

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

**DATE: Monday July 8, 2019**

**CASE NUMBER: C15-2019-0035**

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

**APPLICANT: Perry Hunt**

**OWNER: Srimathi Rangarajan**

**ADDRESS: 1200 29TH ST**

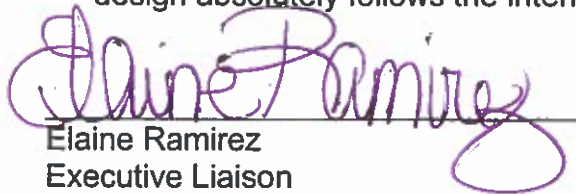
**VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Garage Placement requirement of Section 25-2-1604 (C)(1) & (2) for a garage from 50% (required) to 224% (requested) with a width of 21 feet 1 inch in order to erect a single family residential use in a "SF-3NP", Family Residence – Neighborhood Plan zoning district. (Windsor Road Neighborhood Plan). The Land Development Code states that for a parking structure with an entrance that faces the front yard: (1) may not be closer to the front lot line than the front-most exterior wall of the first floor of the building façade; and (2) if the parking structure is less than 20 feet behind the building façade, the width of the parking structure may not exceed 50 percent of the width of the principal structure, measured parallel to the front lot line.**

**BOARD'S DECISION: BOA meeting July 8, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Michael Von Ohlen motion to Grant, Board Member Ada Corral 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: the lot has a slope that requires the garage to be on the lower level by itself, which means the lower level cannot meet the 50% requirement
2. (a) The hardship for which the variance is requested is unique to the property in that: this lot slopes about 10 feet from left to right and there are large protected trees on the left side, if those were not there, they could place the garage on the left side  
(b) The hardship is not general to the area in which the property is located because: the house across the street has a similar issue (garage dropped lower than the rest of the house) due to the slope but it was built prior to the garage placement being adopted
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 house across the street has this layout already, the prior home on the same lot also had the garage dropped down on the lower level, the intent of the garage placement tool was to make sure the garage did not dominate the front elevation and the design absolutely follows the intent of the code.

  
Elaine Ramirez  
Executive Liaison

  
William Burkhardt  
Chairman