

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

DATE: Monday July 8, 2019

CASE NUMBER: C15-2019-0039

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

OWNER/APPLICANT: Jeffrey Skilling

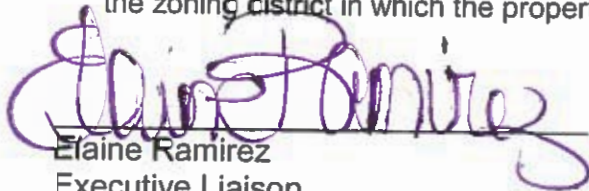
ADDRESS: 1202 REAGAN TER

VARIANCE REQUESTED: The applicant is requesting a variance(s) to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a detached 2-car carport for a Single-Family residence in a SF-3NP", Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

BOARD'S DECISION: July 9, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Don Leighton-Burwell motion to Postpone to August 12, 2019, Board Member Michael Von Ohlen second on a 10-0 vote; **POSTPONED TO AUGUST 12, 2019.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:


Elaine Ramirez
Executive Liaison


William Burkhardt
Chairman

Consulting report:

1202 Reagan Terrace. Austin Tx 78704

PREPARED FOR:

Jeffrey Skilling
512.420.7049
[REDACTED]

PREPARED BY:

Vincent Debrock
Manager, Heritage Tree Care
512-618-2625
[REDACTED]

Certified Arborist #TX 1336-A
ISA-Qualified Tree Risk Assessor
Comm. Pesticide Applicator TDA Lic. #035886
International Society of Arboriculture Member

Scope of work:

Assess impact of proposed carport design on 33" Live oak tree.

Summary:

The current proposed design will not significantly impact the Live oak.
It complies with COA tree preservation guidelines and can easily be edited if required by COA review staff.
A minimal care plan can be put in place if needed once plans are finalized.

Tools used:

Visual on site inspection
Plan review, per plans of 05-06-2019.

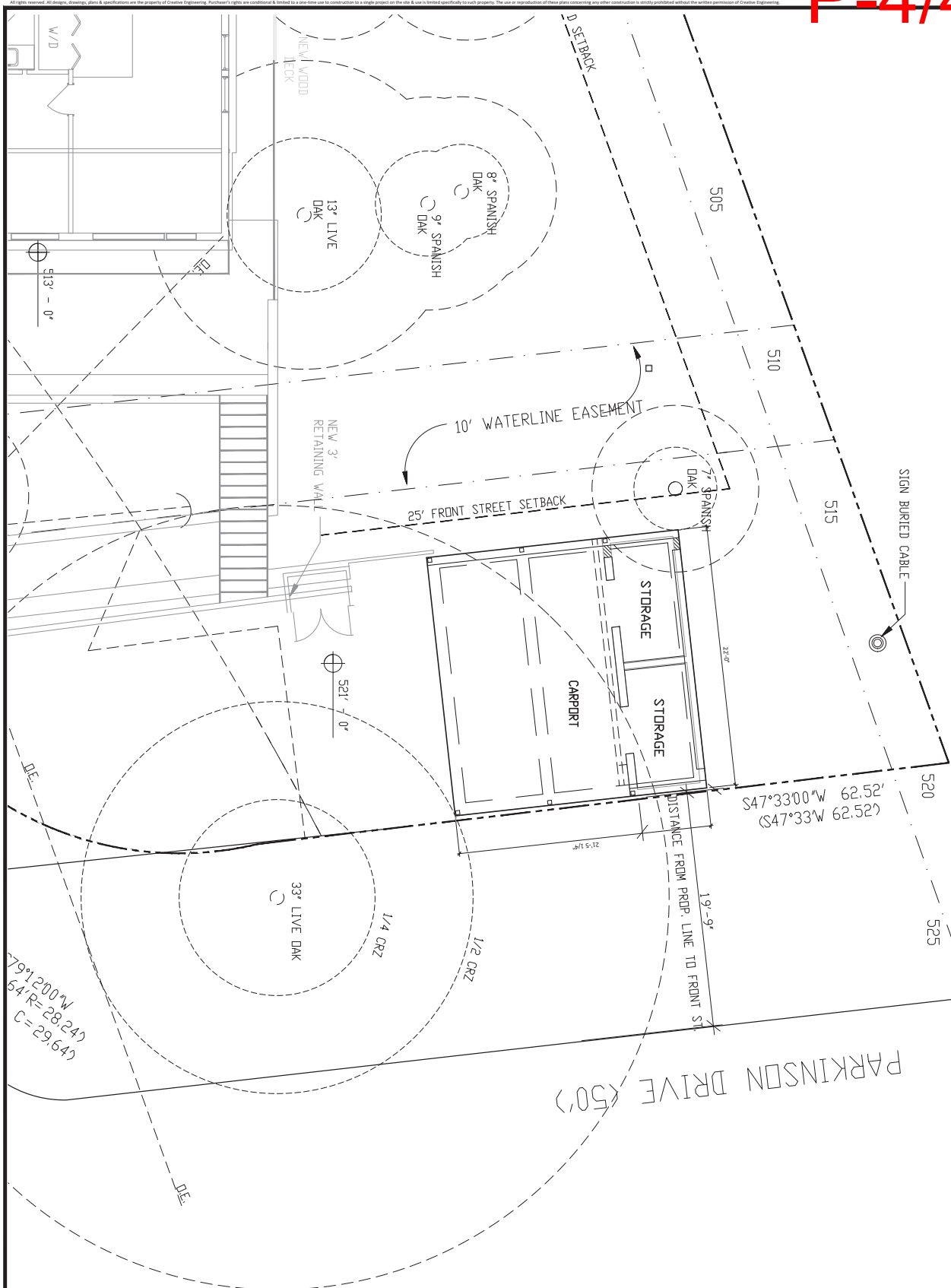
Assessment:

The tree is currently healthy and shows good vitality per canopy density, foliage size and color and twig elongation.

The proposed driveway is on the location of existing impacts with existing compacted soil. The current existing impacts in the critical root zone of this tree are old: The tree has adapted and compensated but supplementing roots where elsewhere.

The carport elements are all situated outside the ½ Critical Root zone Radius, impact less than 25% of the existing canopy, and less than 50% of the overall critical root zone. No impacts are planned in the ¼ CRZ.

The implementation of the project will be straightforward and we do not foresee logistic difficulties that could impact the tree.



IFC DATE: JULY 24, 2019

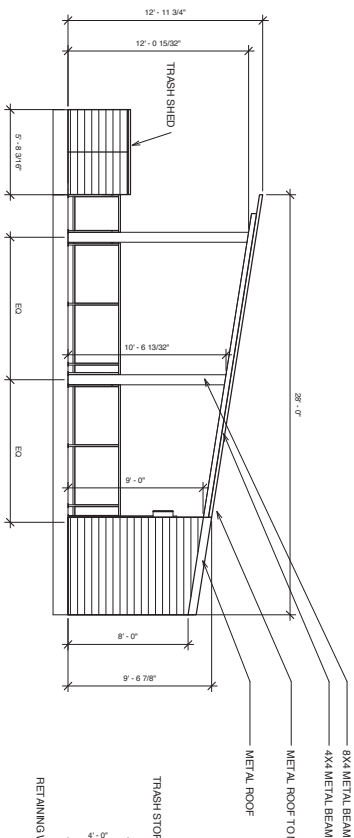
DRIVING SCALE:	AS NOTED
DRAWN:	AS NOTED
APPROVED:	AS NOTED
PROJECT NUMBER:	042019-TERR
MO:	EV
FOUNDATION PLAN AND BASEPLAN	
\$5.0	
8 OF 8	

NO.	DATE	DESCRIPTION

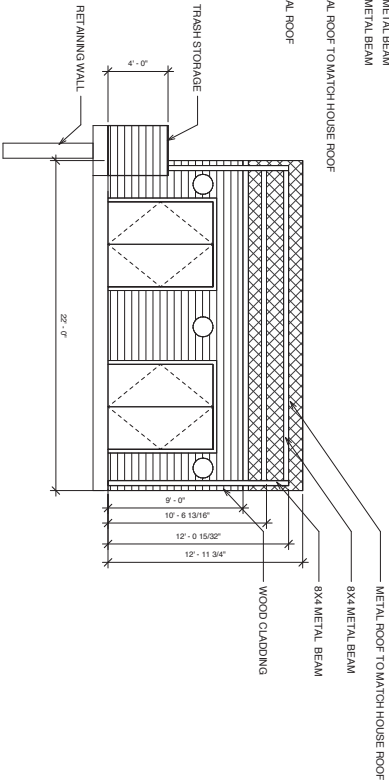
1202 Reagan Terrace
Carport
1202 Reagan Terrace, Austin TX 78704

Creative Engineering
THE FINEST IN DESIGN AND CONSTRUCTION
6000 LUNDA DRIVE
SUITE 100
AUSTIN, TX 78753
PHONE: 512.858.0735

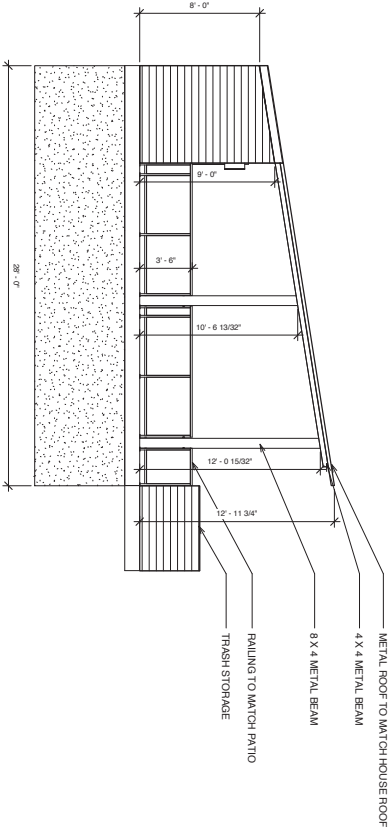




① NORTH CARPORT ELEVATION
1/4" = 1'-0"



② EAST CARPORT ELEVATION
1/4" = 1'-0"



③ SOUTH CARPORT ELEVATION
1/4" = 1'-0"

1202 REAGAN TERR.
AUSTIN, TX



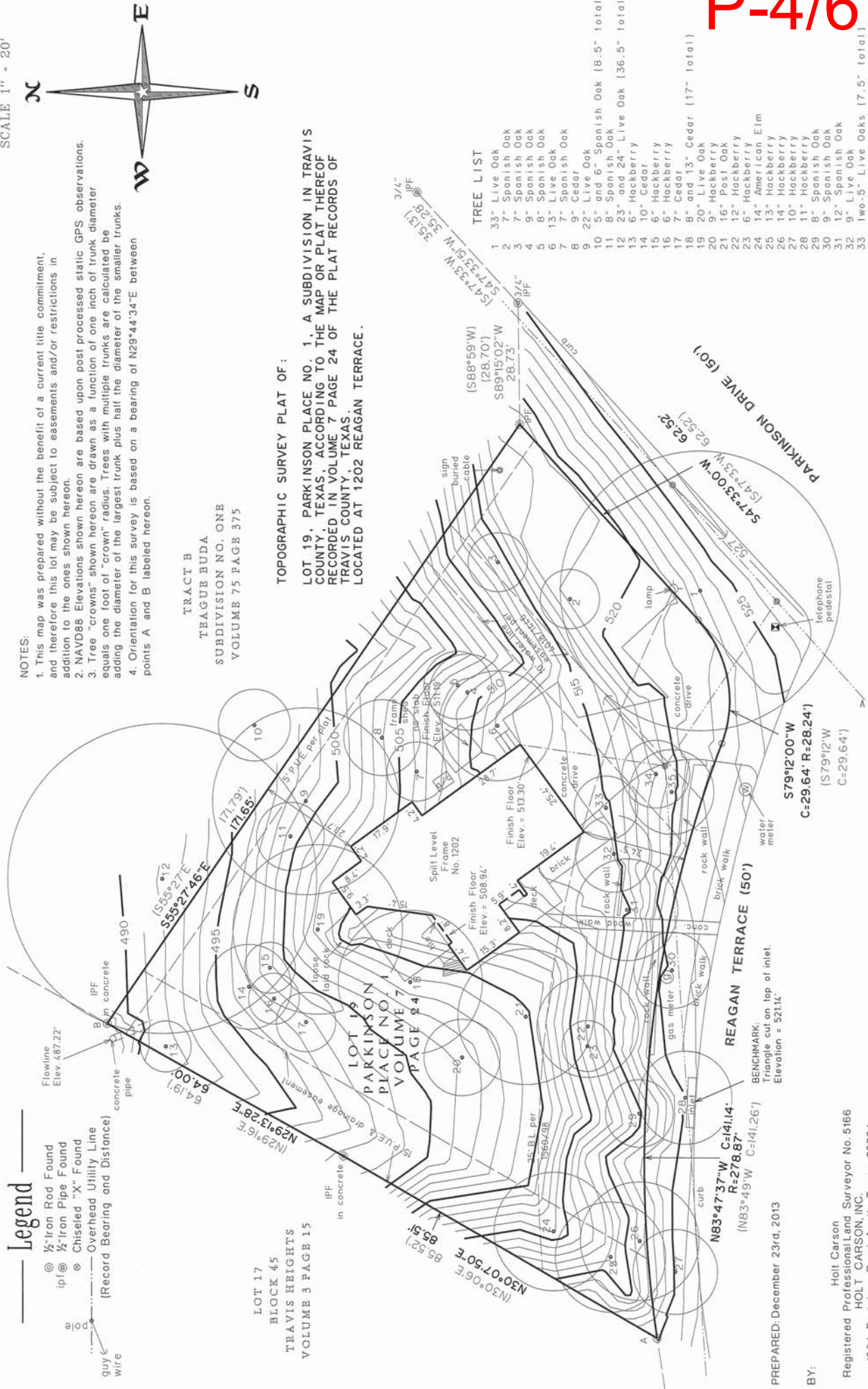
VEROKOLT LLC
2808 PICKWICK LN.
AUSTIN, TX 78746
512.771.3725
VEROKOLT.COM

A305

CARPORT
ELEVATIONS

1/4" = 1'-0"

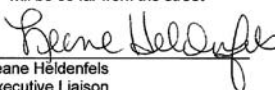
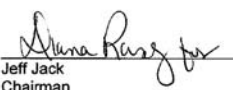
A 754016



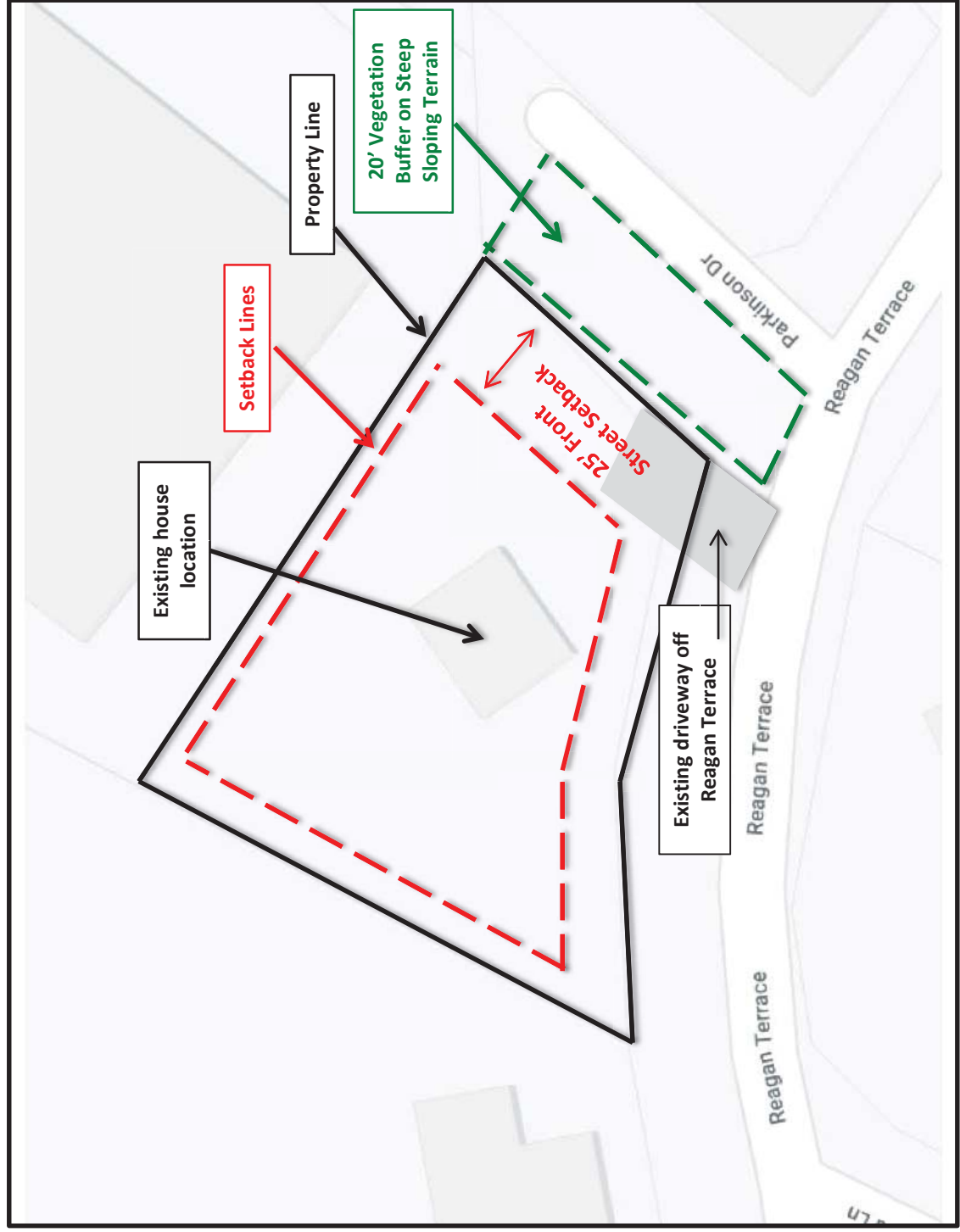
1202 REAGAN TERRACE

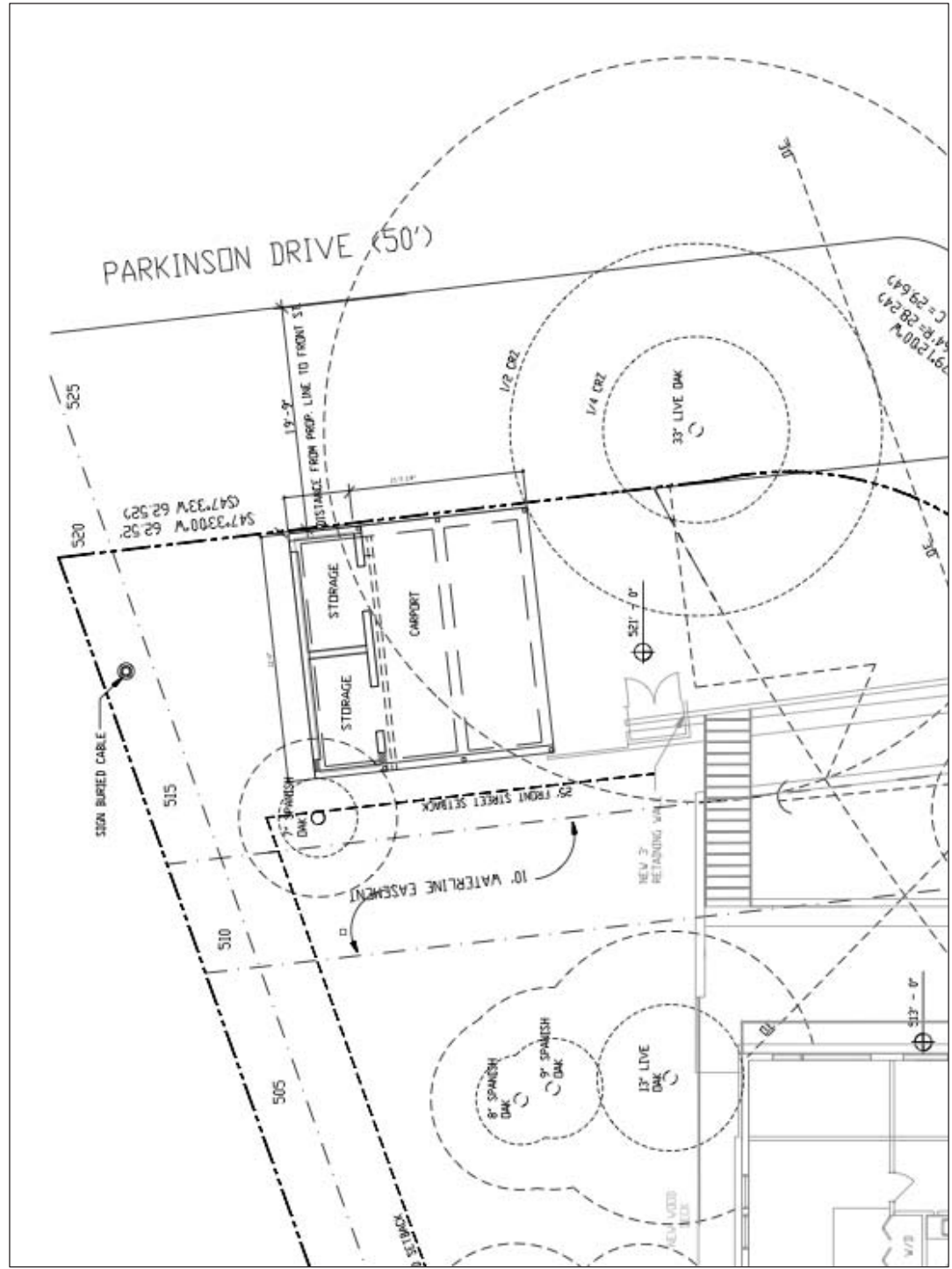
Requesting a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a detached 2-car carport for a Single Family Residence in an SF-3NP Neighborhood Plan zoning district (South River City Neighborhood Plan).

Variance request to reduce setback to 0 feet in order to construct a substantially similar carport in same location proposed today was unanimously approved by the Board in 2014. Variance expired one year after Board's approval.

CITY OF AUSTIN															
Board of Adjustment/Sign Review Board															
Decision Sheet															
DATE: Monday, May 12, 2014	CASE NUMBER: C15-2014-0061														
<table border="0" style="width: 100%;"> <tr> <td style="width: 30px; text-align: center;">Y</td> <td>Jeff Jack</td> </tr> <tr> <td style="text-align: center;">Y</td> <td>Michael Von Ohlen</td> </tr> <tr> <td style="text-align: center;">Y</td> <td>Ricardo De Camps</td> </tr> <tr> <td style="text-align: center;">Y</td> <td>Bryan King</td> </tr> <tr> <td style="text-align: center;">Y</td> <td>Fred McGhee 2nd the Motion</td> </tr> <tr> <td style="text-align: center;">Y</td> <td>Melissa Hawthorne</td> </tr> <tr> <td style="text-align: center;">Y</td> <td>Sallie Burchett Motion to Grant</td> </tr> </table>		Y	Jeff Jack	Y	Michael Von Ohlen	Y	Ricardo De Camps	Y	Bryan King	Y	Fred McGhee 2 nd the Motion	Y	Melissa Hawthorne	Y	Sallie Burchett Motion to Grant
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Y	Ricardo De Camps														
Y	Bryan King														
Y	Fred McGhee 2 nd the Motion														
Y	Melissa Hawthorne														
Y	Sallie Burchett Motion to Grant														
APPLICANT: Carolina Cantu															
OWNER: Jeffrey Skilling															
ADDRESS: 1202 REAGAN TER															
VARIANCE REQUESTED: The applicant has requested a variance from Section 25-2-492 (D) of the Site Development Regulations to decrease the side street setback from 15 feet to 0 feet in order to erect a carport and storage area over an existing driveway in an "SF-3", Family Residence zoning district.															
BOARD'S DECISION: The public hearing was closed on Board Member Sallie Burchett motion to Grant, Board Member Fred McGhee second on a 7-0 vote; GRANTED.															
FINDING:															
<ol style="list-style-type: none"> 1. The Zoning regulations applicable to the property do not allow for a reasonable use because: lot is uniquely situated on dead end street functioning as driveway 2. (a) The hardship for which the variance is requested is unique to the property in that: there is a larger distance from the street to the property encumbered by waterline easement unique topography (b) The hardship is not general to the area in which the property is located because: no other lot has this corner condition with this topography and a waterline easement so close to their existing residence 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: carport will be so far from the street 															
 Leane Heldenfels Executive Liaison	 Jeff Jack Chairman														

1202 Reagan Terrace Existing Property / Setback Lines





TOPOGRAPHIC SURVEY PLAT OF:

LOT 19, PARKINSON PLACE NO. 1,
COUNTY, TEXAS, ACCORDING TO THE
RECORDED IN VOLUME 7 PAGE 24 OF
TRAVIS COUNTY, TEXAS.
LOCATED AT 1202 REAGAN TERRACE.

LOT 19
PARKINSON
PLACE NO. 1
VOLUME 7
PAGE 24

Spill Level
Frame
No. 1202

Finish Floor
Elev. = 513.30

Finish Floor
Elev. = 508.94

Finish Floor
Elev. = 518.70

Reagan Terrace (50')

Parkinson Drive (50')

BENCHMARK:
Triangle cut on top of inlet.
Elevation = 521.14'

Reagan Terrace (50')
S79°12'00"W
C=29.64' R=28.24'
(S79°12'W
C=29.64')

Parkinson Drive (50')
S47°33'00"W
C=62.52' R=62.52'
(S47°33'W
C=62.52')

Reagan Terrace (50')
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C=29.64')

Reagan Terrace (50')<

Proposed
carport location
on only naturally
occurring flat
area on the
entire property

Contour lines
show very
steep slope all
around house

Sloped Topography – View towards proposed carport location (to the right) off of existing driveway from Reagan Terrace; steep dropoff towards the house on the left



Sloped Topography – View from edge of naturally flat area looking down towards the house below

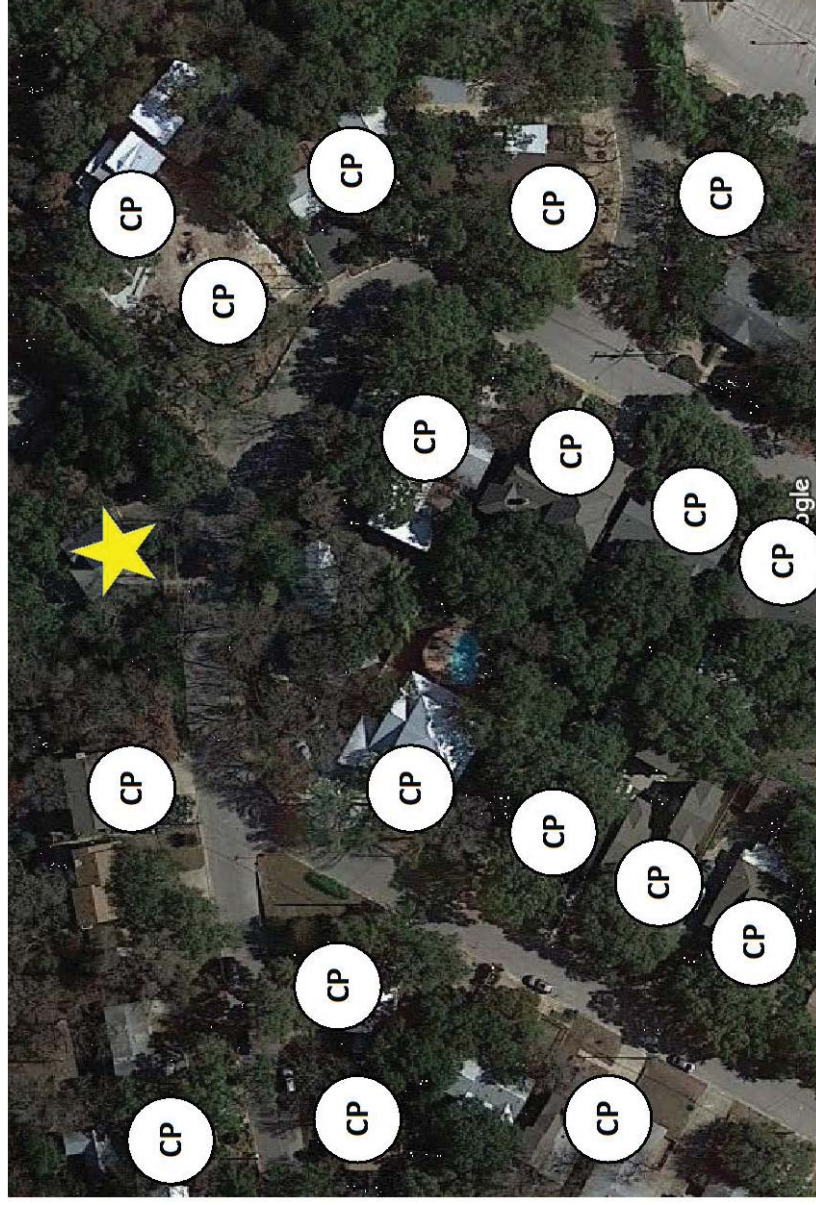


Sloped Topography – View from house level looking up at flat, proposed carport location



Reasonable Use

“Depriving a residential lot of amenities commonly associated with a residence may constitute a lack of reasonable use.” – *A Community Guide to The City of Austin’s Board of Adjustment*



★ = 1202 Reagan Terrace CP = Neighbors with covered parking

Photos of Nearby Neighbors with Covered Parking



1206 Reagan Terrace



1208 Reagan Terrace



1500 Betty Jo Drive



1501 Chelsea Lane



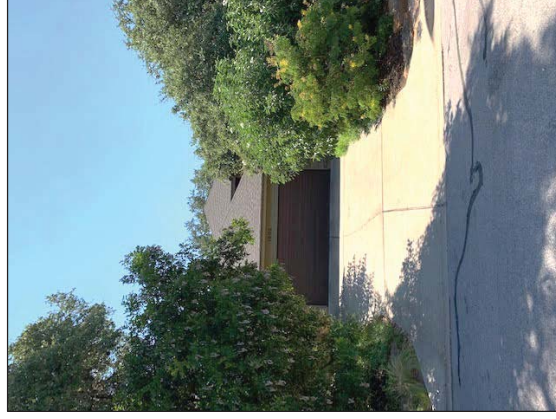
1115 Reagan Terrace



1132 Reagan Terrace

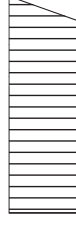


1101 Reagan Terrace



1502 Betty Jo Drive

Proposed Carport Design



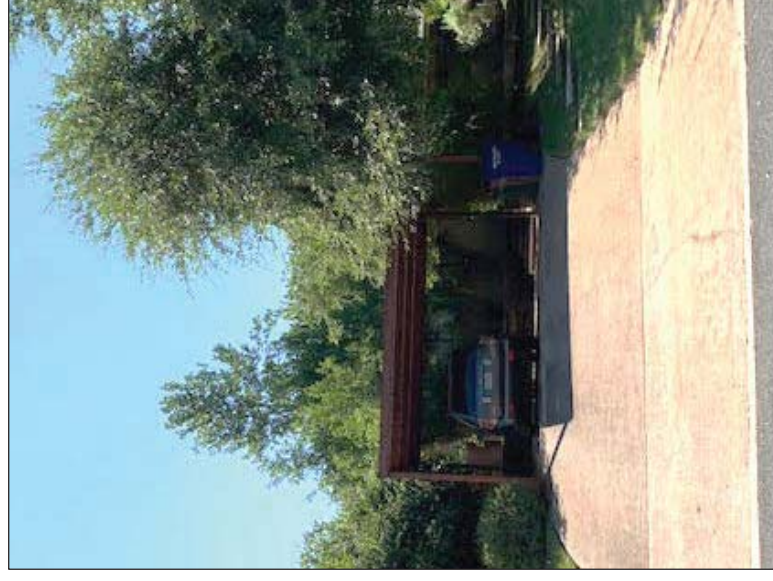
Variance would not alter the character of the area – similar carport structures in the neighborhood



1113 Mission Ridge



2210 East Side Drive



2212 East Side Drive

Variance would not alter the character of the area – new construction in the neighborhood (across street from 1202 Reagan Terrace)



1407 Parkinson Drive
Units #1 and #2



1411 Parkinson Drive

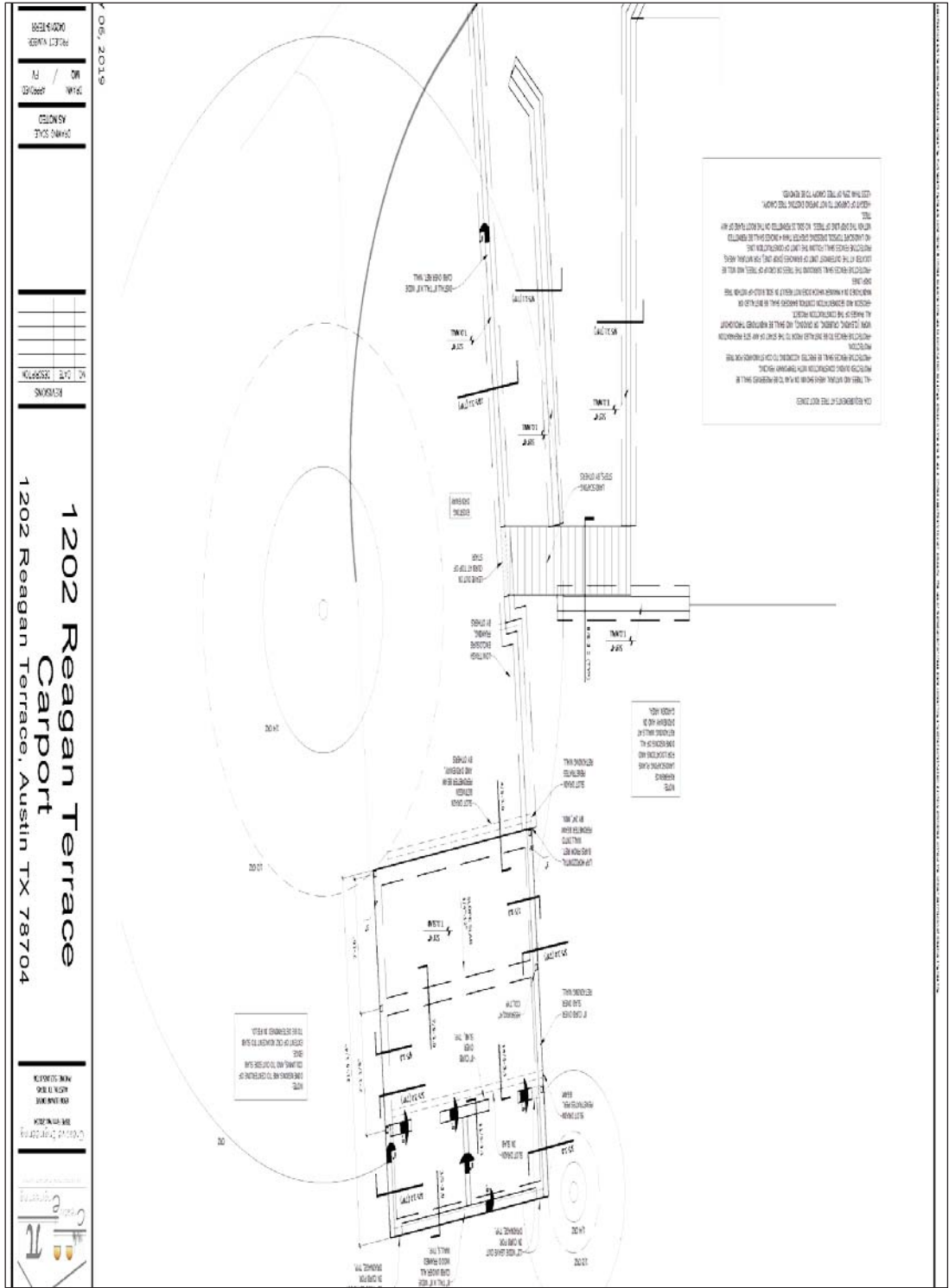
Variance would not impair the use of adjacent properties nor the purposes of applicable zoning regulations



Aerial View of 1202 Reagan Terrace showing property lines and City of Austin right of way vegetation buffer between my property line and Parkinson Drive

Photos of 20' sloped vegetation buffer between my property and
Parkinson Drive









June 27, 2019

Jeffrey Skilling
1202 Reagan Ter
Austin TX, 78704

Property Description: LOT 19 PARKINSON PLACE NO 1

Re: C15-2019-0039

Dear Jeffrey,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet.

In order to erect a detached 2-car carport for a Single-Family residence in a SF-3NP", Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

Austin Energy does not oppose request provided any proposed and existing improvements are in compliance with AE clearance criteria requirements, The National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

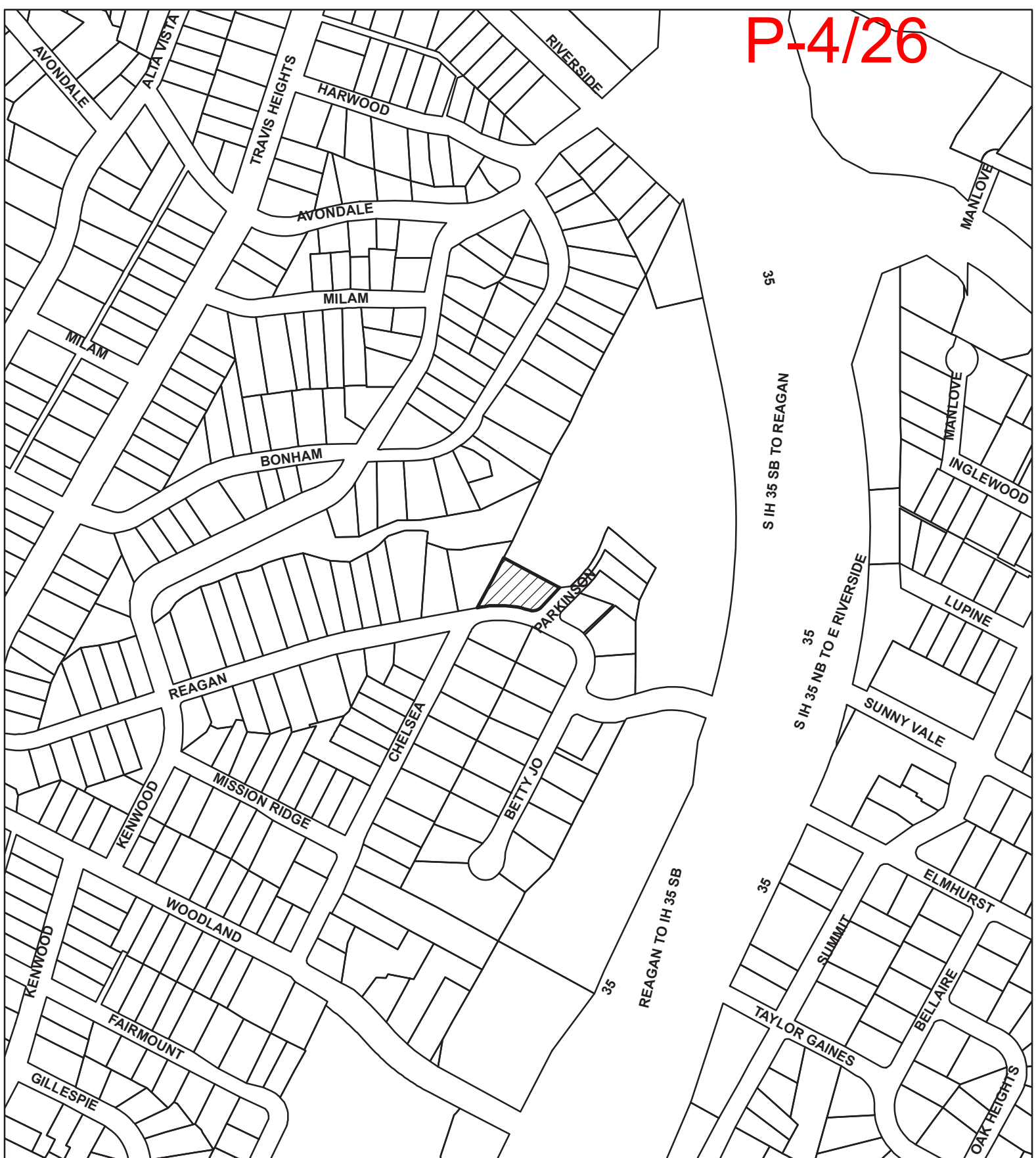
Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050




BOA REVIEW COVERSHEET**CASE:** C15-2019-0039**BOA DATE:** July 8, 2019**ADDRESS:** 1202 Reagan Ter**COUNCIL DISTRICT:** 9**OWNER:** Jeffrey Skilling Jr**AGENT:** N/A**ZONING:** SF-3-NP (South River City)**LEGAL DESCRIPTION:** LOT 19 PARKINSON PLACE NO 1**VARIANCE REQUEST:** reduce 25 ft. required setback to 0 ft.**SUMMARY:** erect carport**ISSUES:** steep topography & water line easement

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	GO-CO-NP	General Office
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District; Austin Neighborhoods Council; Bike Austin; Friends of Austin Neighborhoods; Greater South River City Combined Neighborhood Plan Contact Team; Hill Country Conservancy; Homeless Neighborhood Association; Neighborhood Empowerment Foundation; Preservation Austin; SEL Texas; Sierra Club, Austin Regional Group; South Central Coalition; South River City Citizens Assn.; Zoning Committee of South River City Citizens



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0039

LOCATION: 1202 REAGAN TERRACE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 333'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

P-4/27

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1202 REAGAN TERRACE AUSTIN, TEXAS 78704

Subdivision Legal Description:

PARKINSON PLACE NO 1

Lot(s): 19 Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3-NP (SOUTH RIVER CITY)

I/We JEFFREY SKILLING JR. on behalf of myself/ourselves as

authorized agent for JEFFREY SKILLING JR affirm that on

Month Select JUNE, Day Select 10, Year Select 2019 hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Detached 2-car carport w/ storage off existing driveway

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25 ft front yard setback (technically from
Parkinson Drive b/c property is a corner lot)
I am requesting a variance from Land Development Code
Section 25-2-492 Site Development Regulations for a SF-3-NP
residential property for a Front Yard Setback of 25 ft to 0 ft.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The current front yard setback extends into the
only flat enough part of my property suitable
to build a covered parking structure.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The steep topography of the property does not
allow for covered parking anywhere else on the
property.

b) The hardship is not general to the area in which the property is located because:

There is a waterline easement that runs through
the property that would prevent building the carport
closer to the house. No other property in the
neighborhood has this unique corner condition, steep topography,
and waterline easement preventing its owners from
building a covered parking structure.

Area Character

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 will be set far from the street (Reagan Terrace) and ~~it~~ will sit below street level if on Parkinson Drive. The architecture of the carport will mimic the style of the existing house and look similar to others in the neighborhood.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

— Same as OWNER (below)

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Jeffrey Skilling Jr. Date: 6/10/19

Owner Name (typed or printed): JEFFREY SKILLING JR.

Owner Mailing Address: 1202 REAGAN TERRACE AUSTIN, TEXAS 78704

City: _____ State: _____ Zip: _____

Phone (will be public information): (512) 420-7049

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Legend

- ③ 1/2" Iron Rod Found
- ipf ③ 1/2" Iron Pipe Found
- ③ Chiseled "X" Found
- Overhead Utility Line
- (Record Bearing and Distance)

Flowline
Elev. 487.22'

concrete
pipe

- NOTES:
1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
 2. NAVD88 Elevations shown hereon are based upon post processed static GPS observations.
 3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.
 4. Orientation for this survey is based on a bearing of N29°44'34"E between points A and B labeled hereon.

TRACT B
TRAGUR BUDA
SUBDIVISION NO. ONE
VOLUME 75 PAGE 375

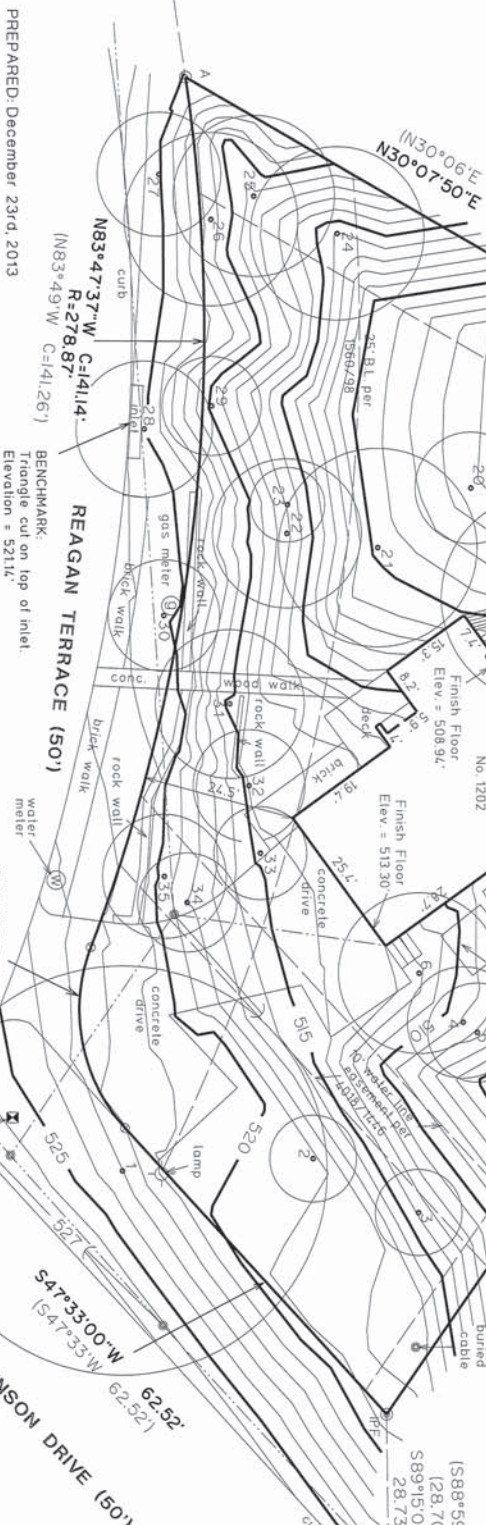
LOT 17
BLOCK 45
TRAVIS HEIGHTS
VOLUME 3 PAGE 15

LOT 19
PARKINSON
PLACE NO. 1
PAGE 24

TOPOGRAPHIC SURVEY PLAT OF:
LOT 19, PARKINSON PLACE NO. 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7 PAGE 24 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 1202 REAGAN TERRACE.



SCALE 1" = 20'



TREE LIST

1	33" Live Oak
2	7" Spanish Oak
3	7" Spanish Oak
4	9" Spanish Oak
5	8" Spanish Oak
6	13" Live Oak
7	7" Spanish Oak
8	9" Cedar
9	22" Live Oak
10	9" and 6" Spanish Oak (8.5" total)
11	8" Spanish Oak
12	23" and 24" Live Oak (36.5" total)
13	6" Hackberry
14	10" Cedar
15	6" Hackberry
16	6" Hackberry
17	7" Cedar
18	8" and 13" Cedar (17" total)
19	20" Live Oak
20	9" Hackberry
21	16" Post Oak
22	12" Hackberry
23	6" Hackberry
24	14" American Elm
25	13" Hackberry
26	14" Hackberry
27	10" Hackberry
28	11" Hackberry
29	8" Hackberry
30	9" Spanish Oak
31	12" Spanish Oak
32	9" Live Oak
33	10.5" Live Oaks (7.5" total)
34	8" Hackberry
35	10" Hackberry

BY:

PREPARED: December 23rd, 2013

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990

© copyright 2013

Legend

- ③ 1/2" Iron Rod Found
- ipf ③ 1/2" Iron Pipe Found
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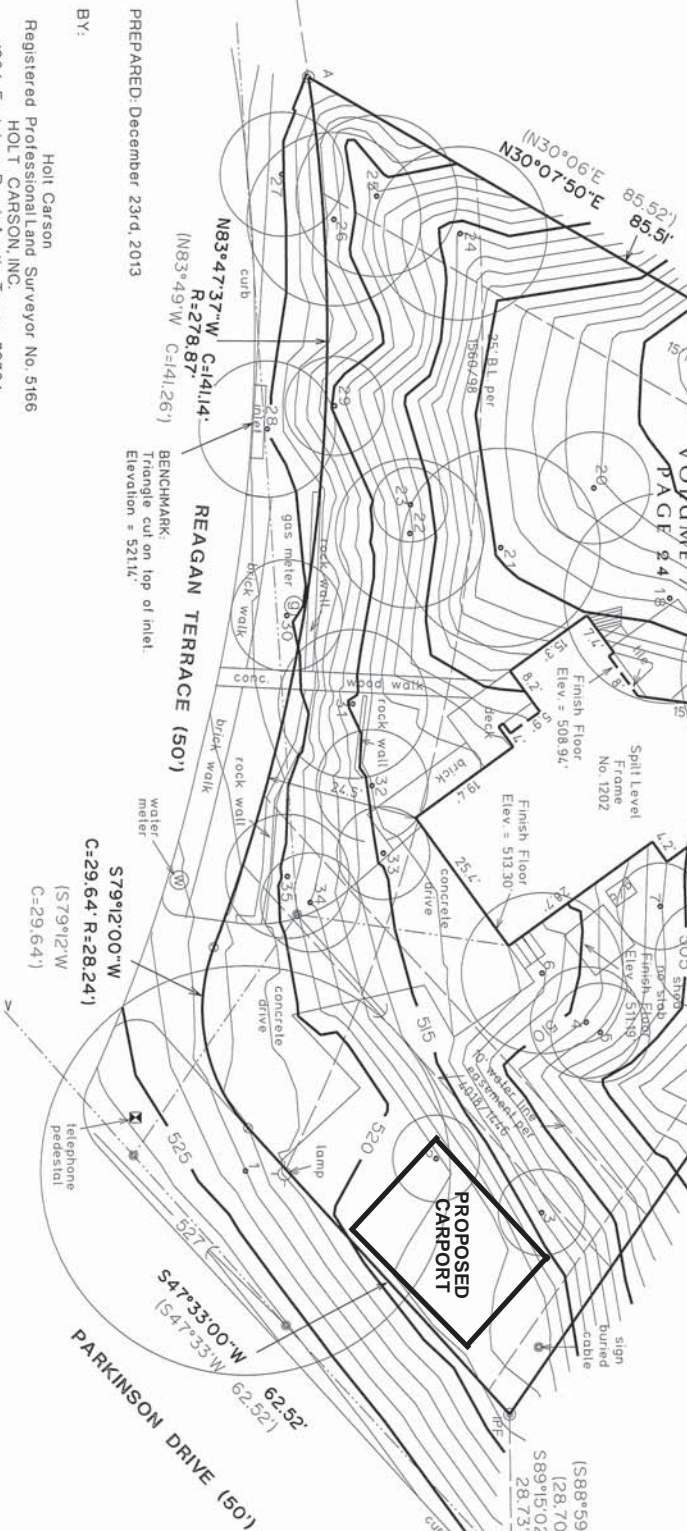
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- 2 7" Spanish Oak
- 3 7" Spanish Oak
- 4 9" Spanish Oak
- 5 8" Spanish Oak
- 6 13" Live Oak
- 7 7" Spanish Oak
- 8 9" Cedar
- 9 22" Live Oak
- 10 9" and 6" Spanish Oak (8.5" total)
- 11 8" Spanish Oak
- 12 23" and 24" Live Oak (36.5" total)
- 13 6" Hockberry
- 14 10" Cedar
- 15 6" Hockberry
- 16 6" Hockberry
- 17 7" Cedar
- 18 8" and 13" Cedar (17" total)
- 19 20" Live Oak
- 20 9" Hockberry
- 21 16" Post Oak
- 22 12" Hockberry
- 23 6" Hockberry
- 24 14" American Elm
- 25 13" Hockberry
- 26 14" Hockberry
- 27 10" Hockberry
- 28 11" Hockberry
- 29 8" Spanish Oak
- 30 9" Spanish Oak
- 31 12" Spanish Oak
- 32 9" Live Oak
- 33 10.5" Live Oaks (7.5" total)
- 34 8" Hockberry
- 35 10" Hockberry

BY:

PREPARED: December 23rd, 2013

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990

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1202 Reagan Terrace

Requesting a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a detached 2-car carport for a Single Family Residence in a SF-3NP Neighborhood Plan zoning district (South River City Neighborhood Plan).

Variance request to reduce setback to 0 feet in order to construct a substantially similar carport in same location proposed today was unanimously approved by the Board in 2014. Variance expired one year after Board's approval.

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, May 12, 2014

CASE NUMBER: C15-2014-0061

Y _____ Jeff Jack
 Y _____ Michael Von Ohlen
 Y _____ Ricardo De Camps
 Y _____ Bryan King
 Y _____ Fred McGhee 2nd the Motion
 Y _____ Melissa Hawthorne
 Y _____ Sallie Burchett Motion to Grant

APPLICANT: Carolina Cantu

OWNER: Jeffrey Skilling

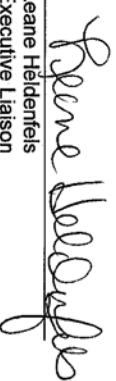
ADDRESS: 1202 REAGAN TER


VARIANCE REQUESTED: The applicant has requested a variance from Section 25-2-492 (D) of the Site Development Regulations to decrease the side street setback from 15 feet to 0 feet in order to erect a carport and storage area over an existing driveway in an "SF-3", Family Residence zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Sallie Burchett motion to Grant, Board Member Fred McGhee second on a 7-0 vote; GRANTED.

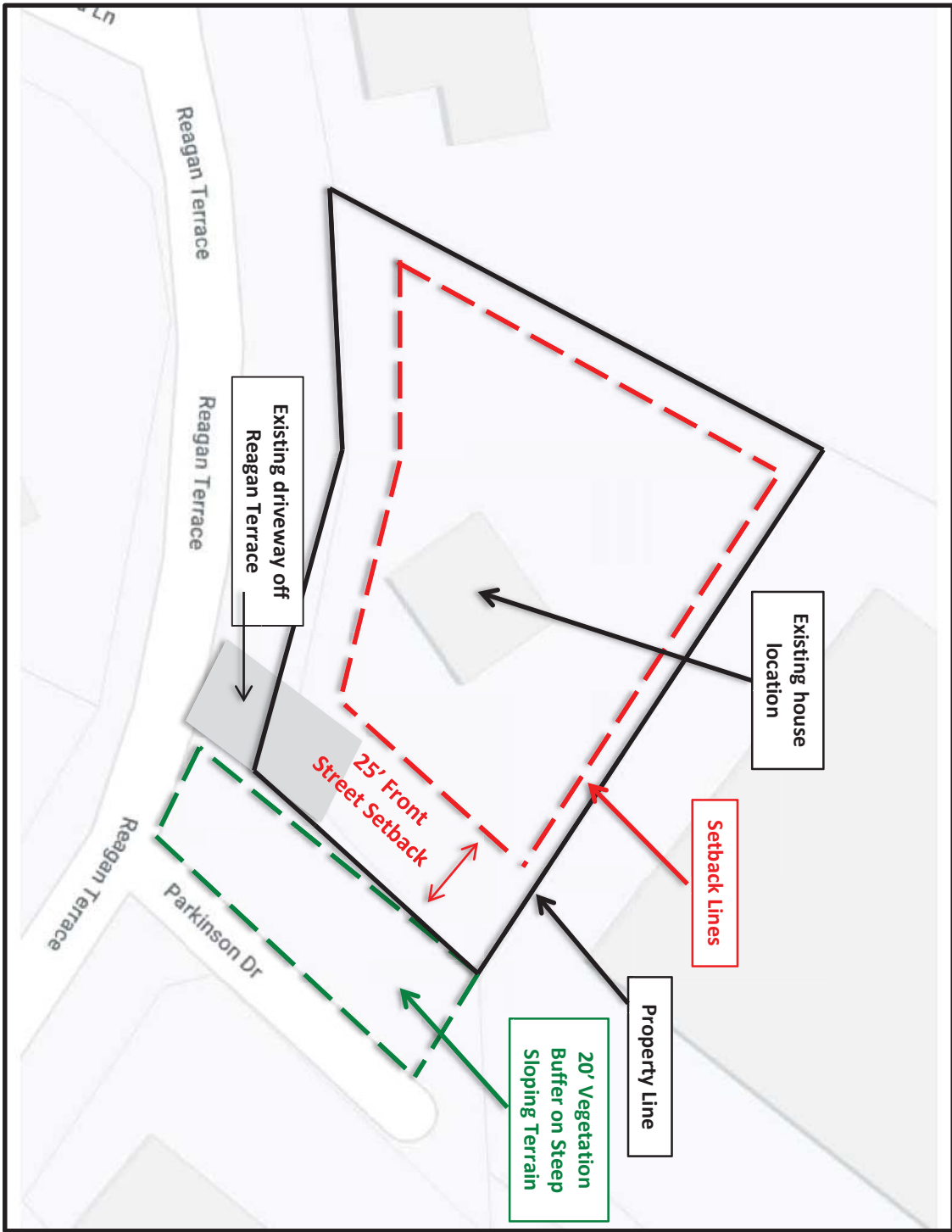
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: lot is uniquely situated on dead end street functioning as driveway
2. (a) The hardship for which the variance is requested is unique to the property in that: there is a larger distance from the street to the property encumbered by waterline easement unique topography
 (b) The hardship is not general to the area in which the property is located because: no other lot has this corner condition with this topography and a waterline easement so close to their existing residence
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: carport will be so far from the street

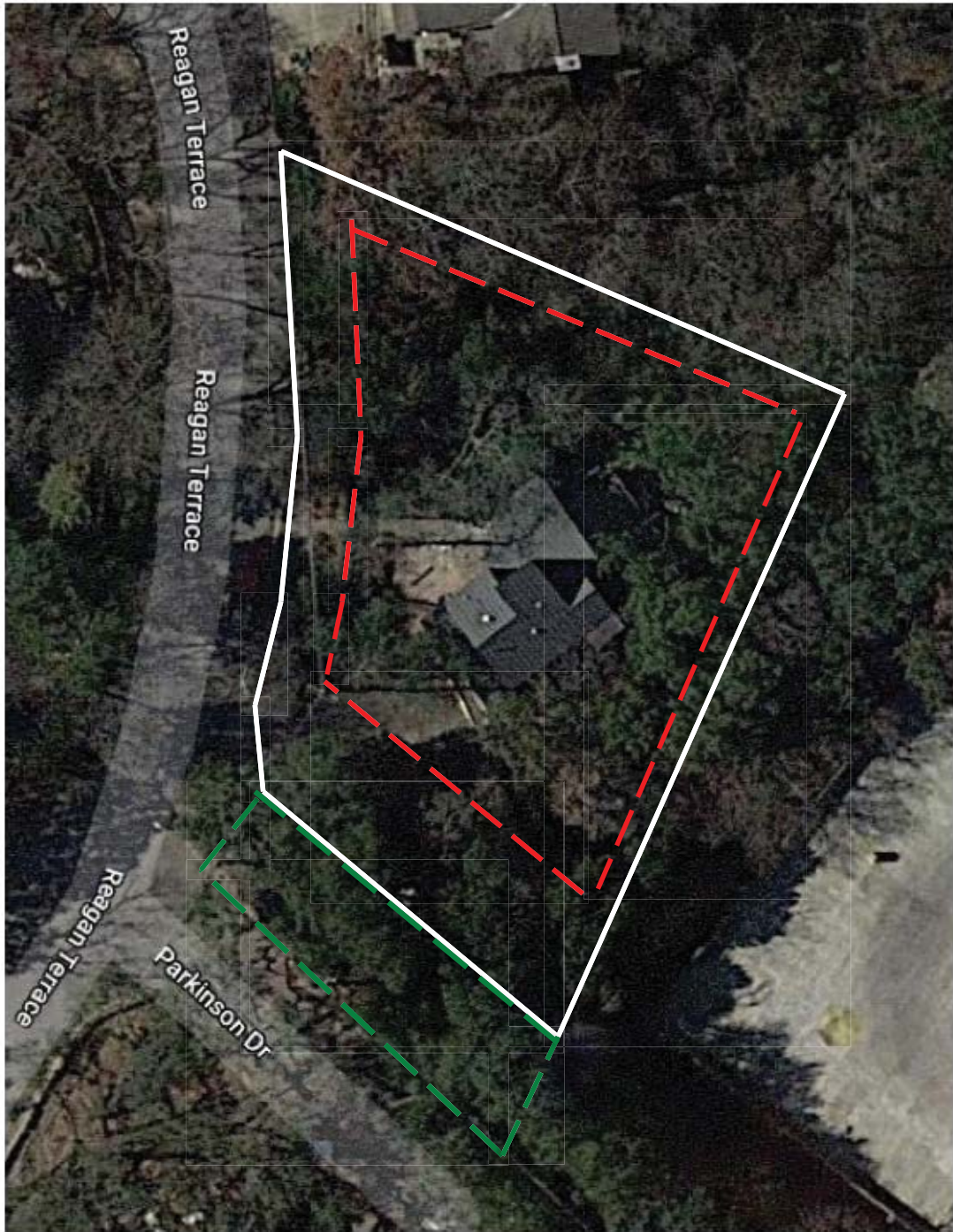

 Leanne Hélderéis
 Executive Liaison

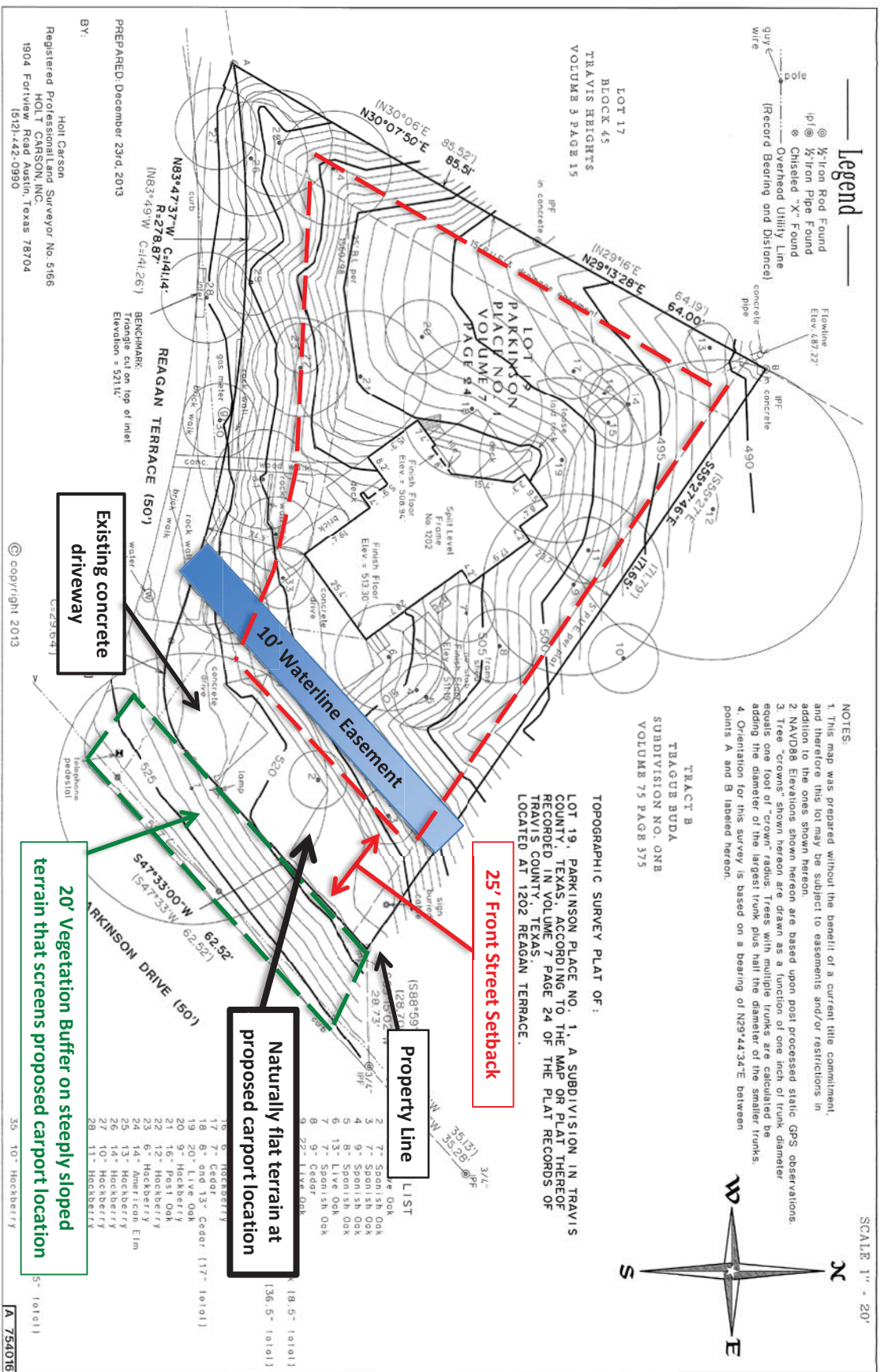

 Jeff Jack
 Chairman

1202 Reagan Terrace Existing Property / Setback Lines



Aerial view of 1202 Reagan Terrace showing property lines, setback lines and City of Austin owned right-of-way vegetation barrier between my property line and Parkinson Drive.







Rendering showing potential carport design in relation to vegetation buffer to the right. Property slopes down to the left towards the waterline easement and house.



View of existing concrete driveway off of Reagan Terrace. Property slopes down towards the house / waterline easement to the left. The house sits 6.7' below the naturally flat proposed carport location. Vegetation buffer between the property line and Parkinson Drive is to the right.



Flat area just beyond the existing concrete driveway. This is the only part of the property that is flat enough to build a covered parking structure. Property line ends at curb (bottom right). Front Street Setback extends 25' to the left of the property line.



View towards Reagan Terrace of the naturally flat area located within 25' Front Street Setback. Vegetation buffer and Parkinson Drive are to the left. Terrain slopes down to the right towards the waterline easement and house.



View from Reagan Terrace down dead-end street Parkinson Drive, showing 20' vegetation buffer between proposed carport location and the street.

Proposed carport location is 7' below Parkinson Drive street level.



PUBLIC HEARING INFORMATION

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An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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Case Number: C15-2019-0039

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, July 8th, 2019

Track McDaniel
Your Name (please print)

☒ I am in favor
☐ I object

1507 BETTY JO DR.
Your address(es) affected by this application

John McDaniel 6-25-2019
Signature Date

Daytime Telephone: (512) 731-8467

Comments: I see no issues with
allowing this variance so they
can build covered parking, add
street for their vehicles. Best
of luck!

If you use this form to comment, it may be returned to:
City of Austin-Development Services Department/ 1st Floor
Elaine Ramirez
P. O. Box 1088
Austin, TX 78767-1088
Fax: (512) 974-6305
Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2019-0039

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, July 8th, 2019

Your Name (please print)

Stacy Gomez

☒ I am in favor
☐ I object

Your address(es) affected by this application

1501 Chelsea Lane 1885 TX 78704

Signature

Date

Daytime Telephone: 512-468-7098

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2019-0039

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, July 8th, 2019

Your Name (please print)

Daniel Cid

☒ I am in favor
☐ I object

Your address(es) affected by this application

1521 chelsea ln

Signature

[Signature]

Date

6/27/14

Daytime Telephone: 5124236184

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

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Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, July 8th, 2019

Kent C. Anschutz

Your Name (please print)

1005 Reagan Terrace

Your address(es) affected by this application

Just checked

Signature

Date

Daytime Telephone: 512-773-4838

7-1-19

☐ I am in favor
☒ I am object

Comments: I strongly oppose this requested variance. Applicant has ample space for a two-car carport adjacent to his house likely entirely within the 25' setback. Building a structure at the curb would worsen already existing line of site difficulties for motorists at the street curve at this location.

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

July 3, 2019

City of Austin Board of Adjustment

Re: C15-2019-0039

My name is Court Thieleman. I own and occupy the property at 1121 Reagan Terrace.

I oppose applicant's variance request for the property at 1202 Reagan Terrace. I am particularly concerned about the sight line obstruction building such a structure at the curb line could create for motorists. It is already obstructed to some degree by the hill and also the curve or bend in the roadway just due east of the house.

Thank you for your consideration,

Court Thieleman

July 1, 2019

City of Austin Board of Adjustment,

Re: C15-2019-0039

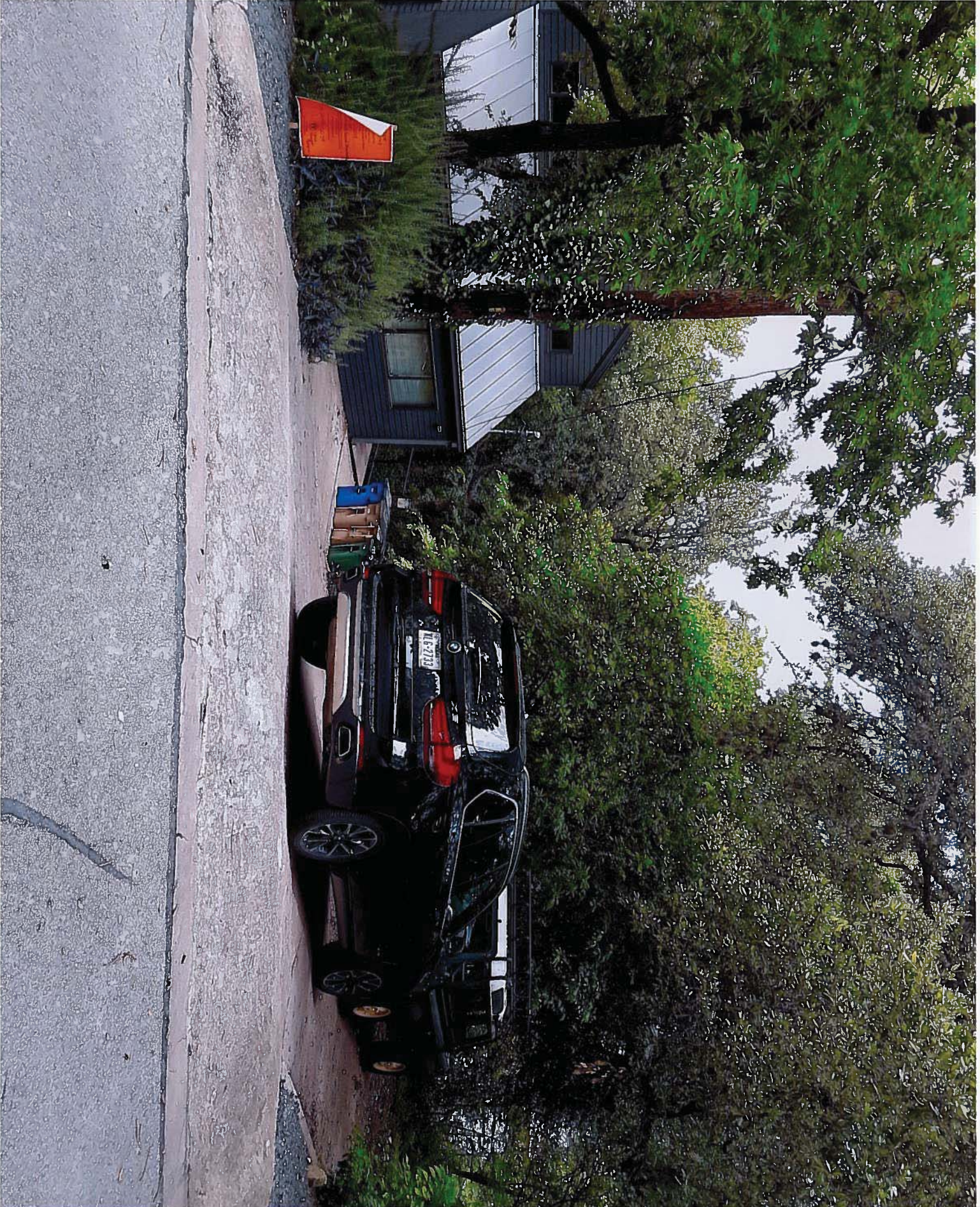
My name is Ron Deutsch. I own the property at 1130 Reagan Terrace, Austin, TX.

I am opposed to the requested variance in this case for the property at 1202 Reagan Terrace. Even though development is unstoppable, the neighborhood should try to remain in some semblance of what it has been.

Thank you for your consideration,

Ron Deutsch

P-4/53





July 2, 2019

City of Austin Board of Adjustment

Re: C15-2019-0039

My name is Gerald Barnett. I am the owner of the house at the southeast corner of Reagan Terrace and Travis Heights. My driveway (with no garage or carport) exits onto Reagan Terrace.

I strongly oppose applicant's variance request for the property at 1202 Reagan Terrace. The 25' front street set back is standard in our neighborhood. Most houses in our neighborhood do not have garages or carports. The residential character and appeal of our neighborhood is largely due to the existence of magnificent old live oak trees and gardens and lawns that exist along streets in front of the houses preserved by existing zoning set back rules.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Gerald Barnett", written in a cursive style.

Gerald Barnett

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Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2019-0039

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, July 8th, 2019

Maecie Schumann

Your Name (please print)

1333 Bonham Terrace

Your address(es) affected by this application

Maecie Schumann

Signature

6/25/19

Date

Daytime Telephone: 512-723-3098

Comments: This is a terrible precedent and

will change the entire feeling of

the neighborhood. Some setback

will preserve the beauty and

value of our neighborhood

Thank you for your consideration

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

P-4/56

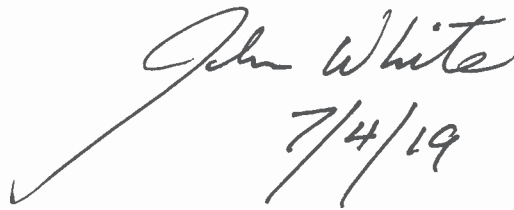
John R. White
1114 Reagan Terrace
Austin, Texas
Ph. (512) 448-2933

To: Board of Adjustment

Re: C15-2019-0039

I am opposed to variance request at 1202 Terrace because of the precedent it starts in our neighborhood. Also, there is an increasing safety issue of backing out on to Reagan Terrace.

John White



John White
7/4/19

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number: C15-2019-0039

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, July 8th, 2019

EDITH STUART PHILLIPS

Your Name (please print)

1206 REAGAN TERRACE

Your address(es) affected by this application

Edith Stuart Phillips

Signature

Date

Daytime Telephone:

(512) 475-4861

Comments:

The variance Mr. Skelley is requesting is fine with me.

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2019-0039

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, July 8th, 2019

William Moore

Your Name (please print)

☒ I am in favor
☐ I object

1335 Bonham Terrace

Your address(es) affected by this application

Elaine Ramirez

Signature

6/30/19

Date

Daytime Telephone: *512-413-5876*

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

From: [REDACTED]
To: [Ramirez, Elaine](#)
Cc: [REDACTED]
Subject: variance for 1202 Reagan Terrace
Date: Monday, July 22, 2019 5:15:41 PM

Greetings Ms. Ramirez:

I hope this email finds you well & enjoying your Monday evening. I am writing to voice (email?) my support for the variance requested by the property owner at 1202 Reagan Terrace, 78704 (Mr. Jeffry Skilling, cc'ed here). He applied for this exact same variance a few years ago which we supported then & still do. Covered parking is something most of my neighbors enjoy & it will help traffic flow in our little pocket of Travis Heights because they'll be able to park all their vehicles off the street. If you have any questions about my support of their variance request, please do not hesitate to contact me by phone, text or email. I'm here to help!

Thanks,
Regan

Regan M. Ellmer
m: 512 657 2229 | f: 512 444 7608
e: [REDACTED]