

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

**DATE: Monday August 10, 2020**

**Item #: D-2**

**CASE NUMBER: C15-2020-0029**

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: Ryan Bollu**

**OWNER: John Peet**

**ADDRESS: 1711 WATERSTON AVE**

**VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-2-492 (Site Development Regulations) from**

- 1. Setback requirements to decrease the minimum interior side setback from 5 feet (required) to 3ft. 6 in. (requested)**
- 2. Setback requirements to decrease the minimum rear yard setback from 10 feet (required) to 5 feet (requested)**
- 3. Building Cover requirements to increase from 40% (maximum allowed) to 55% (requested)**
- 4. Impervious Cover requirements to increase from 45% (maximum allowed) to 65% (requested)**

**in order to construct an addition to an existing Single-Family residence in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)**

**BOARD'S DECISION: July 13, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Postpone to August 10, 2020, Board Member Jessica Cohen seconds on a 11-0 vote; POSTPONED TO AUGUST 10, 2020. August 10, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Jessica Cohen motions to Grant variance #1 interior side setback to 3 ft. 6 in (for carport ONLY); #2 rear yard setback remain at 10 ft.; #3 building coverage to 44%;**

**#4 impervious coverage to 49% and conditions that the carport remain open on all 3 sides and requires a rain water harvesting (to capture additional run-off above 45% IC), Board Member Michael Von Ohlen seconds on an 11-0 vote; GRANTED VARIANCE #1 INTERIOR SIDE SETBACK TO 3 FT. 6 IN (FOR CARPORT ONLY); #2 REAR YARD SETBACK REMAIN AT 10 FT.; #3 BUILDING COVERAGE TO 44%; #4 IMPERVIOUS COVERAGE TO 49% AND CONDITIONS THAT THE CARPORT REMAIN OPEN ON ALL 3 SIDES AND REQUIRES A RAIN WATER HARVESTING (TO CAPTURE ADDITIONAL RUN-OFF ABOVE 45%IC).**

**EXPIRATION DATE: AUGUST 10, 2021**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the COA protected trees and general tree canopy, in combo with small lot size and irregular subdivision, prevent the owners from adding the additional space they are afforded by COA zoning that the neighborhood generally affords other owners.
  
2. (a) The hardship for which the variance is requested is unique to the property in that: COA protected trees and additional canopy severely restrict buildable area in plan & elevation, the lot has substandard width, depth, and overall size  
  
(b) The hardship is not general to the area in which the property is located because: the property is substandard while most other properties in the neighborhood are not, the protected trees and tree canopy are specific constraints that apply only to the property
  
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 variance will allow the addition to be built predominantly on a single story which is more respectful of the single story neighboring historic homes, more appropriate to the character of the area

  
Elaine Ramirez  
Executive Liaison

Diana Ramirez for  
\_\_\_\_\_  
Don Leighton-Burwell  
Chairman