

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday March 12, 2018**

**CASE NUMBER: C15-2018-0005**

Y  Brooke Bailey  
 Y  William Burkhardt  
 R  Christopher Covo (recused w/o cause)  
 Y  Eric Goff  
 -  Melissa Hawthorne (out)  
 Y  Bryan King  
 Y  Don Leighton-Burwell  
 -  Rahm McDaniel (out)  
 Y  Veronica Rivera  
 Y  James Valadez  
 Y  Michael Von Ohlen  
 Y  Kelly Blume (Alternate)  
 Y  Martha Gonzalez (Alternate)  
 -  Pim Mayo (Alternate)

**OWNER/APPLICANT: Evan & Kristina Baehr**

**ADDRESS: 2605 8TH ST**

**VARIANCE REQUESTED:** The applicant has requested a variance from Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Subsection 2.1 (*Maximum Development Permitted*) to increase the maximum floor to area ratio from 0.4 to 1.0 (required, permitted) to 0.44 to 1.0 (requested) in order to add a 37 square foot elevated hallway to connect the main portion of the home to an existing detached air conditioned living space previously built as an art studio located above the garage in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)

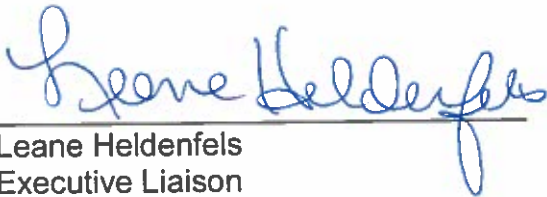
**BOARD'S DECISION: Feb 12, 2018** The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to March 12, 2018, Board Member Bryan King second on an 11-0 vote; **POSTPONED TO MARCH 12, 2018.** March 12, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions that no interior staircase in garage or exterior staircase outside of garage, Board Member Veronica Rivera second on a 10-0-1 vote (Board member Christopher Covo recused without cause); **GRANTED WITH CONDITIONS THAT NO INTERIOR STAIRCASE IN GARAGE OR EXTERIOR STAIRCASE OUTSIDE OF GARAGE.**  
**EXPIRATION DATE: MARCH 12, 2019**

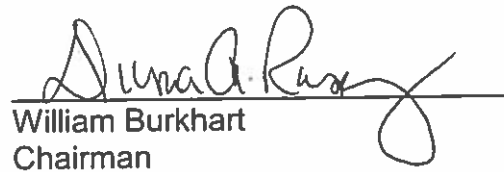
**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the existing residence was permitted via building permits 2010-077527

(primary residence) and 2010-077528 (detached garage) for a 2 story residence with detached garage + art studio.

2. (a) The hardship for which the variance is requested is unique to the property in that: the Subchapter F Ordinance appears to be intended to reduce scaling and oversize on non-articulate homes, this home needs the non-habitable hallway adds no mass or scale to the structure of the home; and can safely access the baby's room to check on their health upstairs.  
(b) The hardship is not general to the area in which the property is located because: the Subchapter F Ordinance appears to be intended to reduce scaling and oversize on non-articulate homes, this home needs the non-habitable hallway adds no mass or scale to the structure of the home; and can safely access the baby's room to check on their health upstairs.
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the elevated enclosed hallway will not be seen from the street and will not alter the character of the area, will maintain the spirit of the neighborhood as it stands now.

  
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Leane Heldenfels  
Executive Liaison

  
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William Burkhart  
Chairman