

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

**DATE: Monday October 14, 2019**

**CASE NUMBER: C15-2019-0054**

Brooke Bailey OUT  
 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: David Cancialosi**

**OWNER: Emerald Laguna Corporation (Paris Schindler)**

**ADDRESS: 1901 WESTLAKE DR**

**VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-2-551 (Lake Austin (LA) District Regulations)**

- 1. (B) (1) to reduce the Shoreline Setback requirement from 75 feet (required) to 25 feet (requested)**
- 2. (C) (3) (a) increase Impervious Cover from 35 percent, on a slope with a gradient of 15 percent or less (required) to 62% (requested); 75% (existing)**
- 3. (C) (3) (b) increase Impervious Cover from 10 percent, on a slope with a gradient of 15 percent or less (required) to 67% (requested); 65% (existing)**
- 4. (C) (3) (c) increase Impervious Cover from 5 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent (required) to 35% (requested); 39% (existing)**
- 5. (E) (2) to increase Impervious Cover to 8% for a driveway in order to erect a Single-Family Residential use in an "LA" zoning district.**

**NOTE: (for item (E) (2) The Land Development Code states on a slope with a gradient of more than 35 percent, development is prohibited except for the construction of a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs.**

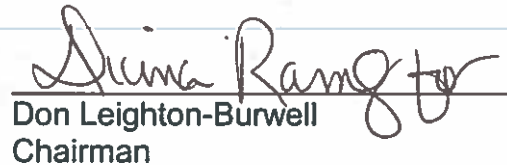
**BOARD'S DECISION: BOA meeting Oct 14, 2019 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Postpone to November 7, 2019, Board Member Ada Corral seconds on an 11-0 vote; POSTPONED TO November 7, 2019.**

**EXPIRATION DATE:**

**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

  
Don Leighton-Burwell  
Chairman