of an Administrative Action/Interpretation cases that were heard by the Board in support of purposes and duties (A) (2). Of these appeals, >> cases affirmed staff's determination and denied appellant's request; >> cases was granted appellant's request; >> cases was withdrawn, >> cases were postponed.

**June and July 2018** – no new cases were submitted; 2 inquiries were made to BOA staff, but no applications were submitted by the end of July/as of 10am 8/13/18.

# BOA Monthly Report

## July 2017-June 2018

### June 2018

Granted	1	1) 25-2-492 (D) Site Development Regulations front yard setback
PP cases	8	<ul style="list-style-type: none"> <li>1) 25-10-123 (B) (3) Expressway Corridor Sign District Regulations</li> <li>2) 25-2-831 (College or Univeristy) (B) Article 4</li> <li>3) 25-2-492 (D) Site Development Regulations lot area, lot width, impervious cover, side yard setback/Section 25-6 Appendix A (Off-Street parking)</li> <li>4) 25-2-1176 Site Development Regulations for Dock, Marinas</li> <li>5) 25-2-492(D) Site Development Regulations lot width, lot size, front setback/Article 10 Compatibility Standards 25-2-1062 (height limitations and setbacks for small sites)(B) distance from property</li> <li>6) 25-2-492 (D) side yard setback/25-2-551 (B) (1)(b) shoreline setback/25-2-551 (Lake Austin District Regulations) (C)(3)(a) impervious cover on slope</li> <li>7) Article 10 Compatibility Standards, Section 25-2-1063 height limitations and setback for large sites (C) (3)</li> <li>8) 25-2-492 (D) Site Development Regulations Section 25-6 Appendix A (Off-Street Parking)</li> </ul>
Withdrawn	1	1) 25-2-562 Multifamily Residence Medium density District Regulations (B) (3) Article 3

### May 2018

Granted	0	
PP cases	7	<ul style="list-style-type: none"> <li>1) 25-10-103 Sign prohibited in all Sign Districts/25-10-130 Commercial Sign District Regulations</li> <li>2) 25-2-1063 Compatibility Standards-Height limitations and setback for Large sites</li> <li>3) 25-2-492 Site Dev Regulations Sec 25-6, Appen A, Off Street parking</li> <li>4) 25-2-562 Multifamily Residence Medium Density District Regulations</li> <li>5) Article 10 Compatibility Standards Sec 1063 (B) and (C) Height Limitations and Setbacks large sites/Sec 25-2-1067 Design Regulations</li> <li>6) 25-2-492 yard setback/25-2-551 shoreline setback and Lake Austin Dis Regulations for IC on a slope</li> <li>7) 25-2-492 Site Development Regulations rear yard setback</li> </ul>
Withdrawn	4	<ul style="list-style-type: none"> <li>1) 25-10-133 Univ Neigh Overlay Zoning Sign</li> <li>2) Use determination Interp appeal LifeAustin Church</li> <li>3) Site Plan Revision Interp appeal LifeAustin Church</li> <li>4) 25-2-492 Site Development Regulations for yard setback</li> </ul>

### April 2018

Granted	4	<ul style="list-style-type: none"> <li>1) 25-2-492 Site Development Regulations/lot area/lot width</li> <li>2) 25-2-492 Site Development Regulations/LA setback</li> <li>3) 25-2-492 Site Development Regulations/setback</li> </ul>
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4) 25-2-1176 Site Development Regulations for Docks, Marinas and other Lakefront Uses

- PP cases 8
  - 1) 25-10-133 Univ Neigh Overlay Zoning Sign
  - 2) 25-2-492 Site Development Regulations/setback
  - 3) 25-2-492 Site Development Regulations/setback
  - 4) Use determination Interp appeal LifeAustin Church
  - 5) Site Plan Revision Interp appeal LifeAustin Church
  - 6) 25-2-492 Site Development Regulations for lot width/lot size/setback + 25-2-1062, Article 10 - Compatibility, Height for small sites
  - 7) 25-2-1062, Article 10 - Compatibility, Height for small sites + 25-2-1067 Design Regulations
  - 8) 25-2-492 Site Development Regulations/setback + 25-2-551 Lake Austin (LA) District Regulations/shoreline setback + 25-2-551 Lake Austin (LA) District Regulations/slope

Withdrawn 1 1) 25-2-492 Site Development Regulations/setback

**March 2018**

- Granted 4
  - 1) 25-10-133 Univ Neigh Overlay Zoning Sign
  - 2) 25-10-123 Expressway Corridor Sign
  - 3) 25-2-492 Site Development Regulations/setback/ic/through lot
  - 4) Subchapter F Article 2 – Development Standards

- PP cases 4
  - 1) 25-2-492 Site Development Regulations for setback
  - 2) 25-2-551 Lake Austin (LA) District Regulations for slope
  - 3) 25-2-492 Site Development Regulations/setback
  - 4) 25-2-1062, Article 10 – Compatibility, Height for small sites + 25-2-1063 Height Limitations and Setbacks for Large sites, (B) driveway/sidewalk/structures in setback + (C) height + 25-2-1067 Design Regulations

- Denied 2
  - 1) 25-2-1604 Garage Placement
  - 2) 25-2-1176 Site Development Regulations for Docks, Marinas and other Lakefront Uses

**February 2018**

Granted	3	<ol style="list-style-type: none"> <li>1) 25-2-492 Site Development Regulations/lot width</li> <li>2) 25-2-774 Additional Requirements for Certain Uses, Two-Family lot area + 25-2-1406 Subchapter D, Neighborhood Plan Combining Districts, Ordinance requirements</li> <li>3) 25-2-492 Site Development Regulation/lot width + 25-2-774 Additional Requirements for Certain Uses, Two-Family lot area</li> </ol>
PP cases	7	<ol style="list-style-type: none"> <li>1) 25-10-123 Expressway Corridor Sign District</li> <li>2) Sub Chapter F</li> <li>3) 25-2-476 Special Exception/25-2-492/setback</li> <li>4) 25-2-492 setback/ic + 25-2-515 through lot rear yard</li> <li>5) 25-2-1176 dock</li> <li>6) 25-2-492/lot width/lot size/setback and Article 10 Compatibility 25-2-1062</li> <li>7) Article 10 Compatibility Standards Sec 1063 and 25-2-1067 Design Regulations</li> </ol>
Denied	1	<ol style="list-style-type: none"> <li>1) 25-2-492 Site Development Regulations/ ic</li> </ol>
Withdrawn	1	<ol style="list-style-type: none"> <li>1) 25-10-124 Scenic Roadway Sign Article 6 and Article 9 25-10-191 F</li> </ol>

**January 2018**

Granted	2	<ol style="list-style-type: none"> <li>1) 25-2-476/25-2-492 Special Exception setback</li> <li>2) 25-2-492 setback + 25-2-551 LA</li> </ol>
PP cases	10	<ol style="list-style-type: none"> <li>1) 25-10-124 Scenic Roadway Sign</li> <li>2) 25-2-492 lot width</li> <li>3) 25-2-774 lot area + 25-2-1406 Ord requirements</li> <li>4) 25-2-492 ic</li> <li>5) 25-5-492 lot width + 25-2-774 (lot area)</li> <li>6) Article 10 Compatibility Standards Sec 1063 +25-2-1067</li> <li>7) Interp appeal -0147 LifeAustin Church</li> <li>8) Interp appeal -0168 LifeAustin Church</li> <li>9) 25-2-1176 dock</li> <li>10) 25-2-492 lot width/lot size</li> </ol>

**December 2017**

Granted	3	<ol style="list-style-type: none"> <li>1) 25-2-1063 Compatibility standards</li> <li>2) 25-2-492 lot width</li> <li>3) 25-2-1063 Compatibility standards</li> </ol>
PP cases	6	<ol style="list-style-type: none"> <li>1) 25-10-124 Scenic Roadway Sign</li> <li>2) 25-2-492 lot width/lot size</li> <li>3) 25-2-492 setback</li> <li>4) 25-2-492 setback/IC/yard through lot</li> <li>5) 25-2-1176 dock</li> <li>6) 25-2-1176 dock (PP Indef)</li> </ol>



Withdrawn	1	1) 25-2-492 setback
Denied	1	Interp Recon – appeal to reject permit 25-10-152 to modify a Nonconforming off premise sign

**November 2017**

Granted	4	1) 25-2-492 setback 2) 25-2-492 setback 3) 25-2-943 Substandard lot/disaggregation 4) 25-2-492 setback
PP cases	3	1) 25-2-1176 dock 2) 25-5-492 setback + 25-2-551 (LA reg) 3) 25-2-1176 dock
Withdrawn	1	1) 25-10-124 Sign F
Denied	1	1) 25-2-899 Fences

**October 26, 2017 Special Called meeting**

Denied	1	1) Interp Case appeal to reject appl to modify nonconforming off Premise Sign 25-10-152
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**October 2017**

Granted	6	1) 25-2-1063 Compatibility large sites 2) 25-2-774 Two-Family, minimum lot area 3) 25-2-1062 Compatibility small sites 4) 25-2-899 Fences 5) 25-2-515 yard through lot 6) 25-2-1444 cottage regulations
PP cases	8	1) Special Exception 25-2-492 setback 2) 25-2-943 Substandard lot 3) 25-2-492 setback/ ic + 25-2-515 rear yard of a through lot 4) 25-2-492 setback 5) 25-2-492 setback + 25-2-551 (LA reg) 6) 25-2-1176 docks
Denied	1	1) Ord 20120112-086 Part 8 (Res district) 7

**September 2017**

Granted	3	1) 25-6 Appendix A, Schedule C 2) 25-2-1063 Article 10 Compatibility standards 3) 25-2-1176 dock
PP cases	7	1) 25-2-492 setback 2) 25-2-943 Article 10 Substandard lot 3) 25-2-1063 Height limitation/setback for large sites

- 4) 25-2-774 lot area
- 5) 25-2-1062 height limitations setback for small sites
- 6) Ord. 20120112-086 Part 8
- 7) 25-2-1176 dock

Denied 1 1) New Interp appeal regards to retaining wall LA zoning

### August 2017

Granted 4  
 1) Special Exception – 25-2-476/25-2-492  
 2) Chapter F – RDCC Article 2 Compatibility  
 3) 25-2-492 IC  
 4) Section 25-6 Appendix A, Schedule C

PP cases 7  
 1) Interp prev ppmt (2015-0147) Appeal Life Austin Church  
 2) Interp prev ppmt (2015-0168) Appeal Life Austin Church  
 3) 25-2-492 setback  
 4) 25-2-943 substandard lot  
 5) 25-2-492/25-2-515 setback/IC and yard through lot  
 6) 25-2-1063 Article 10 Compatibility  
 7) 25-2-1063 Article 10 Compatibility

Withdrawn 1 1) 25-2-492 setback

### July 2017

Granted 4  
 1) Special Exception – 25-2-476/25-2-492 setback  
 2) Article 10 Compatibility standards – 25-2-1062  
 3) Ord #20120112-087 North Hyde Park NC-NP – Part 4, Part 6  
 4) 25-2-899, Fences as Accessory Structures (Height)

PP cases 7  
 1) Special Exception – 25-2-476/25-2-492 setback  
 2) Special Exception - 25-2-476/25-2-492 setback  
 3) 25-2-492 setback  
 4) 25-2-492 setback  
 5) Sub Chapter F Compatibility  
 6) 25-2-943 Substandard Lot disaggregation  
 7) 25-2-492 setback/ic + 25-2-515 through lot rear yad

### B. Variance Cases Heard:

1. The Board heard a total of **138 case items, plus 54 discussion items** (new business items) during the reporting period, an average total case load of **16 agenda items per month**. Of these, **59 were new cases**, with an average of **5 new cases per month**.

2. The deposition of the case items: BOA

A. Granted 38

B. Denied 8

C. Withdrawn 10

D. Postponed 82

**3. Code reference(s) of granted:**

*Code reference(s) of denied:*

*Code reference(s) of withdrawn:*

*Code reference(s) of postponed:*

**C. Special Exception Cases Heard:**

The Board of Adjustment heard five (5) Special Exception agenda items, of which two (2) were granted, zero (0) were denied, three (3) were postponed, zero (0) was withdrawn.

**D. Interpretation Cases Heard:**

There were four (4) Appeals of an Administrative Action/Interpretation cases that were heard by the Board in support of purposes and duties (A) (2). Of these appeals, two (2) cases affirmed staff's determination and denied appellant's request; zero (0) cases was granted appellant's request; two (2) cases was withdrawn, two (2) cases were postponed.

May 2018 – one (1) case was submitted by the property owner but was rejected/no case created because appeal was not related to a 25-2 issue (all issues raised in the application were related to 25-8 Environmental) and was not timely filed (was attempting to appeal a 4/11 staff denial comment made on a site plan exemption application/request; the comment advised that a site plan revision was required rather than the site plan exemption that had been applied for/rejected).