



## **TRAINING SESSION OF THE BOARD OF ADJUSTMENT**

**February 22, 2024**

**1:00 PM-3:30 PM**

**Boards and Commission Room 1101**

**301 West 2<sup>nd</sup> Street, Austin Texas 78701**

Some members of the BOARD OF ADJUSTMENT may be participating by videoconference. No actions or votes will be taken.

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely and will be allowed up to three minutes to provide their comments. Registration no later than noon the day before the meeting is required for remote participation by telephone. To register to speak remotely, email [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov) or call 512-974-2202.

### **CURRENT BOARD MEMEBERS:**

___ Thomas Ates	___ Janel Venzant
___ Jessica Cohen (Chair)	___ Michael Von Ohlen
___ Melissa Hawthorne (Vice Chair)	___ Yung-ju Kim
___ Brian Poteet	___ Kelly Blume (Alternate)
___ Marcel Gutierrez-Garza	___ Suzanne Valentine (Alternate)
___ Margaret Shahrestani	
___ Jeffery Bowen	

### **CALL TO ORDER**

### **TRAINING SESSION**

Board of Adjustment Deep Dive: Key Topics & Issues

#### **1. Overview -Brent Lloyd (BOA)**

##### **General Background**

- The history of BOAs & their role in zoning
- Creation of Austin's BOA
- What BOAs do:
  - Variances
  - Special Exceptions

- Appeals

#### Variances: Criteria for Approval & Other Considerations

- What constitutes a “hardship”?
- When is a property deprived of “reasonable use”?
- What does it mean to alter “area character”?
- Variance conditions – what are they for and when are they appropriate?
- New state legislation affecting BOA variance criteria?

#### Special Exceptions

- What are they, and how are they different from variances?
- Austin’s use of special exceptions?

#### Administrative Appeals

- What’s an appeal, and how is it different than a variance or exception?
- Considerations unique to appeals.

2. Issues Specific to Residential Review -Alex Creel and Mike Peralta (Residential Review)
  - Subchapter F (Residential Design & Compatibility)
  - Special Exceptions
  - Other issues
3. Environmental & Lake Austin Issues -John Clement (WPD)
  - Lake Austin Regulations
  - Heritage Tree Issues
  - Related topics
4. Boat Docks & Compatibility- Clarissa Davis (LUR)

## ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications *will be provided upon request*. Meeting locations are planned with wheelchair access. **If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call** or email Board Liaison Elaine Ramirez, Development Services, at 512-974-2202 / [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov) or Board Secretary Diana Ramirez, Development Services, at 512-974-2241 / [diana.ramirez@austintexas.gov](mailto:diana.ramirez@austintexas.gov) , for additional information; *TTY users route through Relay Texas at 711*.

For more information on the Board of Adjustment, please contact Board Liaison, Elaine Ramirez, Development Services, at 512-974-2202 / [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)