

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

DATE: Monday August 13, 2018

CASE NUMBER: C15-2018-0033

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

OWNER: David Ramos/Meredith Bradley, Ben May

ADDRESS: 1016 AVONDALE RD

VARIANCE REQUESTED: The applicant has requested variance(s) from:

A. Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum front setback from 25 feet (required) to 12 feet 6 inches (requested, existing*); and to

B. decrease the minimum rear setback from 10 feet (required) to 5 feet (requested, existing*); and to

C. Section 25-2-963 (Modification and Maintenance of Noncomplying Structures) (F) (2) to exceed the additional length of a modified portion of a building's nonconforming wall by more than 25 feet (permitted) 32 feet (requested)

in order to add a second story to a portion of the first story footprint of an existing single family home in a "SF-3-NP", Family Residence zoning district. (South River City)

***Note: the proposed addition will not increase the building footprint or the impervious cover of the site.**

BOARD'S DECISION: BOA meeting Aug 13, 2018 The public hearing was closed on Board Member Bryan King motion to Grant with condition to reduce the existing impervious cover area as displayed per drawing H02/9, Board Member Don Leighton-Burwell second on an 11-0 vote; GRANTED WITH CONDITON TO

REDUCE THE CURRENT IMPERVIOUS COVER AREA AS DISPLAYED PER DRAWING H02/9.

EXPIRATION DATE: AUGUST 13, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the lot is turned from traditional neighborhood orientation existing lots is 117' wide and only 42'-53' deep.
2. (a) The hardship for which the variance is requested is unique to the property in that: this is one of perhaps 3 lots in all the Travis Heights that is situated wider that longer Typical lots in the neighborhood are roughly 120'-150' deep and 40'-70' wide. Our lot is turned ->117'-125' wide and only 42'-53' deep, additionally there are numerous protected/heritage trees that would like to preserve/avoid.
(b) The hardship is not general to the area in which the property is located because: there are numerous protected/heritage trees that would like to preserve.
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: plan to maintain the existing footprint and roofline, due to the steep slope behind it will be impede any views or use.

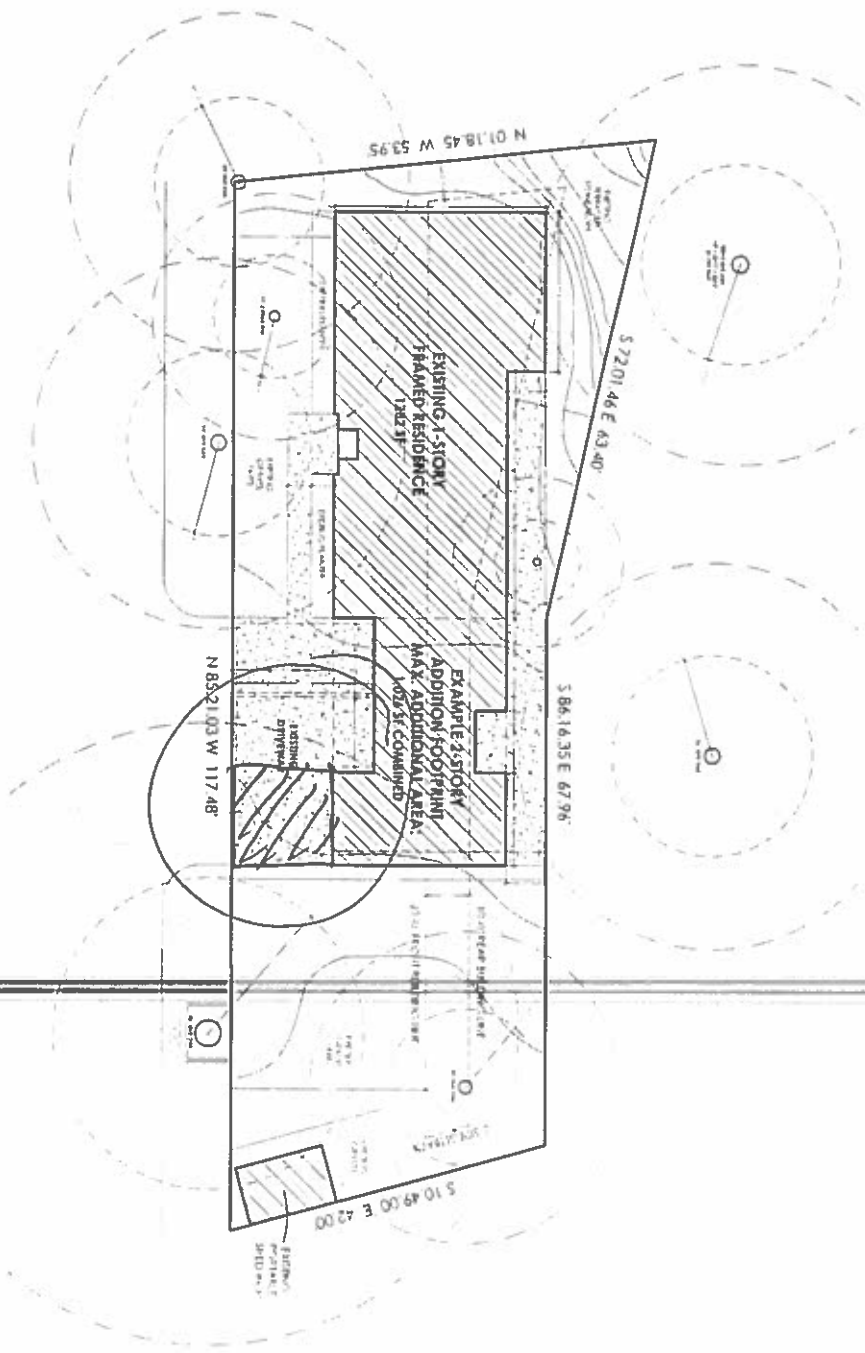


Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman

NEW SITEPLAN: EXAMPLE OF PROPOSED ADDITION FOOTPRINT (w/ 2ND STORY ABOVE)
 SCALE: 1/16" = 1'-0"



NOTES:

1016 AVONDALE
 874 MOORE LANDING, SD
 57233-91

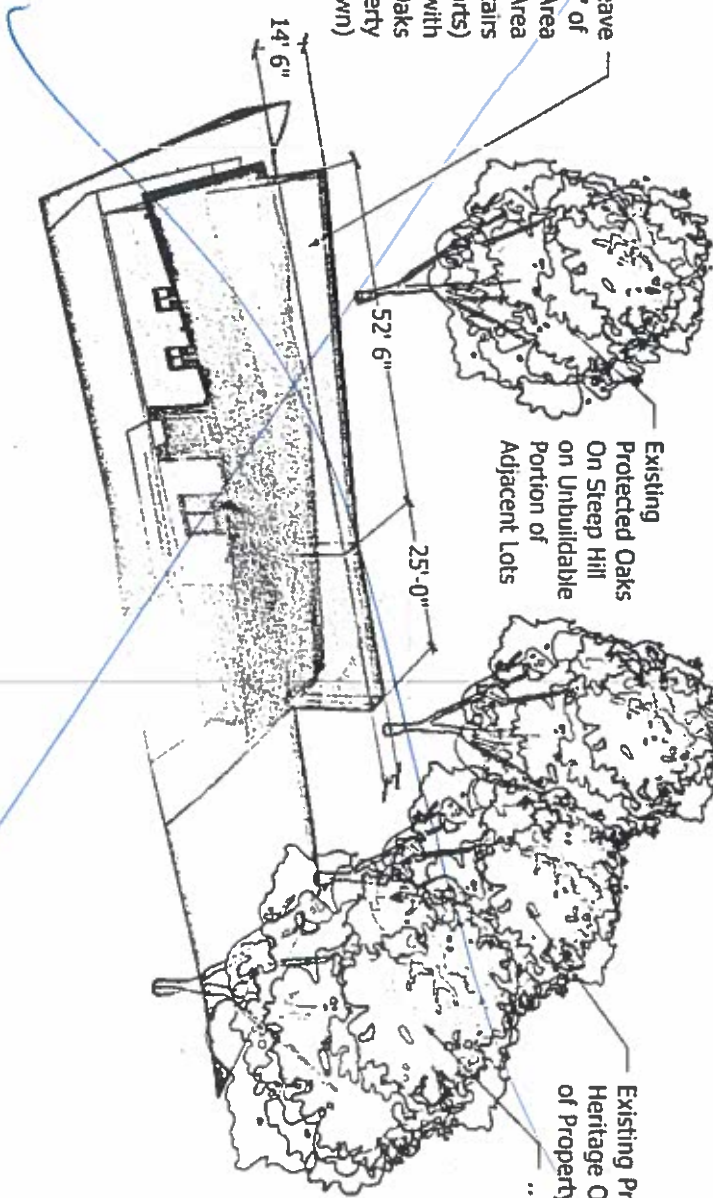


PROJECT TEAM:
 Architect: [Name]
 Designer: [Name]
 Project Manager: [Name]

DATE: 10/15/2013
SCALE: 1/16" = 1'-0"

REVISION	DATE	BY	DESCRIPTION

Standard Regulations Leave
Only a Strange/Thin 'Sliver' of
Buildable/Expandable Area
Essentially Unusable Area
Once Factor In Stairs
(5' narrow at parts)
Also Conflicts with
Existing Protected Oaks
at Front/Side of Property
(Not Shown)



Existing
Protected Oaks
On Steep Hill
on Unbuildable
Portion of
Adjacent Lots

Existing Protected and/or
Heritage Oaks at East End
of Property (Unbuildable Area)
...

Debi White

Delia Milliron

5/3/2018

1017 INZWB05D