

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
C-1

DATE: March 8, 2021

CASE NUMBER: C16-2021-0006

___Y___ Brooke Bailey
___Y___ Jessica Cohen
___-___ Ada Corral OUT
___Y___ Melissa Hawthorne
___-___ VACANT
___Y___ Don Leighton-Burwell
___Y___ Rahm McDaniel
___Y___ Darryl Pruet
___Y___ Veronica Rivera
___-___ Yasmine Smith NO SHOW
___Y___ Michael Von Ohlen
___Y___ Kelly Blume (Alternate)
___-___ VACANT (Alternate)
___Y___ Donny Hamilton (Alternate)

APPLICANT: Stormi Wolf

OWNER: ,Michael Harris

ADDRESS: 2101 RIO GRANDE ST

VARIANCE REQUESTED: The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-133 (*University Neighborhood Overlay Zoning District Signs*), requesting a total of 3 signs on the property: (H) to allow for all three (3) signs, one (1) blade, one (1) awning, and one (1) hanging sign to all be illuminated in order to provide adequate signage for the 21 Rio Apartment complex in a “LO-NP, MF-4NP”, Limited Office – Neighborhood Plan – Multi-Family – Neighborhood Plab zoning district. (West University Neighborhood Plan)

Note: The Land Development Code sign regulations 25-10-133 University Neighborhood Overlay Zoning Districts Signs (H) A sign may not be illuminated or contain electronic images or moving parts.

BOARD’S DECISION: The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant; Board Member Jessica Cohen seconds on a 10-0 vote; **GRANTED.**

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: **21 RIO is surrounded by illuminated signage that have been granted ;thru the variance process, RIO is very dark at night**

OR,

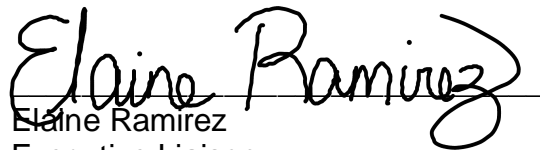
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: **Many of the neighboring properties have internally illuminated signage, the type of illumination that is proposed is a low impact halo-lit type sign illumination and not requesting any additional deviations from the sign code**

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: **the reverse lit illumination is a low impact type of light but will substantially improve the ability of the apartment complex to be found and recognized**

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: allowing illuminated signage for 21 RIO would provide commensurate readability and recognition as surrounding properties with lit signs**


Elaine Ramirez
Executive Liaison

Diana Ramirez for

Don Leighton-Burwell
Chairman