

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday July 9, 2018

CASE NUMBER: C15-2018-0009

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

APPLICANT: David Cancialosi

OWNER: Phillip Cameron

ADDRESS: 6705 PIXIE CV

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-551 (Lake Austin District Regulations) (C) (3) (a) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent or 3,814 square feet (required, permitted) to 50 percent or 5,450 square feet (requested, 53.1 percent or 5,792 square feet existing) in order to reconstruct a single family residence and covered patio area and add a swimming pool in a "LA", Lake Austin zoning district.

Note: This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or on a tract that is not required to be platted.

BOARD'S DECISION: March 12, 2018 POSTPONED TO APRIL 9, 2018
RENOTIFICATION REQUIRED

RENOTIFICATION: VARIANCE REQUEST: The applicant has requested variance(s) to:

- A. Section 25-2-492 (d) to decrease the required side yard setback from 10 feet (required) to 4 feet 10 inches (requested, existing); and to**
- B. Section 25-2-551 (B) (1) (b) to decrease the shoreline setback from 25 feet (required) to 14 feet 6 inches (requested, existing); and to**
- C. Section 25-2-551 (Lake Austin District Regulations) (C) (3) (a) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (required, permitted) to 52.5 percent (requested, 56 percent existing)**

in order to reconstruct a single family residence with covered patio area and add a swimming pool in a "LA", Lake Austin zoning district.

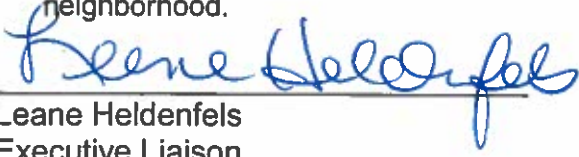
Note: Section 25-2-551 (B) and (C) of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or on a tract that is not required to be platted.

BOARD'S DECISION: APRIL 9, 2018 After discussion of request to postpone from neighboring property owners with applicant opposed Board Member Bryan King motion to Postpone to May 14, 2018, Board Member Christopher Covo second on an 11-0 vote; **POSTPONED TO MAY 14, 2018;** May 14, 2018 After discussion of additional request to postpone from neighboring property owner with applicant opposed, Board Member Christopher Covo motion to hear case, Board Member Don Leighton-Burwell second on an 5-6 vote (Board members William Burkhardt, Melissa Hawthorne, Bryan King, Veronica Rivera, James Valadez, Pim Mayo nay); **DENIED TO HEAR CASE DUE TO LACK OF VOTES, POSTPONED TO JUNE 11, 2018;** June 11, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to July 9, 2018, Board Member Bryan King second on a 10-0 vote; **POSTPONED TO July 9, 2018;** July 9, 2018 The public hearing was closed on Board Member Bryan King motion to Grant variances B and C only and Deny variance A provided construction of the proposed home and garage is limited to the shoreline and building setback buildable area shown and highlighted on the attached drawing submitted at the hearing by the applicant who was not opposed to this condition, Board Member James Valadez second on an 10-1 vote (Board member Don Leighton-Burwell nay); **GRANTED VARIANCES B AND C ONLY AND DENY VARIANCE A PROVIDED CONSTRUCTION OF THE PROPOSED HOME AND GARAGE IS LIMITED TO THE SHORELINE AND BUILDING SETBACK BUILDABLE AREA SHOWN AND HIGHLIGHTED ON THE ATTACHED DRAWING SUBMITTED AT THE HEARING BY THE APPLICANT WHO WAS NOT OPPOSED TO THIS CONDITION.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the house is 37 years old and in need of replacement, the property owner desires to replace the structure with a superior product that will reduce the impervious coverage and run-off into the Lake Austin. Throughout the lake Austin area there are many sites that were zoned SF-2 at the time of LA zoning application by the City by either the City's choosing or the owner's request because this site does not meet the basic lot size requirements of LA zoning performance standards it should have been zoned SF-2 in 1984. The site was built in compliance with the rules in place at the time of construction.
2. (a) The hardship for which the variance is requested is unique to the property in that: site was built in accordance with AA zoning in place at the time of construction, the current regulations require net site area be calculated which removes the rear 25' shoreline area
(b) The hardship is not general to the area in which the property is located because: was built in accordance with AA zoning in place at the time of construction.
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 proposed replacement structure would reduce the impervious coverage and reflect a contemporary home with better site controls with respect to run off and the replacement house will have no adverse impact

on the surrounding properties and will match the architectural style found throughout the neighborhood.



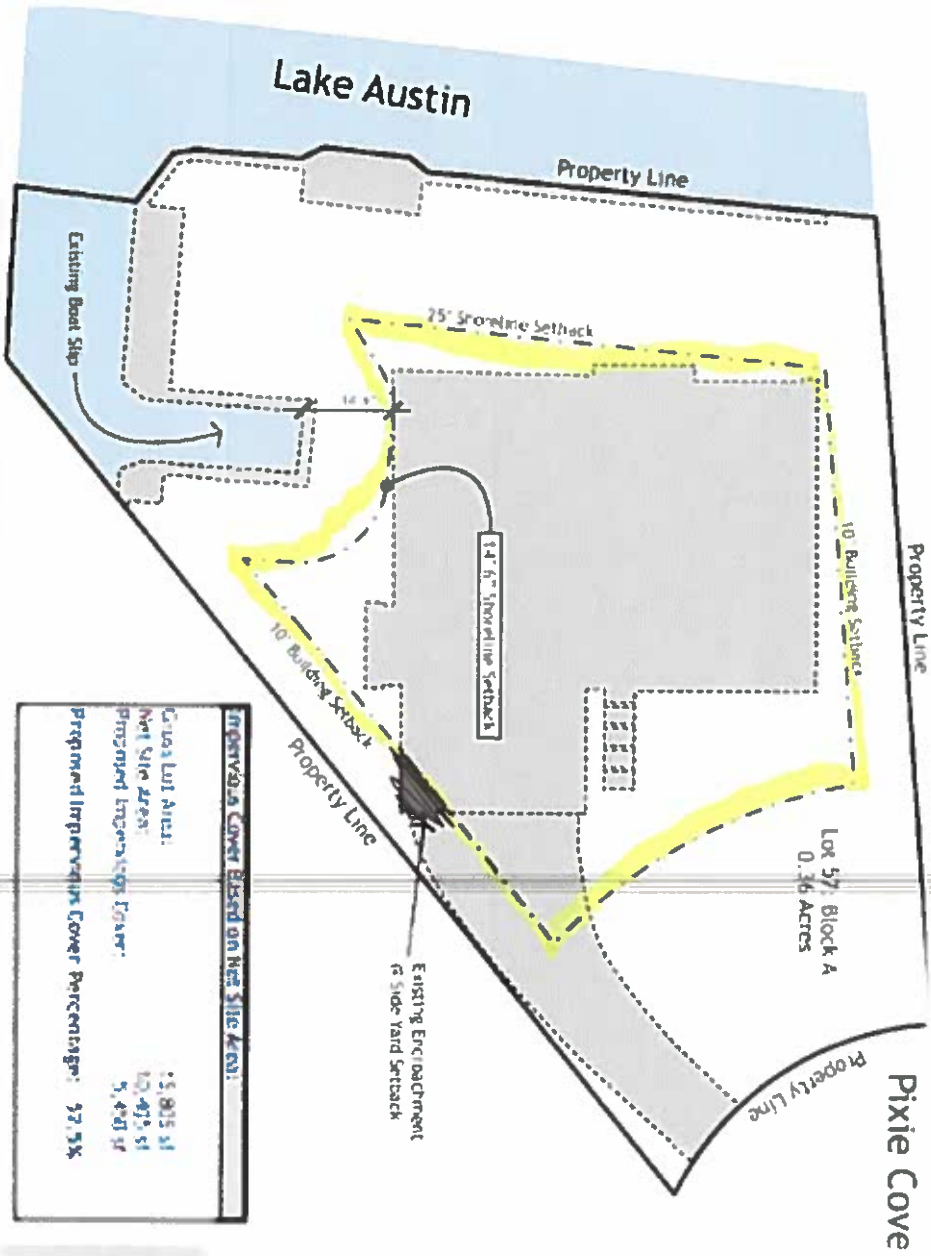
Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman



PROPOSED FOOTPRINT



Impervious Cover Based on Net Site Area:

Gross Lot Area:	15,805 sq ft
Net Site Area:	10,475 sq ft
Proposed Impervious Cover:	5,420 sq ft
Proposed Impervious Cover Percentage:	52.1%