

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

DATE: Monday March 12, 2018

CASE NUMBER: C15-2018-0008

N Brooke Bailey
 N William Burkhardt
 Y Christopher Covo
 Y Eric Goff
 - Melissa Hawthorne (OUT)
 N Bryan King
 N Don Leighton-Burwell
 - Rahm McDaniel (OUT)
 N Veronica Rivera
 N James Valadez
 Y Michael Von Ohlen
 N Kelly Blume (Alternate)
 Y Martha Gonzalez (Alternate)
 - Pim Mayo (Alternate)

APPLICANT: Norma Yancey

OWNER: Adam Walker

ADDRESS: 1109 TRAVIS HEIGHTS BLVD

VARIANCE REQUESTED: The applicant has requested a variance(s) from Section 25-2-1604 (C) for a parking structure with an entrance that faces the front yard abutting public right of way:

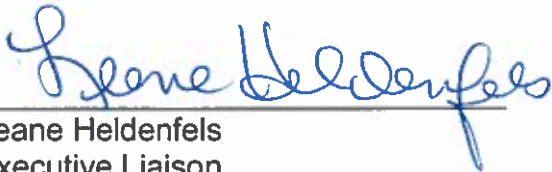
1) (1) to permit the parking structure to be closer to the front lot line than the building façade (required), in this case to instead be 12 feet 3 inches closer (requested); and to
2) (2) to permit a parking structure that is less than 20 feet behind the building façade to have a width that does not exceed 50% of the width of the building façade, or 16 feet two and a quarter inches, in this case (required, permitted) to 78.3%, or 25 feet 11 and three quarter inches (requested)
in order to construct a 2 story detached garage with 1st floor parking area built below grade with a smaller footprint (17 feet wide instead of 24 feet) 2nd floor living space above built at grade in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City)

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Christopher Covo second on a 4-7 vote (Board members Brooke Bailey, William Burkhardt, Bryan King, Don Leighton-Burwell, Veronica Rivera, James Valadez, Kelly Blume nay) ; MOTION FAILS DUE TO LACK OF VOTES; DENIED.

EXPIRATION DATE: March 12, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the zoning regulations dictate a design solution that is less than desirable for the protected trees on the site, do not afford a design solution for a parking structure that is reasonable and meets the intent of the specified zoning regulations above.
2. (a) The hardship for which the variance is requested is unique to the property in that: the quantity and placement of the protected trees to the rear of the property make locating the parking structure to the rear of the principle structure difficult and undesirable to the health of the trees, the slope of the front of the property makes locating the garage behind the front most exterior wall of the first floro of the building façade difficult.
(b) The hardship is not general to the area in which the property is located because: Not all lots have as much of the lot covered by the critical root zone of the protected trees, not all lots are sloped in the right of way
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: like adjacent properties and alleys with steep slope, the methods of construction and material implemented to provide a Type I driveway to the new detached garage will be similar to maintain continuity of character within the neighborhood. The garage will be subterranean; the only visible portion of the garage will be its garage door and will maintain the area of character.



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman