

# BOA Monthly Report

## July 2019-June 2020

March 9, 2020

Granted	5	1) Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C)(2)( <i>Height Limitations and Setbacks for Large Sites</i> ) 2) 25-2-1067 (H) (Design regulations) Compatibility Height req of Article 10, Comp Standards Div 2 to decrease minimum parking setback And Decrease minimum driveway setback 3) 25-2-515 ( <i>Rear Yard of a Through Lot</i> ) from setback requirements to decrease the minimum rear yard setback 4) 25-2-515 ( <i>Rear Yard of a Through Lot</i> ) from setback requirements to decrease the minimum rear yard setback 5) Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C) (2) and (3) ( <i>Height Limitations and Setbacks for Large Sites</i> ) a. 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet, b. 25-2-1063 (C) (3) allows a height limit for a structure more than 100 feet
PP cases	6	1) Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C) (2)( <i>Height Limitations and Setbacks for Large Sites</i> ) to increase the maximum Allowable Compatibility Height requirement 2) 25-2-492 (Site Development Regulations) (D) to decrease the rear Setback 3) 25-2-492 (Site Development Regulations) from lot width requirements to decrease the minimum lot width 4) 25-2-492 (D) ( <i>Site Development Regulations</i> ) in order to decrease the minimum lot size 5) 25-2-515 (Rear Yard of a Through Lot) from setback requirements to decrease the minimum rear yard setback 6) 25-2-721 (Waterfront Overlay (WO) Combining District Regulations) to (C) (1) and (2) from secondary setback area to allow construction of a home and increase the maximum allowable impervious cover
Withdrawn	1	1) 25-2-492 (Site Development Regulations) from lot width requirements to decrease the minimum lot width
Denied	0	
Discussion Items	6	
Dec and Jan. interpretations	0	0 new inquiries
The deposition of the case items: (Added MAR # 2020)		
A. Granted	24	
B. Postponed	49	
C. Withdrawn	11	
D. Denied	5	
E. Discussion Items	49	
E. Indef PPmt	0	

February 5, 2020

Granted	1	1) Subchapter F: Residential Design and Compatibility Standards, Article 3, Section 3.3.2 (Gross Floor Area) (B) (1) to allow an attached parking area [carport] that does not meet the minimum parking requirement to be exempted (160 sq. ft.)
PP cases	9	1) 25-2-492 (Site Development Regulations) from lot width requirements to decrease the minimum lot width 2) 25-2-492 (D) ( <i>Site Development Regulations</i> ) in order to decrease the minimum lot size 3) 25-2-515 ( <i>Rear Yard of a Through Lot</i> ) from setback requirements to decrease the minimum rear yard setback 4) 25-2-515 ( <i>Rear Yard of a Through Lot</i> ) from setback requirements to decrease the minimum rear yard setback 5) Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C) (2) and (3) ( <i>Height Limitations and Setbacks for Large Sites</i> ) a. 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet, b. 25-2-1063 (C) (3) allows a height limit for a structure more than 100 feet 6) 25-2-721 (Waterfront Overlay (WO) Combining District Regulations) to (C) (1) and (2) from secondary setback area to allow construction of a home and increase the maximum allowable impervious cover 7) Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C)(2) ( <i>Height Limitations and Setbacks for Large Sites</i> ) 8) 25-2-492 (Site Development Regulations) (D) to decrease the rear Setback 9) 25-2-515 (Rear Yard of a Through Lot) from setback requirements to decrease the minimum rear yard setback
Withdrawn	1	1) 25-2-476 (B) (3) (a) (i) ( <i>Special Exceptions</i> ) from Section 25-2-492 (D) ( <i>Site Development Regulations</i> ) to decrease the interior side yard setback
Denied	0	
Discussion Items	6	
Dec and Jan. interpretations		0 new inquiries
The deposition of the case items: (Added FEB # 2020)		
A. Granted	19	
B. Postponed	43	
C. Withdrawn	10	
D. Denied	5	
E. Discussion Items	43	
E. Indef PPmt	0	

January 13, 2020

Granted	2	1) 25-2-492(D) Site dev regulations to decrease the minimum lot width and Decrease the minimum interior site yard setback 2) 25-2-492(D) Site dev regulations to decrease the minimum front yard Setback and decrease the minimum rear setback and Section 25-2-963 (F) (2) Mod and Maintenance of Non-complying Structures, to exceed the Additional length of a modified portion of building's non-conforming wall By more than 25ft
PP cases	5	1) 25-2-492 (Site dev regulations)(D) to decrease the rear setback 2) 252-515 (Rear yard a through lot) to decrease the minimum rear Yard setback 3) 25-2-1067 (H) (Design regulations) Compatibility Height req of Article 10, Comp Standards Div 2 to decrease minimum parking setback And Decrease minimum driveway setback 4) 25-2-476 (B)(3)(a)(i) Special Ex from 25-2-492 (D) Site Dev Reg to Decrease the interior site yard setback 5) 25-2-1063 (C)(2) Height Limitation and setback for large sites to increase The maximum allowable Compatibility Height requirements of Art 10
Withdrawn	2	1) 25-2-476 (B)(3)(a)(i) Special Ex from 25-2-492 (D) Site Dev Regulations To decrease the interior side yard setback 2) SubChapter F Res Design and Compatibility Standards Art3 Sec 3.3.3 (Gross Floor Area – Porch Basement and Attic Exemptions (B)(2) to receive Basement exemption) on a sloped site
Denied	1	1) 25-2-551 (Lake Austin (LA) Dist regulations) (C)(3)(c) increase IC and (E)(2) to increase IC
Discussion Items	9	
Dec and Jan. interpretations	0	new inquiries

The deposition of the case items: (Added Jan # 2020)

A. Granted	18
B. Postponed	34
C. Withdrawn	9
D. Denied	5
E. Discussion Items	37
E. Indef PPmt	0

December 9, 2019

**CANCELLED MEETING**

November 7, 2019

<b>Granted</b>	<b>3</b>	<b>1) 25-2-899 (D) (<i>Fences as Accessory Uses</i>) to increase the height 2) 25-2-551 (Lake Austin (LA) District Regulations) (B)(1) to reduce the Shoreline setback, (C)(3)(a)(b)(c) to increase IC on a slope, (E)(2) increase IC for driveway 3) Article 10, Compatibility Standards, Division 2, 25-2-1063 (B) (2) (Height Limitations and Setbacks from Large Sites) to decrease the Minimum setback and 25-2-1063 (C) (1) and (2) (Height Limitations and Setbacks for Large Sites) to increase the maximum compatibility height</b>
<b>PP cases</b>	<b>6</b>	<b>1) 25-2-476 (B) (3) (a) (i) (<i>Special Exceptions</i>) from Section 25-2-492 (D) (<i>Site Development Regulations</i>) to decrease the interior side yard setback 2) Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C)(2) (<i>Height Limitations and Setbacks for Large Sites</i>) to increase the maximum allowable Compatibility Height 3) 25-2-476 (B) (3) (a) (i) (<i>Special Exceptions</i>) from Section 25-2-492 (D) (<i>Site Development Regulations</i>) to decrease the interior side yard setback 4) Subchapter F: Residential Design and Compatibility Standards, Article 3, Section 3.3.3 (Gross Floor Area – Porch, Basement and Attic Exemptions) (B) (2) in order to receive the basement exemption on a sloped site 5) 25-2-1067 (H) (<i>Design Regulations</i>) Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards to decrease the minimum parking setback and to decrease the minimum driveway setback 6) 25-2-551 (Lake Austin (LA) District Regulations)(C)(3)(c) increase IC on a slope, (E)(2) increase IC for driveway</b>
<b>Withdrawn</b>	<b>2</b>	<b>1) 25-10-133 (Univ Neigh Overlay Zoning Dist) (F) to allow for 3 electrical wall signs to be placed on the 5th floor 2) 25-2-899 (D) (<i>Fences as Accessory Uses</i>) to increase the height</b>
<b>Denied</b>	<b>1</b>	<b>1) 25-2-492 (D) to increase the maximum allowable IC and 25-2-899 (fence as Accessory Use) (E)(1)</b>
<b>Discussion Items</b>	<b>6</b>	

Nov. interpretations 0 new inquiries

The deposition of the case items: (Added Nov's # 2019)

<b>A. Granted</b>	<b>16</b>
<b>B. Postponed</b>	<b>29</b>
<b>C. Withdrawn</b>	<b>7</b>
<b>D. Denied</b>	<b>4</b>
<b>E. Discussion Items</b>	<b>28</b>
<b>E. Indef PPmt</b>	<b>0</b>

October 14, 2019

Granted	1	1) 25-2-1176 (A)(1) Site Dev Regulations for Docks, marinas.. to increase the Shoreline setback
PP cases	6	1) 25-10-133 (Univ Neigh Overlay Zoning Dist) (F) to allow for 3 electrical wall signs to be placed on the 5th floor 2) 25-2-899 (D) ( <i>Fences as Accessory Uses</i> ) to increase the height 3) 25-2-551 (Lake Austin (LA) District Regulations) (B)(1) to reduce the Shoreline setback, (C)(3)(a)(b)(c) to increase IC, (E)(2) increase IC for driveway 4) 25-2-551 (Lake Austin (LA) District Regulations)(C)(3)(c) increase IC, (E)(2) increase IC for driveway 5) Article 10, Compatibility Standards, Division 2, 25-2-1063 (B) (2) (Height Limitations and Setbacks from Large Sites) to decrease the Minimum setback and 25-2-1063 (C) (1) and (2) ( <i>Height Limitations and Setbacks for Large Sites</i> ) to increase the maximum compatibility height 6) 25-2-1067 (H) (Design Regulations) Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards to decrease the minimum parking setback and to decrease the minimum driveway setback
Withdrawn	2	1) 25-2-492 (D) ( <i>Site Development Regulations</i> ) to Section 25-6 Appendix A ( <i>Tables of Off-Street parking and Loading Requirements</i> ) to reduce the number of required parking spaces 2) Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C) (2) and (3) (Height Limitations and Setbacks for Large Sites) 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet and 25-2-1063 (C) (3) allows a height limit for a structure more than 100 feet but not More than 300 feet
Denied	1	1) 25-10-124 (Scenic Roadway Sign Dist) (B)(1) increase the max sign area on lot and 25-10-125 (B)(2) extreme slope of terrain

Discussion Items 7

Oct. interpretations 0 new inquiries

The deposition of the case items: (Added Oct's # 2019)

A. Granted	13
B. Postponed	23
C. Withdrawn	5
D. Denied	3
E. Discussion Items	22
E. Indef PPmt	0

September 9, 2019

- Granted 3**
- 1) 25-2-492 (D) increase the maximum height
  - 2) 25-2-947 (B) (2) increase the improvement value
  - 3) Subchapter E, Art 4 Mixed Use Combining Dist, Sec 4.2.1 (D)(6)(c) (District Standards) to decrease the minimum site area requirement
- PP cases 5**
- 1) Article 10, Comp Standards, Div 2 Sec 25-2-1063 (C)(2) and (3)(Height Limitations and setback for large sites) to allow a height limit of 3 stories and a height limit for a structure more than 100ft
  - 2) 25-10-124 (Scenic Roadway Sign Dist) (B)(1) increase the max sign area on lot And 25-10-125 (B)(2) extreme slope of terrain
  - 3) 25-10-133 (Univ Neigh Overlay Zoning Dist) (F) to allow for 3 electrical wall Signs to be placed on the 5<sup>th</sup> floor.
  - 4) 25-2-1176 (A)(1) Site Dev Regulations for Docks, marinas.. to increase the Shoreline setback
  - 5) 25-2-1067 (H)(Design Reg) Comp Height requirements Art 10, Div 2, decrease Minimum parking setback and driveway setback

**Withdrawn 0**

**Denied 0**

**Discussion Items 3**

**Sept. interpretations 0 new inquiries**

**The deposition of the case items: (Added Sept's # 2019)**

<b>A. Granted</b>	<b>12</b>
<b>B. Denied</b>	<b>2</b>
<b>C. Withdrawn</b>	<b>3</b>
<b>D. Postponed</b>	<b>17</b>
<b>E. Indef PPmt</b>	<b>0</b>
<b>E. Discussion Items</b>	<b>15</b>

**AUGUST 12, 2019**

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|------------------|----------|--|
| <b>Granted</b>   | <b>4</b> | <b>1) 25-2-492 (D) to decrease the minimum front yard setback and interior side yard<br/>And rear yard setback<br/>2) 25-2-814 (Service Station Use)(3) to increase the queue lanes<br/>3) 25-2-492 (D) to decrease the minimum front street setback<br/>4) 25-2-814 (Service Station Use)(3) to increase the queue lanes</b>  |
| <b>PP cases</b>  | <b>5</b> | <b>1) 25-2-492 (D) to increase the maximum allowable IC and 25-2-899 (fence as<br/>Accessory Use) (E)(1)<br/>2) 25-2-1067 (H)(Design Reg) Comp Height requirements Art 10, Div 2, decrease<br/>Minimum parking setback and driveway setback<br/>3) 25-2-492 (D) Site Dev Reg to Section 25-6 Appendix A (Tables of Off street<br/>Parking and loading req) to reduce the number of required parking spaces<br/>4) 25-2-1063 (C)(2) and (3)(Height Limitations and setback for large sites) to allow<br/>A height limit of 3 stories and a height limit for a structure more than 100ft<br/>5) Subchapter E, Art 4 Mixed Use Combining Dist, Sec 4.2.1 (D)(6)(c) (District<br/>Standards) to decrease the minimum site area requirement</b> |
| <b>Withdrawn</b> | <b>1</b> | <b>1) 25-2-551 (C)(3)(a) to increase the maximum impervious coverage</b>   |
| <b>Denied</b>    | <b>1</b> | <b>1) 25-2-1176 (A)(3) (Site Dev Reg for Docks, Marinas and other Lakefront Uses)<br/>To reduce the Interior Setback</b>   |

**Discussion Items      6**

**Aug. interpretations      0 new inquiries**

**The deposition of the case items:    (Added August's # 2019)**

<b>A. Granted</b>	<b>9</b>
<b>B. Denied</b>	<b>2</b>
<b>C. Withdrawn</b>	<b>3</b>
<b>D. Postponed</b>	<b>12</b>
<b>E. Indef PPmt</b>	<b>0</b>
<b>E. Discussion Items</b>	<b>12</b>

**JULY 8, 2019**

- Granted 5**
- 1) 25-2-1604 (C)(1)&(2) Garage Placement
  - 2) Ord #20120112-087 Hyde Park NCCD Part7, Res District Sec1 to decrease The minimum lot width and rear yard setback and lot size of secondary dwelling
  - 3) 25-2-1604 (C)(1) Garage Placement
  - 4) 25-2-515 (Rear Yard of Through Lot) to decrease the through lot rear yard
  - 5) Ord. 010607-23 Part3 to increase height
- PP cases 7**
- 1) 25-2-492 (D) to decrease the minimum front street setback
  - 2) Subchapter E, Article 4 Mixed Use Combing Dist Sec 4.2.1 (D)(6)(c) (District Standards) to decrease the minimum site area
  - 3) 25-2-551 (C)(3)(a) to increase the maximum impervious coverage
  - 4) 25-2-814 (Service Station Use)(3) to increase the queue lanes
  - 5) 25-2-492 (D) (Site Development Reg) to 25-6 Appendix A (Tables of off-Street Parking and Loading Reg) to reduce the number of required parking spaces
  - 6) Article 10, Comp Standards, Div 2 Dev Standards Sec 25-2-1063 (C)(2) to allow a height limit of 3 stories or 40 feet and (3)(Height Limitations and Sb for Large Sites) to allow a height limit for a structure more than 100 ft but not more than 300 ft
  - 7) 25-2-814 (Service Station Use)(3) to increase the queue lane
- Withdrawn 2**
- 1) 25-2-551 (C)((2)(a) (Lake Austin (LA) Dist Reg) to increase max allowable IC
  - 2) Land Use Determination appeal to maintain the use either club/lodge or group Residential
- Denied 1**
- 1) 25-2-1176 (A)(3) (Site Dev Reg for Docks, Marinas and other Lakefront Uses) To reduce the Interior Setback

**Discussion Items 6**

**July interpretations 0 new inquiries**

**The deposition of the case items: (Added July's # 2019)**

<b>A. Granted</b>	<b>5</b>
<b>B. Denied</b>	<b>1</b>
<b>C. Withdrawn</b>	<b>2</b>
<b>D. Postponed</b>	<b>7</b>
<b>E. Indef PPmt</b>	<b>0</b>
<b>E. Discussion Items</b>	<b>6</b>