

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

**DATE: Monday July 9, 2018**

**CASE NUMBER: C15-2018-0019**

<input checked="" type="checkbox"/>	Brooke Bailey
<input checked="" type="checkbox"/>	William Burkhardt
<input checked="" type="checkbox"/>	Christopher Covo
<input checked="" type="checkbox"/>	Eric Golf
<input checked="" type="checkbox"/>	Melissa Hawthorne
<input type="checkbox"/>	Bryan King
<input type="checkbox"/>	Don Leighton-Burwell
<input type="checkbox"/>	Rahm McDaniel OUT
<input type="checkbox"/>	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Veronica Rivera
<input checked="" type="checkbox"/>	James Valdez
<input checked="" type="checkbox"/>	Michael Von Ohlen
<input checked="" type="checkbox"/>	Kelly Blume (Alternate)
<input type="checkbox"/>	Pim Mayo (Alternate)

**APPLICANT: Lauren & Joe Cunningham, Linda Sullivan-Clean Tag Permits**

**OWNER: Folkmade, LLC**

**ADDRESS: 101 East NORTH LOOP BLVD**

**VARIANCE REQUESTED:** The applicant has requested variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to Section 25-6, Appendix A (*Tables of Off-Street parking and Loading Requirements*) to reduce the number of required parking spaces from 7 spaces (required) to 5 spaces (requested, existing including 1 handicapped) in order to remodel the interior of an existing structure and change the use from Administrative Office (1 space per 275 square feet, grandfathered non-conforming) to Art Workshop (1 space per 500 square feet) in a "CS-CO-NP" General Commercial Services – Conditional Overlay - Neighborhood Plan zoning district. (North Loop)

**BOARD'S DECISION:** May 14, 2018 The public hearing was closed on Board Member Bryan King motion to Postpone to June 11, 2018, Board Member Rahm McDaniel second on an 11-0 vote; POSTPONED TO June 11, 2018. June 11, 2018 POSTPONED TO JULY 9, 2018 BY STAFF (RE-NOTICE); July 11, 2018 The public hearing was closed on Board Member Melissa Hawthorne motion to Grant, Board Member Michael Von Ohlen second on a 9-2 vote (Board members Bryan King and Don Leighton-Burwell nay); GRANTED.

**FINDING:**

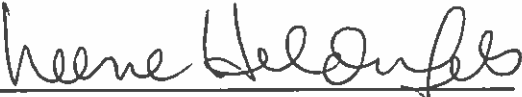
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: an existing commercial structure providing parking in its configuration

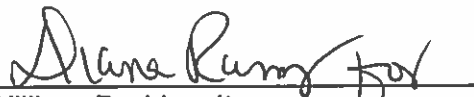
remain unchanged for many years and has an agreement between the property owners for off street parking space.

2. (a) The hardship for which the variance is requested is unique to the property in that: site has existed in its configuration for many years and had an operating bakery inside it.  
(b) The hardship is not general to the area in which the property is located because: existing complimentary use with timing next door that can work with business to provide adequate parking on site.
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: has off-site and one site parking and tailored to be an neighborhood office location and has support of the neighborhood associations.

**PARKING:** (Additional criteria for parking variance only)

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation because: parking in front building has been there many years and there is adjacent parking available
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because: there is parking next door and on site and has been in that configuration since the 50's.
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objective of this Ordinance because: with adjacent parking it meets the needs of the space.
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: any change will require board approval.

  
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Leane Heldenfels  
Executive Liaison

  
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William Burkhardt  
Chairman