

Variance Request
Doug and Jana Harker Residence

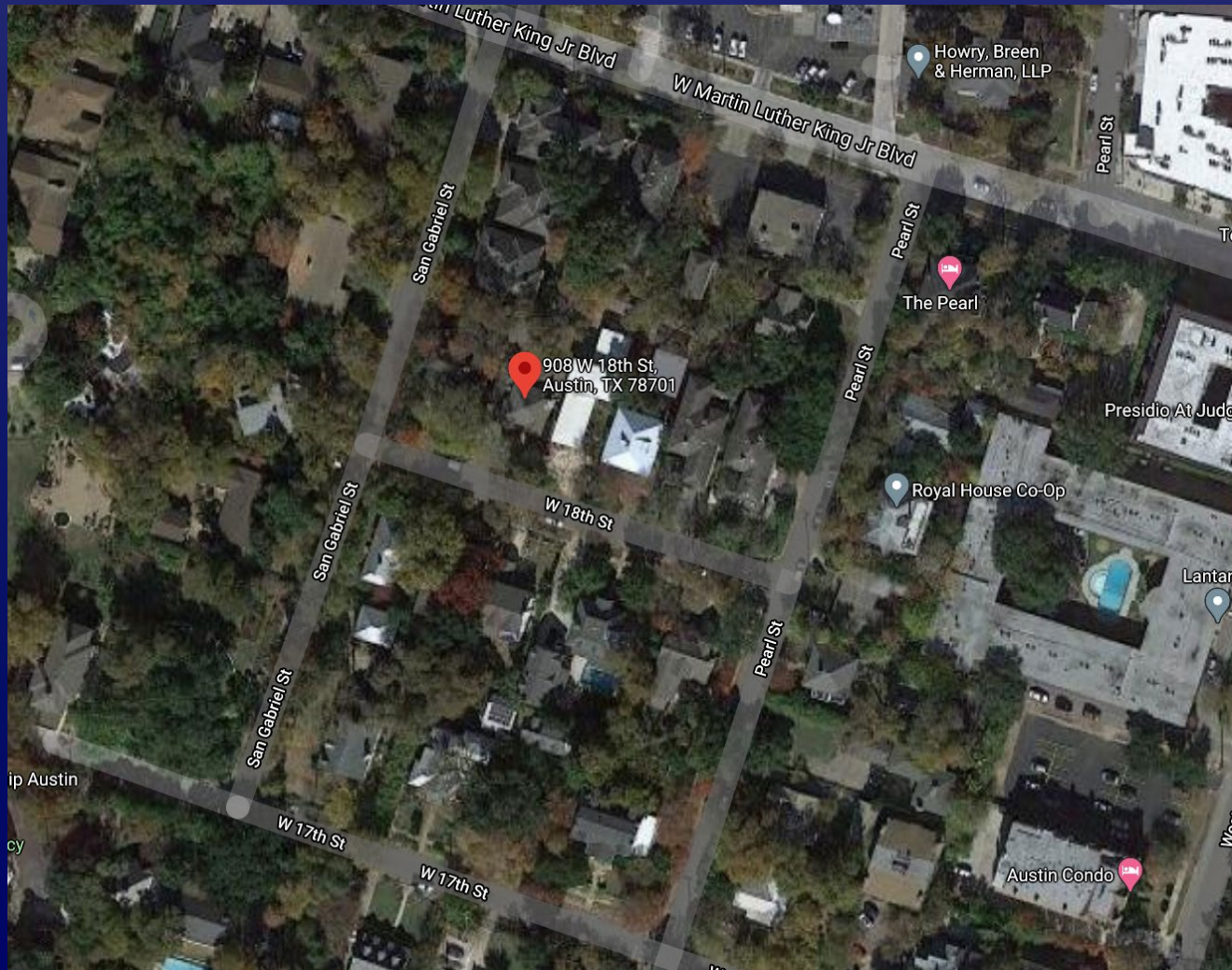
908 W. 18th Street
C15-2020-0082

The Board of Adjustment
December 14, 2020

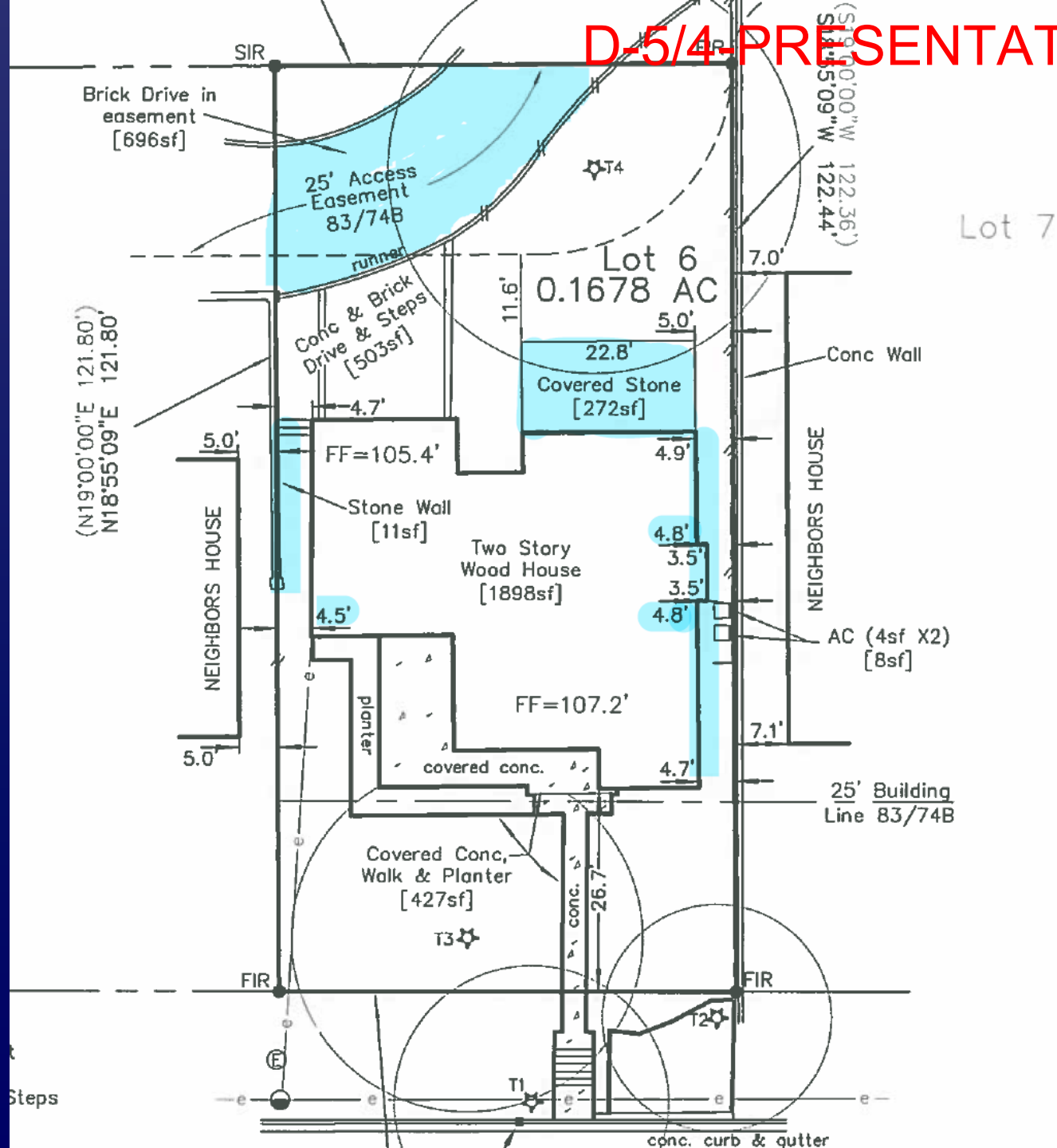
Overview

- ▶ To increase maximum impervious cover to 52.2% (45% required).
- ▶ To decrease the minimum side setback to 4.5' (5' required).
- ▶ Purpose: To preserve an existing shared access drive, patio, and single-family residence.
- ▶ Zoning: SF-3
- ▶ History:
 - ▶ Property originally meant to be part of condo project.
 - ▶ Shared drive serves residential condo units to the rear.
 - ▶ Side setback violations since residence constructed.
 - ▶ Impervious cover exceeded after architect's mistake.

Property Location Map



D-5/4-PRESENTATION



Activate Architecture Plan

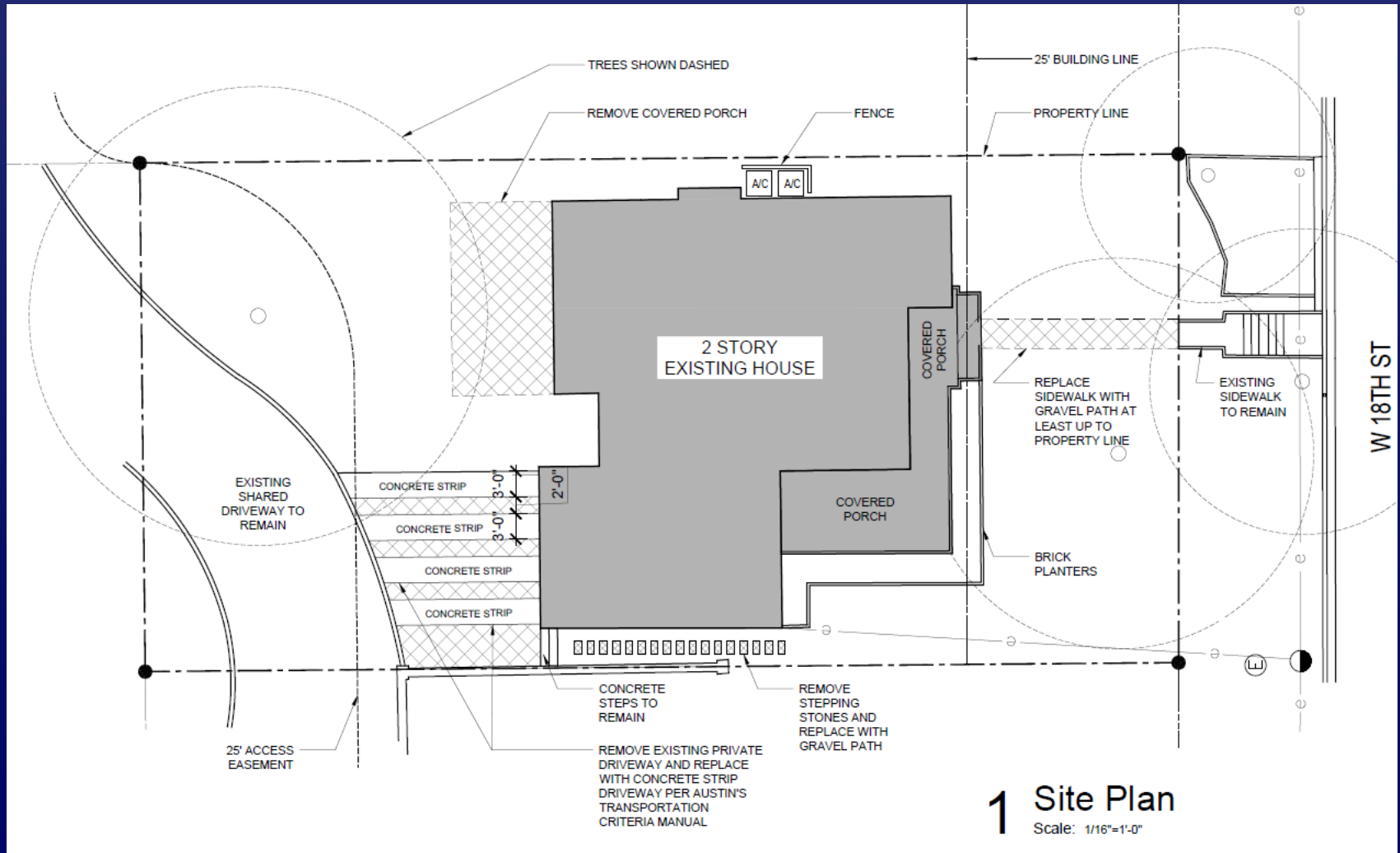


Photo of Porch



Photo of Shared Drive from Rear Yard



Photo of Shared Drive (Residence on Right)



Photo of Shared Drive Looking West



Photo of Shared Drive (Residence on Left)



Photo of Shared Drive Looking East



Photo of Side Setback on West Side



Photo of Side Setback on East Side



Reasonable Use

- ▶ The regulations do not allow for a reasonable use due to the configuration of the lot, which includes a shared drive in a 25'-wide access easement that provides key access to an adjacent condominium development, and due to the sloping topography of the curved drive, which impacts the safety of replacing the drive with 2'-wide concrete strips.
- ▶ To preserve the drive without the variance, the existing patio must be demolished, the front walkway and rear parking area must be demolished and replaced by 2'-wide concrete strips, and the house would have to be remodeled along the sides.

The Hardship is Unique to the Property

- ▶ The single-family residential property has a shared drive running through its backyard and is encumbered by a 25'-wide access easement, which is especially unique to the property due to the depth of the lot and the sloping, curving drive.
- ▶ In addition, due to nearby residential structures, the drive cannot be relocated without removing a key point of ingress and egress to those residences, and most houses in the area are not just a few inches within the side setbacks.

The Hardship is not General to the Area

- ▶ Properties with single-family residences in the area do not generally have a shared driveway and 25'-wide access easement running through their back yards. There are a few lots in this area with an access easement running through them, but - with the exception of the adjacent lot to west - those lots have deeper lots than this property, and this is the only single-family lot of this depth that has a curving drive with an approximate 10% slope traversing the rear yard.

Approval Would Not Alter Area Character

- ▶ The existing improvements are typical of the area's character, including architectural style, use, and scale, and so the variances would not alter the character of the area. The existing impervious cover, home, and patio have existed for years and not caused any issues for the neighbors and have never resulted in any complaints. Approval would not impair the use of adjacent properties, and approval of the variances would also not impair the purpose of the regulations, especially given the minimal variances required for compliance.

Letters of Support

<u>Megan Meisenbach</u> Your Name (please print)		<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object </div>
<u>1800 San Gabriel St.</u> Your address(es) affected by this application		
<u>Megan Meisenbach</u> Signature	<u>Dec. 7, 2020</u> Date	
Daytime Telephone: <u>512 / 940-2615</u>		
Comments: <u>We are in favor of these</u> <u>variances: for side yard set</u> <u>back reduction and impervious</u> <u>cover to 53%, increase from 45%.</u> <u>to maintain Single Family</u> <u>residence, with shared drive</u> <u>and patio. The effected homes</u> <u>have been here for 30 years</u> <u>without drainage problems.</u>		

Judges Hill Neighborhood Association
Jim Montgomery, President
900 San Gabriel Street, Unit A
Austin, Texas 78701

D-5/19-PRESENTATION

November 5, 2020

The Board of Adjustment
c/o Elaine Ramirez
Planner Senior and Board of Adjustment Liaison
City of Austin Development Services Department

Re: Letter of Support for Variance Request for Residential Property at 908 W. 18th Street

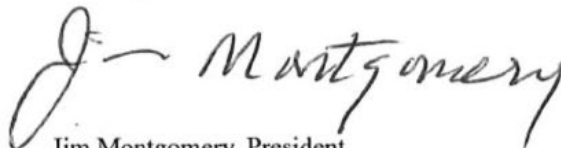
Dear Board Members:

I am writing you as President of the Judges Hill Neighborhood Association. The Association's Executive Committee has reviewed the variance request for our neighbors, Doug and Jana Harker, and we support the variance request for their property at 908 W. 18th Street, which is located within our Association's boundaries.

As you know, the request is meant to preserve the state of the Harkers' property as-is and comply with the city's impervious cover and side setback requirements. The shared drive going through the Harkers' property counts against their impervious cover limit, and the house appears to have been constructed approximately six inches beyond the side setbacks, which was prior to when they purchased the property. We have never heard any complaints about the property, and the shared drive provides important access for the residents of the Chestnut Place Condominiums, which is also located in our neighborhood. As such, we support the preservation of the shared drive, home, and patio, and respectfully request your approval of the variance request.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Jim Montgomery". The signature is written in a cursive, flowing style.

Jim Montgomery, President
Judges Hill Neighborhood Association

Lisa Kaindl
910 W. 18th Street
Austin, Texas 78701

The Board of Adjustment
c/o Elaine Ramirez
Planner Senior and Board of Adjustment Liaison
City of Austin Development Services Department

Re: Letter of Support for Variance Request for Adjacent Property at 908 W. 18th Street

Dear Board Members:

I own and reside at the residential property adjacent to the west of Doug and Jana Harker's property and support the variances to preserve their existing impervious cover, home, and patio, as well as the shared drive. Their property is consistent with the area's character and should be allowed stay as-is without any demolition work.

I also prefer it be left so as the direct neighbor we are not subjected to the noise and structural damage of the jackhammering that would be required to remove it. The street repair for my water main & the demo of the house 3 doors down caused significant vibration and cracking of sheetrock. Please do not subject us to unnecessary demolitions.

Thank you for your consideration.

Sincerely,



Lisa Kaindl

D-5/21-PRESENTATION

Blake Dollahite
906 W. 18th Street
Austin, Texas 78701

The Board of Adjustment
c/o Elaine Ramirez
Planner Senior and Board of Adjustment Liaison
City of Austin Development Services Department

Re: Letter of Support for Variance Request for Adjacent Property at 908 W. 18th Street

Dear Board Members:

I own the residential property adjacent to the east of Doug and Jana Harker's property and support the requested variances to preserve their existing impervious cover, home, and patio. The property makes sense for our neighborhood as-is and we do not want them to be required to do any demolition. I hope that you approve the variances and appreciate your consideration.

Sincerely,

A handwritten signature in black ink that reads "Blake Dollahite". The signature is written in a cursive, flowing style.

Blake Dollahite

Rebecca Bingham
1805 San Gabriel Street, Unit A
Austin, Texas 78701

November 3, 2020

The City of Austin Board of Adjustment
c/o Elaine Ramirez
Planner Senior and Board of Adjustment Liaison
City of Austin Development Services Department

Re: Letter of Support for Variance Application for Property at 908 W. 18th Street

Dear Board of Adjustment Members:

I am writing you to express my support for the variance application for Doug and Jana Harker's property at 908 W. 18th Street. I have lived in the Chestnut Place Condominiums building directly to the rear of the Harkers' residence for many years. I hope that their existing impervious cover, home, and patio and the shared driveway can be preserved as they currently exist, as they are not causing any issues and their design is appropriate for the area. I appreciate your consideration.

Sincerely,



Rebecca Bingham

