REGULAR MEETING of the BOARD OF ADJUSTMENT
April 14, 2025 AT 5:30PM
Austin City Hall, Council Chambers, Room 1001
301 West 2nd Street, Austin, Texas 78701

Some members of the BOARD OF ADJUSTMENT may be participating by videoconference. The meeting may be viewed online at: http://www.austintexas.gov/page/watch-atxn-live

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 or call 512-974-2202.

CURRENT BOARD MEMBERS:

___*Jessica Cohen (Chair)*
___*Melissa Hawthorne (Vice-Chair)*
___*Thomas Ates*
___*Jeffery Bowen*
___*Sameer S Birring*
___*Bianca A Medina-Leal*
___*Yung-ju Kim*
___*Brian Poteet*
___*Niccolo A Sacco*
___*Margaret Shahrestani*
___*Michael Von Ohlen*
___*Corry L Archer-mcclellan*
___*Suzanne Valentine (Alternate)*

The Board of Adjustment may go into closed session to receive advice from legal counsel regarding any item on this agenda (Private consultation with legal counsel – Section 551.071 of the Texas Government Code).

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

The first (4) four speakers signed up/register prior **(no later than noon the day before the meeting)** to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

APPROVAL OF MINUTES

1. Approve the minutes of the Board of Adjustment meeting on March 10, 2025.
   On-Line Link: **Draft Minutes for March 10, 2025**

PUBLIC HEARINGS

Discussion and action on the following cases.

New Variance cases:

2. C15-2025-0007 Jay Hargrave for Hans Vaziri
   601 Kinney Avenue

   On-Line Link: **ITEM02 ADV PACKET; PRESENTATION**
   The applicant is requesting a variance(s) from the Land Development Code 25-2-492 Site Development Regulations *(Maximum Height Requirements)* & Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 3.4.1 *(Height)* to increase the height on a flat roof from 32 feet (maximum allowed) to 42 feet (requested), in order to complete a remodel/addition to attach a bedroom to an existing single- family residence in an "SF-3", Single-Family zoning district.

   NOTE: LDC 25-2 Land Development, Subchapter F: Residential Design and Compatibility Standards, Article 2: - Development Standards, Section 3.4.1 – Height.
   Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to:
   A. For a flat roof, the highest point of the coping;
   B. For a mansard roof, the deck line;
   C. For a pitched or hip roof, the gabled roof or dormer with the highest average height; or
   D. For other roof styles, the highest point of the building.

Previous Postponed Variance cases:

3. C15-2024-0048 Maximiliano Martinez, PE for Shaun Vembutty
   4013 Clawson Road

   On-Line Link: **ITEM03 ADV PACKET; PRESENTATION**
   The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 *(Site Development Regulations)* from lot width requirements to decrease:
   - the front lot width from 50 feet (required) to 35 feet (requested),

   and
   - rear flag lot width from 50 feet (required) to 49.82 feet (requested)

in order to subdivide the existing tract into two SF-3 lots in a "SF-3", Single-Family zoning district.

DISCUSSION ITEMS

4. Discussion of the March 10, 2025, Board of Adjustment activity report
On-Line Link: ITEM04 March 10, 2025-MONTHLY REPORT

FUTURE AGENDA ITEMS AND ANNOUNCEMENTS

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 business days before the meeting date. Please call the Board Liaison Elaine Ramirez, Development Services Department at 512-974-2202 or email elaine.ramirez@austintexas.gov or the Board Secretary Diana Ramirez, Development Services Department at 512-974-2241 or email 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's Elaine Ramirez, Development Services Department at 512-974-2202/elaine.ramirez@austintexas.gov