

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday May 11, 2020

CASE NUMBER: C15-2020-0014

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

APPLICANT: Rodney Bennett

OWNER: Wendy H. Durham

ADDRESS: 2815 GLENVIEW AVE

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the LDC Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 (*Maximum Development Permitted*) to exceed the F.A.R from 40% (required) to 55% (requested) in order to construct an attached exterior elevator in a “SF-3-NP”, Single-Family-Neighborhood Plan zoning district (Windsor Road Neighborhood Plan)

Note: Existing F.A.R is currently at 54%

BOARD’S DECISION: BOA meeting April 13, 2020; CASE PULLED -CANCELLED MEETING DUE TO CORONAVIRUS; MAY 11, 2020 **The public hearing was closed by Chair Don Leighton-Burwell, Board Member Jessica Cohen motions to Grant, Board Member Ada Corral seconds on an 11-0 vote; GRANTED.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the home exceeded the F.A.R. limit prior to the adoption of the F.A.R. ordinance and the ordinance does not take into consideration the need to exceed the F.A.R. if it is for ADA access.

2. (a) The hardship for which the variance is requested is unique to the property in that: because it is needed to access the second floor of the home by a person with disabilities.

(b) The hardship is not general to the area in which the property is located because: because most people do not have disabilities hindering them from climbing stairs

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: because it is not in the setback and is very small in relation to the structure (31.92 sf), almost half of the front view will be blocked by the existing chimney



Elaine Ramirez
Executive Liaison

Diana Ramirez for

Don Leighton-Burwell
Chairman