

**BOA Monthly Report
July 2019-June 2020**

May 11, 2020

Granted **6** **1) SubChapter F: Res Design and Comp Standards, Art 2, Dev Standards Sec 2.1 to exceed the FAR**
2) 25-2-899 (E) to increase height
3) 25-2-1063 (C)(2) to increase the maximum allowable Comp Height
4) 25-2-492 (D) to decrease the minimum lot width
5) 25-2-492 (D) to decrease the minimum lot size
6) 25-5-515 to decrease the minimum rear yard setback

PP Cases **6** **1) 25-10-133(G) to allow for up to 18 illuminated wall signs**
2) 25-10-133 (G) to allow for 1 6ft tall freestanding monument sign
And 2 217sq.ft. wall signs, all illuminated
3) 25-2-492 (D) to decrease the minimum interior side setback
4) 25-2-492 (D) to decrease the rear setback
5) 25-2-492 (D) to decrease the minimum lot width
6) 25-2-721 (C) (1) and (2) secondary setback area to allow construction
Of a home and increase and increase the maximum allowable IC

Withdrawn **1** **1) 25-6-472 Appendix A to reduce the number of required parking Spaces**

Denied **0**

Discussion Items **6**

Dec and Jan. interpretations **0 new inquiries**

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

A. Granted **30**
B. Postponed **55**
C. Withdrawn **12**
D. Denied **5**
E. Discussion Items **55**
E. Indef PPmt **0**

March 9, 2020

Granted	5	<p>1) Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C)(2)(<i>Height Limitations and Setbacks for Large Sites</i>)</p> <p>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</p> <p>3) 25-2-515 (<i>Rear Yard of a Through Lot</i>) from setback requirements to decrease the minimum rear yard setback</p> <p>4) 25-2-515 (<i>Rear Yard of a Through Lot</i>) from setback requirements to decrease the minimum rear yard setback</p> <p>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</p>
PP cases	6	<p>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</p> <p>2) 25-2-492 (Site Development Regulations) (D) to decrease the rear Setback</p> <p>3) 25-2-492 (Site Development Regulations) from lot width requirements to decrease the minimum lot width</p> <p>4) 25-2-492 (D) (<i>Site Development Regulations</i>) in order to decrease the minimum lot size</p> <p>5) 25-2-515 (Rear Yard of a Through Lot) from setback requirements to decrease the minimum rear yard setback</p> <p>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</p>
Withdrawn	1	<p>1) 25-2-492 (Site Development Regulations) from lot width requirements to decrease the minimum lot width</p>
Denied	0	

Discussion Items 6

Dec and Jan. interpretations 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	<p>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.)</p>
PP cases	9	<p>1) 25-2-492 (Site Development Regulations) from lot width requirements to decrease the minimum lot width</p> <p>2) 25-2-492 (D) (<i>Site Development Regulations</i>) in order to decrease the minimum lot size</p> <p>3) 25-2-515 (<i>Rear Yard of a Through Lot</i>) from setback requirements to decrease the minimum rear yard setback</p> <p>4) 25-2-515 (<i>Rear Yard of a Through Lot</i>) from setback requirements to decrease the minimum rear yard setback</p> <p>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</p> <p>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</p> <p>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>)</p> <p>8) 25-2-492 (Site Development Regulations) (D) to decrease the rear Setback</p> <p>9) 25-2-515 (Rear Yard of a Through Lot) from setback requirements to decrease the minimum rear yard setback</p>
Withdrawn	1	<p>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</p>
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 9
Items**

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

Granted	3	<p>1) 25-2-899 (D) (<i>Fences as Accessory Uses</i>) to increase the height</p> <p>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</p> <p>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</p>
PP cases	6	<p>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</p> <p>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</p> <p>3) 25-2-476 (B) (3) (a) (i) (Special Exceptions) from Section 25-2-492 (D) (Site Development Regulations) to decrease the interior side yard setback</p> <p>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</p> <p>5) 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</p> <p>6) 25-2-551 (Lake Austin (LA) District Regulations)(C)(3)(c) increase IC on a slope, (E)(2) increase IC for driveway</p>
Withdrawn	2	<p>1) 25-10-133 (Univ Neigh Overlay Zoning Dist) (F) to allow for 3 electrical wall signs to be placed on the 5th floor</p> <p>2) 25-2-899 (D) (<i>Fences as Accessory Uses</i>) to increase the height</p>
Denied	1	<p>1) 25-2-492 (D) to increase the maximum allowable IC and 25-2-899 (fence as Accessory Use) (E)(1)</p>

Discussion Items 6

Nov. interpretations 0 new inquiries

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

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

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) (*Fences as Accessory Uses*) 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) (*Height Limitations and Setbacks for Large Sites*) 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) (*Site Development Regulations*) to Section 25-6 Appendix A (*Tables of Off-Street parking and Loading Requirements*) 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 5th 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)

A. Granted	12
B. Denied	2
C. Withdrawn	3
D. Postponed	17

E. Indef PPmt	0
E. Discussion Items	15

AUGUST 12, 2019

Granted	4	1) 25-2-492 (D) to decrease the minimum front yard setback and interior side yard And rear yard setback 2) 25-2-814 (Service Station Use)(3) to increase the queue lanes 3) 25-2-492 (D) to decrease the minimum front street setback 4) 25-2-814 (Service Station Use)(3) to increase the queue lanes
PP cases	5	1) 25-2-492 (D) to increase the maximum allowable IC and 25-2-899 (fence as Accessory Use) (E)(1) 2) 25-2-1067 (H)(Design Reg) Comp Height requirements Art 10, Div 2, decrease Minimum parking setback and driveway setback 3) 25-2-492 (D) Site Dev Reg to Section 25-6 Appendix A (Tables of Off street Parking and loading req) to reduce the number of required parking spaces 4) 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 5) Subchapter E, Art 4 Mixed Use Combining Dist, Sec 4.2.1 (D)(6)(c) (District Standards) to decrease the minimum site area requirement
Withdrawn	1	1) 25-2-551 (C)(3)(a) to increase the maximum impervious coverage
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	
Aug. interpretations	0	new inquiries

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

A. Granted	9
B. Denied	2
C. Withdrawn	3

D. Postponed	12
E. Indef PPmt	0
E. Discussion Items	12

JULY 8, 2019

Granted	5	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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)

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