

**BOA Monthly Report  
July 2020-June 2021**

**Mar 8, 2021**

**Granted            6**

- 1) 25-10-133 (*University Neighborhood Overlay Zoning District Signs*), requesting a total of 3 signs: (H) to allow for all three (3) signs, one (1) blade, one (1) awning, and one (1) hanging sign to all be illuminated
- 2) 25-10-133 (*University Neighborhood Overlay Zoning District Signs*) (H) to allow for illumination of two (2) wall signs and two (2) projecting signs
- 3) 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback
- 4) 25-6-472 (*Parking Facility Standards*) Appendix A (*Tables of Off-Street parking and Loading Requirements*) to reduce the number of required parking spaces
- 5) 25-2-492 (*Site Development Regulations*) decrease the minimum lot width
  - b)Section 25-2 (*Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes*) to decrease the 45 degree angle side setback plane
  - c)Section 25-2 (*Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.7 Sidewall Articulation*) to remove the requirement for articulation
- 6) 25-2-492 (*Site Development Regulations*) decrease the minimum lot width
  - b)25-2 (*Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes*) to decrease the 45 degree angle side setback plane
  - c)Section 25-2 (*Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.7 Sidewall Articulation*) to remove the requirement for articulation

**PP Cases            3**

- 1) 25-10-133 (*University Neighborhood Overlay Zoning District Signs*), requesting a total of 12 signs: a)(F) to allow three (3) wall signs above the second floor, one on each the northern, southern and eastern sides. b)(G) (1) one projecting sign for each building façade (allowed) to two (2) projecting signs (requested) on the eastern side c)(H) to allow for all twelve (12) signs, nine (9) on the northern, one (1)on the southern, one (1) on the eastern and one (1) on the western sides, to all be illuminated
- 2) 25-2-774 (*Two-Family Residential Use*) (C) (2) (a) for a Two-Family Residential use location
- 3) 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum rear yard setback

**Withdrawn        0**  
**Denied            0**  
**Discussion Items    5**

**Mar 2021. Interpretations    0 new inquiries**

**The deposition of the case items:    (Added mar# 2021)**

<b>A. Granted</b>	<b>35</b>
<b>B. Postponed</b>	<b>30</b>
<b>C. Withdrawn</b>	<b>1</b>
<b>D. Denied</b>	<b>8</b>
<b>E. Discussion Items</b>	<b>68</b>

Feb 8, 2021

Granted	5	<p>1) appeal challenging staff decision in regards to the number of parking spaces, Section 25-6-478 (A). The appellant disagrees and argues that these two properties lack the requisite number of parking spaces, based on application of Part 6, Section 7 (J)</p> <p>2) 25-10-133 (<i>University Neighborhood Overlay Zoning District Signs</i>) (H) to allow for all four (4) signs, one (1) monument sign, one (1) wall sign on each of the on the north, south, and west sides, to all be illuminated and NBG Ordinance no. 20180412-051:b) to increase the sign height</p> <p>3) 25-2-492 (<i>Site Development Regulations</i>) from setback requirements to decrease the minimum street side yard setback</p> <p>4) (a) 25-2-492 (<i>Site Development Regulations</i>) from setback requirements to decrease the minimum front yard setback (b) Section 25-2-551 (<i>Lake Austin District Regulations</i>) (E) (2) to increase maximum impervious cover on a slope gradient</p> <p>5) 25-2-551 (<i>Lake Austin (LA) District Regulations</i>) (B) (1) (b) from shoreline setback requirements to reduce the shoreline setback</p>
PP Cases	7	<p>1) 25-10-133 (<i>University Neighborhood Overlay Zoning District Signs</i>) (H) to allow for illumination of two (2) wall signs and two (2) projecting signs</p> <p>2) 25-10-133 (<i>University Neighborhood Overlay Zoning District Signs</i>), total of 12 signs on the property: a)(F) to allow three (3) wall signs above the second floor, one on each the northern, southern and eastern sides(G) (1) one projecting sign for each building façade (allowed) to two (2) projecting signs (requested) on the eastern side c)(H) to allow for all twelve (12) signs, nine (9) on the northern, one (1) on the southern, one (1) on the eastern and one (1) on the western sides, to all be illuminated</p> <p>3) 25-2-492 (<i>Site Development Regulations</i>) decrease the minimum lot width b) Section 25-2 (<i>Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes</i>) to decrease the 45 degree angle side setback plane c)Section 25-2 (<i>Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.7 Sidewall Articulation</i>) to remove the requirement for articulation on the interior side</p> <p>4) 25-2-492 (<i>Site Development Regulations</i>) decrease the minimum lot width b)Section 25-2 (<i>Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes</i>) to decrease the 45 degree angle side setback plane c)Section 25-2 (<i>Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.7 Sidewall Articulation</i>) to remove the requirement for articulation on the interior side</p> <p>5) 25-2-492 (<i>Site Development Regulations</i>) from setback requirements to decrease the minimum rear yard setback</p> <p>6) 25-6-472 (<i>Parking Facility Standards</i>) Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces</p> <p>7) 25-2-774 (<i>Two-Family Residential Use</i>) (C) (2) (a) for a Two-Family Residential use location at least 10 feet to the rear or side of the principal structure</p>
Withdrawn	0	

**Denied 1 1) a variance(s) to amend existing Granted variance C15-2020-0065, to remove the condition related to STR's**

**Discussion Items 4**

**Feb 2021. interpretations 1 new inquiries**

**The deposition of the case items: (Added feb# 2021)**

**A. Granted 29**

**B. Postponed 27**

**C. Withdrawn 1**

**D. Denied 8**

**E. Discussion Items 63**

**Jan 11, 2021**

**Granted 0 Due to technical difficulties – 9 cases were postponed and 1 withdrawn**

- PP Cases**                      **9**
- 1) 25-10-133 (University Neighborhood Overlay Zoning District Signs) (H) to allow for illumination of two (2) wall signs and two (2) projecting signs
  - 2) 25-10-133 (University Neighborhood Overlay Zoning District Signs), (F) to allow wall signs above the second floor, (G) (1) projecting sign for each building façade and (H) to allow for all signs to all be illuminated
  - 3) 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum front yard setback and 25-2-551 (Lake Austin District Regulations) (E) (2) to increase maximum impervious cover on a slope
  - 4) 25-6-472 (Parking Facility Standards) Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces
  - 5) 25-2-774 (Two-Family Residential Use) (C) (2) (a) for a Two-Family Residential use location at least 10 feet to the rear or side of the principal structure
  - 6) 25-2-492 (Site Development Regulations) decrease the minimum lot width and 25-2 (Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes) to decrease the 45 degree angle side setback plane
  - 7) 25-2-492 (Site Development Regulations) decrease the minimum lot width and 25-2 (Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes) to decrease the 45 degree angle side setback plane
  - 8) to amend existing Granted variance C15-2020-0065, to remove the condition related to STR's
  - 9) 25-2-551 (Lake Austin (LA) District Regulations) (B) (1) (b) from shoreline setback requirements to reduce the shoreline setback

**Withdrawn**                      **1**

- 1) 25- 2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard and 25-2 Subchapter F, Residential Design and Compatibility Standards, Article 3, 3.3 to increase the finished floor elevation of the first story

**Denied**                              **0**

**Discussion Items**              **8**

**Jan 2021. interpretations**      **0 new inquiries**

**The deposition of the case items:**    (Added jan# 2021)

**A. Granted**                              **24**

**B. Postponed**                              **20**

**C. Withdrawn**                              **1**

**D. Denied**                                      **7**

**E. Discussion Items**                      **59**

December 14, 2020

**Granted**                              **10**

- 1) 25-10-131 (*Additional Freestanding Signs permitted*) (C) to increase the total number of freestanding signs

- 2) Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 (*Maximum Development Permitted*) to increase the F.A.R
- 3) 25- 2-515 (*Rear Yard of a Through Lot*) from setback requirements to decrease the minimum rear yard setback
- 4) 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum rear yard setback and 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum interior side yard setback
- 5) 25- 2-551 (*Lake Austin (LA) District Regulations*)(B) (1) (a) from shoreline setback requirements to reduce the shoreline setback and (C) (2) (a) increase the maximum impervious cover on a slope
- 6) 25-2-492 (*Site Development Regulations*) setback requirements to decrease the minimum side yard setback and 25-2-492 (*Site Development Regulations*) to increase the impervious cover
- 7) 25-2-1063 (*Height Limitations and Setbacks for Large Sites*)(B)(2) reduce setback and (C) (1) (b) increase height limit and (C)(2)(b) increase height limit
- 8) 25-2-492 (*Site Development Regulations*) to decrease the minimum front yard setback and 25-2-492 (*Site Development Regulations*) to decrease the minimum rear yard setback and 25-6-472 (*Parking Facility Standards*) Appendix A (*Tables of Off-Street parking and Loading Requirements*) to reduce the number of required parking spaces
- 9) 25- 2-551 (*Lake Austin (LA) District Regulations*)(B) (1) (a) from shoreline setback requirements to reduce the shoreline setback and (C) (3) (a) increase the maximum impervious cover on a slope
- 10) 25-2-774 (*Two-Family Residential Use*) (C) (5) (a) to increase the total area of a Second Dwelling Unit and to increase the second floor area

PP Cases	1	1) 25-2-551 ( <i>Lake Austin (LA) District Regulations</i> ) (B) (1) (b) from shoreline setback requirements to reduce the shoreline setback
Withdrawn	0	
Denied	0	
Discussion Items	8	
Dec. interpretations	1 new inquiries	

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

A. Granted	24
B. Postponed	11
C. Withdrawn	0
D. Denied	7
E. Discussion Items	51

<b>Granted</b>	<b>3</b>	<ul style="list-style-type: none"> <li>1) 25-10-133 (University Neighborhood Overlay Zoning District Signs) (G) to allow for one (1) wall sign, one (1) blade sign, and a vinyl letter board, all illuminated</li> <li>2) 25-2-774 (<i>Two-Family Residential Use</i>) (C) (2) (a) which requires an Accessory Dwelling Unit to be located at least 10 feet to the rear or side of the principal structure</li> <li>3) 25-2-1176 (<i>Site Development Regulations for Docks, Marinas, and Other Lakefront Uses</i>) (A) (4) (a) to increase shoreline frontage</li> </ul>
<b>PP Cases</b>	<b>4</b>	<ul style="list-style-type: none"> <li>1) 25-2-492 (Site Development Regulations) to decrease the minimum front yard setback and rear yard setback and 25-6-472 (Parking Facility Standards) Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces</li> <li>2) 25- 2-551 (Lake Austin (LA) District Regulations) (B) (1) (a) from shoreline setback requirements to reduce the shoreline setback and (C) (3) (a) to increase the maximum impervious cover on a slope</li> <li>3) 25-2-551 (Lake Austin (LA) District Regulations) (B) (1) (b) from shoreline setback requirements to reduce the shoreline setback</li> <li>4) 25- 2-492 (<i>Site Development Regulations</i>) from setback requirements to decrease the minimum front yard setback and Section 25-2 Subchapter F, Residential Design and Compatibility Standards, Article 3, 3.3 to increase the finished floor elevation of the first story</li> </ul>
<b>Withdrawn</b>	<b>0</b>	
<b>Denied</b>	<b>3</b>	<ul style="list-style-type: none"> <li>1) 25-2-492 (D) (Site Development Regulations) to decrease the minimum lot size and to decrease the minimum lot width</li> <li>2) 25-2-492 (D) (Site Development Regulations) in order to increase the impervious cover</li> <li>3) 25- 2-774 (<i>Two-Family Residential Use</i>) (C) (5) (a) to increase the total area of a Second Dwelling Unit and (b) to increase the second floor area of a Second Dwelling Unit</li> </ul>
<b>Discussion Items</b>	<b>9</b>	

**Oct. interpretations 0 new inquiries**

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

<b>A. Granted</b>	<b>14</b>
<b>B. Postponed</b>	<b>10</b>
<b>C. Withdrawn</b>	<b>0</b>
<b>D. Denied</b>	<b>7</b>
<b>E. Discussion Items</b>	<b>43</b>

October 12, 2020

<b>Granted</b>	<b>1</b>	<b>1) 25-2-947 (Nonconforming Use Regulation Groups) (B) (2) to increase the improvement value</b>
<b>PP Cases</b>	<b>4</b>	<b>1) 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (4) (a) to increase shoreline frontage</b> <b>2) 25-2-1063 (Height Limitations and Setbacks for Large Sites) to decrease the required setback and increase the maximum allowable height requirements of Article 10, Compatibility Standards, Division 2 – Development Standards a) (B) (2) reduce setback and b) (C) (1) (b) increase height limit</b> <b>3) 25-2-774 (Two-Family Residential Use) (C) (5) (a) to increase the total area and (b) to increase the second floor area</b> <b>4) 25-2-492 (Site Development Regulations) a) from setback requirements to decrease the minimum front yard setback and b) from Section 25-2 Subchapter F, Residential Design and Compatibility Standards, Article 3, 3.3 to increase the finished floor elevation</b>
<b>Withdrawn</b>	<b>0</b>	
<b>Denied</b>	<b>1</b>	<b>1) 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum front yard setback</b>

**Discussion Items 8**

**Oct. interpretations 0 new inquiries**

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

<b>A. Granted</b>	<b>11</b>
<b>B. Postponed</b>	<b>6</b>
<b>C. Withdrawn</b>	<b>0</b>
<b>D. Denied</b>	<b>4</b>
<b>E. Discussion Items</b>	<b>34</b>

**September 14, 2020**

<b>Granted</b>	<b>4</b>	<b>1) 25-2-515 (<i>Rear Yard of a Through Lot</i>) from setback requirements to decrease the minimum rear yard setback</b> <b>2) 25-2-551 (<i>Lake Austin District Regulations</i>) (C) (3) to increase the maximum IC on a slope</b> <b>3) 25-2-774 (<i>Two-Family Residential Use</i>) (B) from lot area</b> <b>4) 25-2-774 (<i>Two-Family Residential Use</i>) (C) (2) (a) for a Two-Family Residential use location at least 10 feet to the rear or side of the principal structure</b>
<b>PP Cases</b>	<b>1</b>	<b>1) 25-2-947 (<i>Nonconforming Use Regulation Groups</i>) (B) (2) to increase the improvement value</b>
<b>Withdrawn</b>	<b>0</b>	
<b>Denied</b>	<b>0</b>	
<b>Discussion Items</b>	<b>26</b>	

**Sept. interpretations 0 new inquiries**

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

<b>A. Granted</b>	<b>10</b>
<b>B. Postponed</b>	<b>2</b>
<b>C. Withdrawn</b>	<b>0</b>
<b>D. Denied</b>	<b>3</b>
<b>E. Discussion Items</b>	<b>26</b>



<b>Granted</b>	<b>2</b>	<b>1) 25-10-133(C) to exceed sign area from 150 sq.ft. and (G) illuminate Both signs 2) 25-2-963 (D)(2) (a) to move the docks by consolidating them into 1 dock And to raise the top of the rail elevation to the 2 slip dock</b>
<b>PP Cases</b>	<b>1</b>	<b>1) 25-2-492 to decrease the minimum interior side SB, to decrease the Minimum rear yard SB, to increase the BC, to increase the IC</b>
<b>Withdrawn</b>	<b>0</b>	
<b>Denied</b>	<b>3</b>	<b>1) 25-10-124 (B)(1)(b) to increase the maximum sign area on lot and 25-10-125 (B)(2) height 2) 25-2-721 (C)(1) and (2) secondary SB area to allow construction of a home And to increase the maximum allowable IC 3) 25-2-492 to decrease the minimum interior side SB</b>

**Discussion Items 10**

**July interpretations 0 new inquiries**

**The deposition of the case items: (Added July's # 2020)**

<b>A. Granted</b>	<b>2</b>
<b>B. Postponed</b>	<b>1</b>
<b>C. Withdrawn</b>	<b>0</b>
<b>D. Denied</b>	<b>3</b>
<b>E. Discussion Items</b>	<b>10</b>