

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

**DATE: Monday July 08, 2019**

**CASE NUMBER: C15-2019-0041**

Y  William Burkhardt  
 Y  Jessica Cohen  
 Y  Ada Corral  
 Y  Melissa Hawthorne  
 Y  William Hodge  
 Y  Don Leighton-Burwell  
 -  Rahm McDaniel  
 Y  Darryl Pruet  
 -  Veronica Rivera  
 Y  Yasmine Smith  
 Y  Michael Von Ohlen  
 Y  Kelly Blume (Alternate)  
 -  Martha Gonzalez (Alternate)  
 -  Denisse Hudock (Alternate)

**OWNER/APPLICANT: Brian Copland**

**ADDRESS: 2710 SAN PEDRO ST**

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from the Garage Placement requirement of Section 25-2-1604 (C)(1) for a carport in order to erect a single family residential use in a "SF-3NP", Family Residence – Neighborhood Plan zoning district. (West University Neighborhood Plan) The Land Development Code states that for a parking structure with an entrance that faces the front yard: may not be closer to the front lot line than the front-most exterior wall of the first floor of the building façade.

**Note:** The front façade of the Building Structure is 44 feet 9 inches and the Carport is 25 feet 0 1/8 inches.

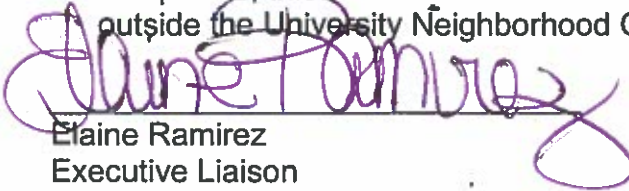
**BOARD'S DECISION:** July 8, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Michael Von Ohlen motion to Grant, Board Member Don Leighton-Burwell second on a 10-0 vote; **GRANTED.**

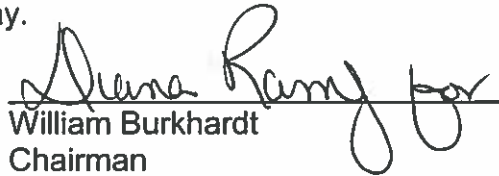
**EXPIRATION DATE: JULY 8, 2020**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: needs to remodel existing carport and current code doesn't allow front-facing carport to be in front of the principal structure on the lot, current building was built in 1992 and met existing code at that time.

2. (a) The hardship for which the variance is requested is unique to the property in that: the property doesn't provide for any other location to move parking, the owner needs to remodel the existing carport and the 2016 passed ordinance prevents this from occurring without a variance, the carport is an integral part of the property and there are no other options with the topography and existing structures except to remodel what is existing  
(b) The hardship is not general to the area in which the property is located because: the property directly to the north has the same carport, due to the age of the structures in the neighborhood remodeling the front facing carport would not provide any special privilege to this property over others similarly situated
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: this area is full of front-facing parking but also surrounded by large apartment complexes, this is one of the few residential homes still remaining as its one property outside the University Neighborhood Overlay.

  
Elaine Ramirez  
Executive Liaison

  
William Burkhardt  
Chairman