

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

**DATE: Monday July 09, 2018**

**CASE NUMBER: C15-2018-0027**

<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 checked="" type="checkbox"/>	Bryan King
<input checked="" 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)

**OWNER/APPLICANT: William Rinehardt**

**ADDRESS: 11117 COUNTY DOWN DR**

**VARIANCE REQUESTED:** The applicant has requested a variance to Section 25-2-492 (D) of the Site Development Regulations to increase maximum impervious cover from 45% (required/permitted) to 49.11% (requested, 46.81% existing) in order to add 240 square feet of additional impervious coverage to construct a swimming pool in an "SF-3", Family Residence zoning district.


**BOARD'S DECISION:** July 9, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on an 11-0 vote; **GRANTED.**


**EXPIRATION DATE:** July 9, 2019

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the current impervious cover limitation would not allow for the addition of the pool and spa being requested because the property is currently over the allowable 45% impervious coverage limit by 1.81%.
2. (a) The hardship for which the variance is requested is unique to the property in that: the previous City of Austin code 25-2-556 (c) date of plat limitation allowed 55% impervious cover for lots adjoining of golf course, which the property in question is immediately adjacent to the Onion Creek Club course, Hole #7.  
(b) The hardship is not general to the area in which the property is located because: other property pools/spas back up to Onion Creek Club Course.

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 adjacent property is the Onion Creek Club golf course, which will never be developed on and is maintained for proper rain water drainage.

  
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Leane Heldenfels  
Executive Liaison

  
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William Burkhardt  
Chairman