

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

DATE: Monday April 8, 2019

CASE NUMBER: C15-2019-0012

<input type="checkbox"/> Y	Ada Corral
<input type="checkbox"/> Y	William Burkhardt
<input type="checkbox"/> N	Darryl Pruett
<input type="checkbox"/> Y	Eric Goff
<input type="checkbox"/> Y	Melissa Hawthorne
<input type="checkbox"/> Y	Yasmine Smith
<input type="checkbox"/> N	Don Leighton-Burwell
<input type="checkbox"/> -	Rahm McDaniel OUT
<input type="checkbox"/> Y	Martha Gonzalez (Alternate) RM
<input type="checkbox"/> Y	Veronica Rivera
<input type="checkbox"/> Y	James Valdez
<input type="checkbox"/> Y	Michael Von Ohlen
<input type="checkbox"/> -	Kelly Blume (Alternate) OUT
<input type="checkbox"/> -	Alternate (Vacant)

OWNER/APPLICANT: Josh Westheimer

ADDRESS: 1802 CLOVERLEAF DR

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 25 feet (required) to 10.2 feet (requested) in order to maintain a carport and shed in a "SF-3-NP" Family Residence zoning district. (Windsor Park)

BOARD'S DECISION: March 11, 2019 The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Don Leighton-Burwell second on a 6-5 vote (Board members Ada Corral, Eric Goff, Melissa Hawthorne, Martha Gonzalez, Veronica Rivera nay); **DENIED.**

RECONSIDERATION REQUEST: April 8, 2019 Board Member Eric Goff motion to Reconsider request, Board Member Don Leighton-Burwell second on an 9-2 vote (Board member William Burkhardt and Darryl Pruett nay); **GRANTED THE RECONSIDERATION REQUEST.**

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant the variance request, Board Member Eric Goff second on a 9-2 vote (Board member Darryl Pruett and Don Leighton-Burwell nay); **GRANTED**

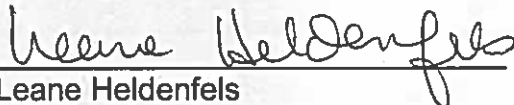
EXPIRATION DATE: APRIL 8, 2020

FINDING:

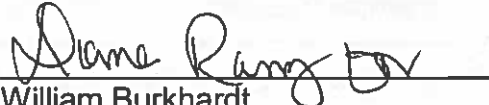
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the current regulations would deprive us of shaded parking for the

vehicles, if new carport was built up to current regulations, there would be 10ft of usable space

2. (a) The hardship for which the variance is requested is unique to the property in that: due to the unusual shape of lot there isn't another location for a complaint carport, the lot is pie shaped and unusual compared to other lots in the neighborhood, most of the square footage of the lot is in the front, much of it in the 25foot setback and therefore, undeveloped
(b) The hardship is not general to the area in which the property is located because: in 1989 the previous owners enclosed a carport that was part of the original footprint, creating a garage, the garage is 15ft deep, a typical garage is 20 ft deep, and the carport in question is the only option for shaded parking.
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 carport is built solidly and within the style/architecture of the neighborhood, surrounding properties are not affected by the structure, the carport has been in place since 2003 and has not caused any issues amongst neighbors, the neighborhood was developed in the 1950's-60's and the carport was intended to complement the home.



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman