

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

**DATE: Monday September 14, 2020**

**CASE NUMBER: C15-2020-0040**

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  
 Y  Veronica Rivera  
 Y  Yasmine Smith  
 Y  Michael Von Ohlen  
 -  Kelly Blume (Alternate)  
 -  Martha Gonzalez (Alternate)

Item C-1

**APPLICANT: Rodney Bennett**

**OWNER: Pavan Narra**

**ADDRESS: 2303 QUARRY ROAD**

**VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-515 (Rear Yard of a Through Lot) from setback requirements to decrease the minimum rear yard setback from 25 feet (required) to 15 feet (requested) in order to erect a detached garage with Loft and Covered Patio in a "SF-3-NP" Single-Family Residence – Neighborhood Plan zoning district (West Austin Neighborhood Plan).**

**Note: Per LDC for a Through Lot, a rear yard must comply with the minimum requirements applicable to a front yard.**

**BOARD'S DECISION: The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant as presented in the drawing C-1/7 and with condition no STR (Short-term rental), Board Member Melissa Hawthorne seconds on an 11-0 vote; GRANTED AS PRESENTED IN THE DRAWING C-1/7 AND WITH CONDITION NO STR (SHORT-TERM RENTAL).**

**EXPIRATION DATE: September 14, 2021**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: it is a through lot with a 25' rear setback and the placement of the protected trees restrict the buildable area
2. (a) The hardship for which the variance is requested is unique to the property in that: the number of protected trees on this site do not allow for covered parking anywhere else  
  
(b) The hardship is not general to the area in which the property is located because: most homes in the neighborhood are older and have covered parking furthermore the numerous protected trees have reduced the buildable area to this location
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: most homes in this area have covered parking and most of them predate the tree ordinance.

  
Elaine Ramirez  
Executive Liaison

Diana Ramirez for  
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Don Leighton-Burwell  
Chairman