

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**E-2**

**DATE: Monday December 14, 2020**

**CASE NUMBER: C15-2020-0066**

☐ Y ☐ Brooke Bailey  
☐ Y ☐ Jessica Cohen  
☐ Y ☐ Ada Corral  
☐ Y ☐ Melissa Hawthorne  
☐ - ☐ VACANT  
☐ Y ☐ Don Leighton-Burwell  
☐ - ☐ Rahm McDaniel -OUT  
☐ Y ☐ Darryl Pruett  
☐ Y ☐ Veronica Rivera  
☐ Y ☐ Yasmine Smith  
☐ Y ☐ Michael Von Ohlen  
☐ Y ☐ Kelly Blume (Alternate)  
☐ - ☐ Martha Gonzalez (Alternate)  
☐ - ☐ Donny Hamilton (Alternate)

**APPLICANT: Joel Aldridge**

**OWNER: Josephat Valdez**

**ADDRESS: 1509 14TH ST**

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from the Land Development Code,

- a) Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 17 feet (requested)
- b) Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum rear yard setback from 10 feet (required) to 5 feet (requested)
- c) Section 25-6-472 (Parking Facility Standards) Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 2 spaces (required) to 0 spaces (requested) in order to erect a new Single-Family Residence in a SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district (Central East Austin Neighborhood Plan).

**BOARD'S DECISION:** The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Postpone to December 14, 2020, Board Member Veronica Rivera seconds on an 11-0 vote; POSTPONED TO DECEMBER 14, 2020. DEC 14, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Jessica Cohen motions to Grant with conditions – No

**STR (Short Term Rental) and as per presentation drawings E-2/4, 5, 6, 7 AND 8, and Board Member Melissa Hawthorne seconds on a 10-0 vote; GRANTED WITH CONDITIONS – NO STR (SHORT TERM RENTAL) AND AS PER PRESENTATION DRAWINGS E-2/4, 5, 6, 7 AND 8.**

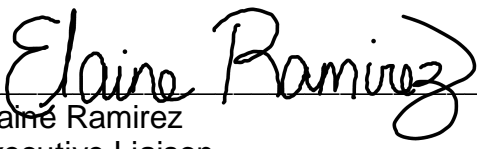
**FINDING:**

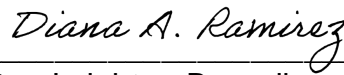
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: Parking requirements are incompatible with a 1800 sf lot new driveway would impact  $\frac{1}{2}$  and  $\frac{1}{4}$  CRZ, on-street parking is reasonable when damage to tree CRZ is imminent due to cut more than 4" within CRZ of 2 heritage tree and 10' rear setback for the irregularly shaped rear lot line would limit the buildable area and result in an irregular shaped, possibly structurally complicated house, a 5' setback for approx.  $\frac{3}{4}$  width of rear house is reasonable, city allows 5' rear setbacks in other instances.
2. (a) The hardship for which the variance is requested is unique to the property in that: the 1800 SF property is unusually small, the rear lot line has a significant jog making the small lot even more irregular, there is a larger heritage oak on the property and another heritage tree on the adjacent lot, the lot size is less than the city's 2,500 sf size codified in the code as defined for small lot amnesty and the lot is not developable under the current zoning regulations without these variances, the IC will be @ 38% and all other side and front setbacks will be compliant  
  
(b) The hardship is not general to the area in which the property is located because: it's a very small irregular lot with the front parking area being prohibited for any reasonable on-site parking improvements or normal rear setback typically found with lots having a straight line across the rear property line, this combination is not found among other lots in the area
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: primary seeking the variances to simply build on the lot to the highest and best use, 985 sf proposed house will be consistent with other nearby small houses

**PARKING:** (Additional criteria for parking variance only)

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation because: parking is available nearby on the street, expected need for the proposed tiny house is 1 or 2 vehicles, this is not expected to increase the local trips per day in the immediate area
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because: proposed use is the single family residential consistent with the neighborhood, do not anticipate any unusual increase in traffic due to the proposed tiny house.

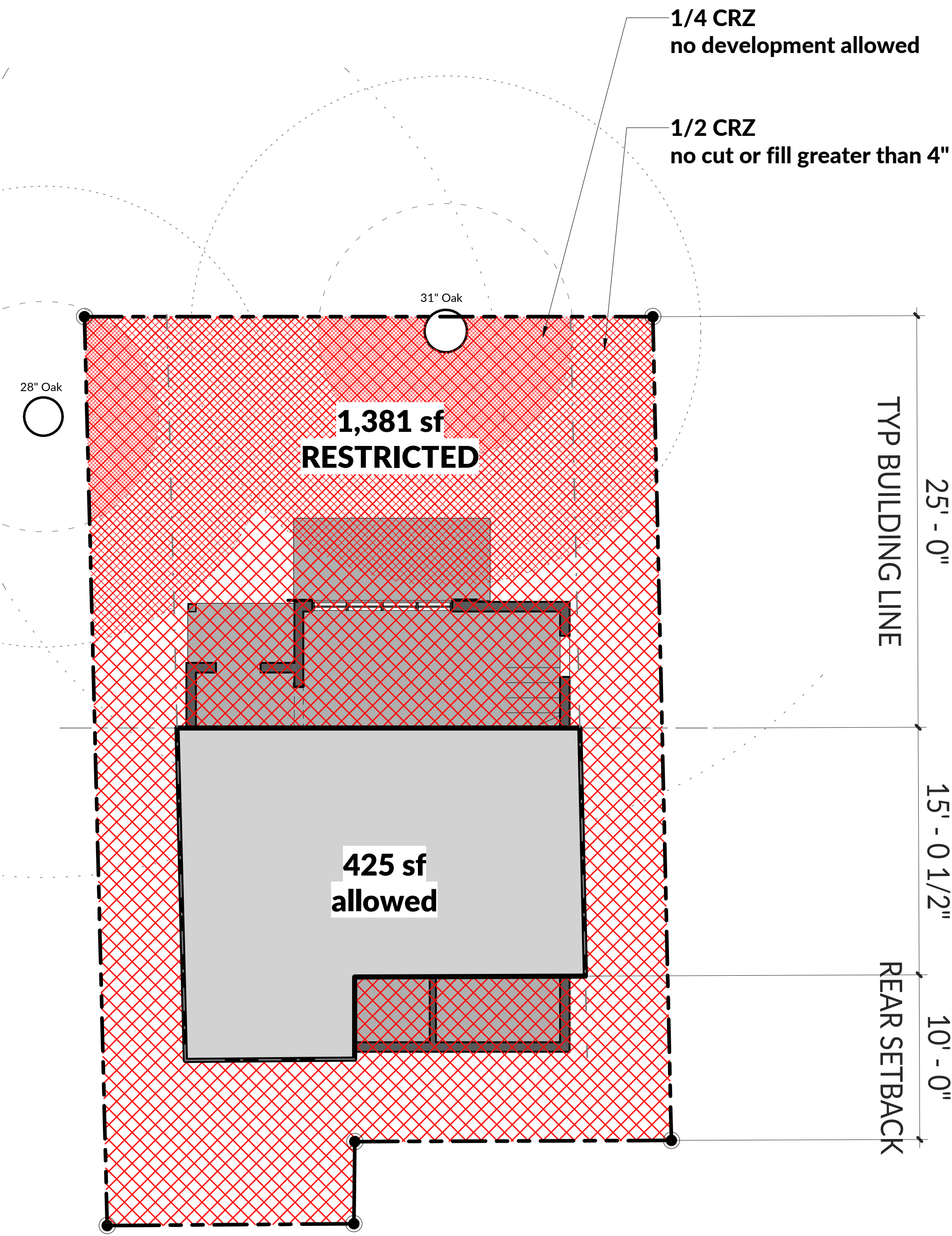
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objective of this Ordinance because: parking is available nearby and it is routine for other uses to park on the street, there is available parking on the street and will not create any known safety hazards nor be inconsistent with the ordinance
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: the variance will run with the single family residence as propose and as long as staff opposes any driveway improvement more than 4" deep in the heritage tree CRZ's

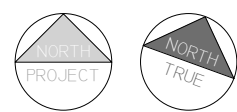
  
\_\_\_\_\_  
Elaine Ramirez  
Executive Liaison

  
\_\_\_\_\_  
Don Leighton-Burwell  
Chairman

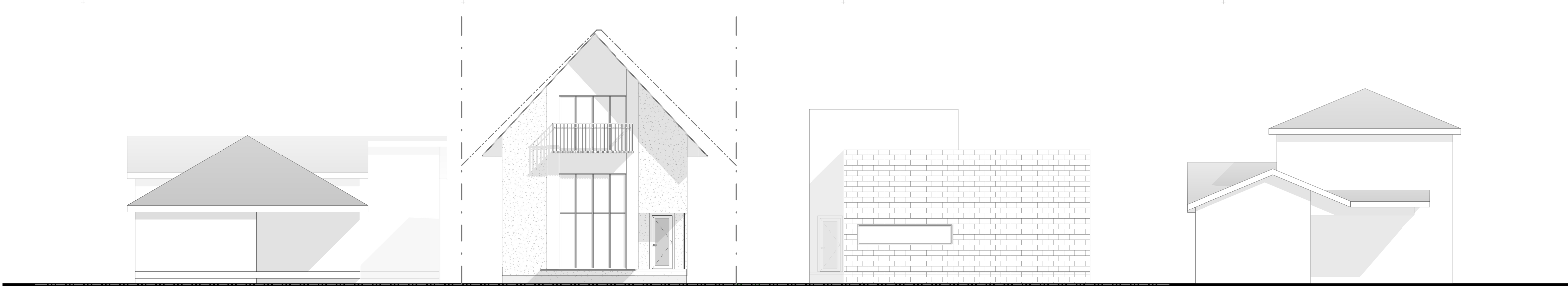
Existing zoning creates a hardship by restricting buildable area to 425 sf (23% of the lot size).

Existing heritage oak trees create a hardship by restricting potential parking area.





CONSTRUCTION DOCUMENTS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR PERMIT OR CONSTRUCTION PURPOSES. UNLESS ARCHITECT'S SEAL, SIGNATURE, AND DATE APPEAR HEREON. JOEL L. ALDRIDGE, TBAE# 27839



2 STREET Elevation NEW

1/8" = 1'-0"

LOT AREA

Total Site	1806 SF
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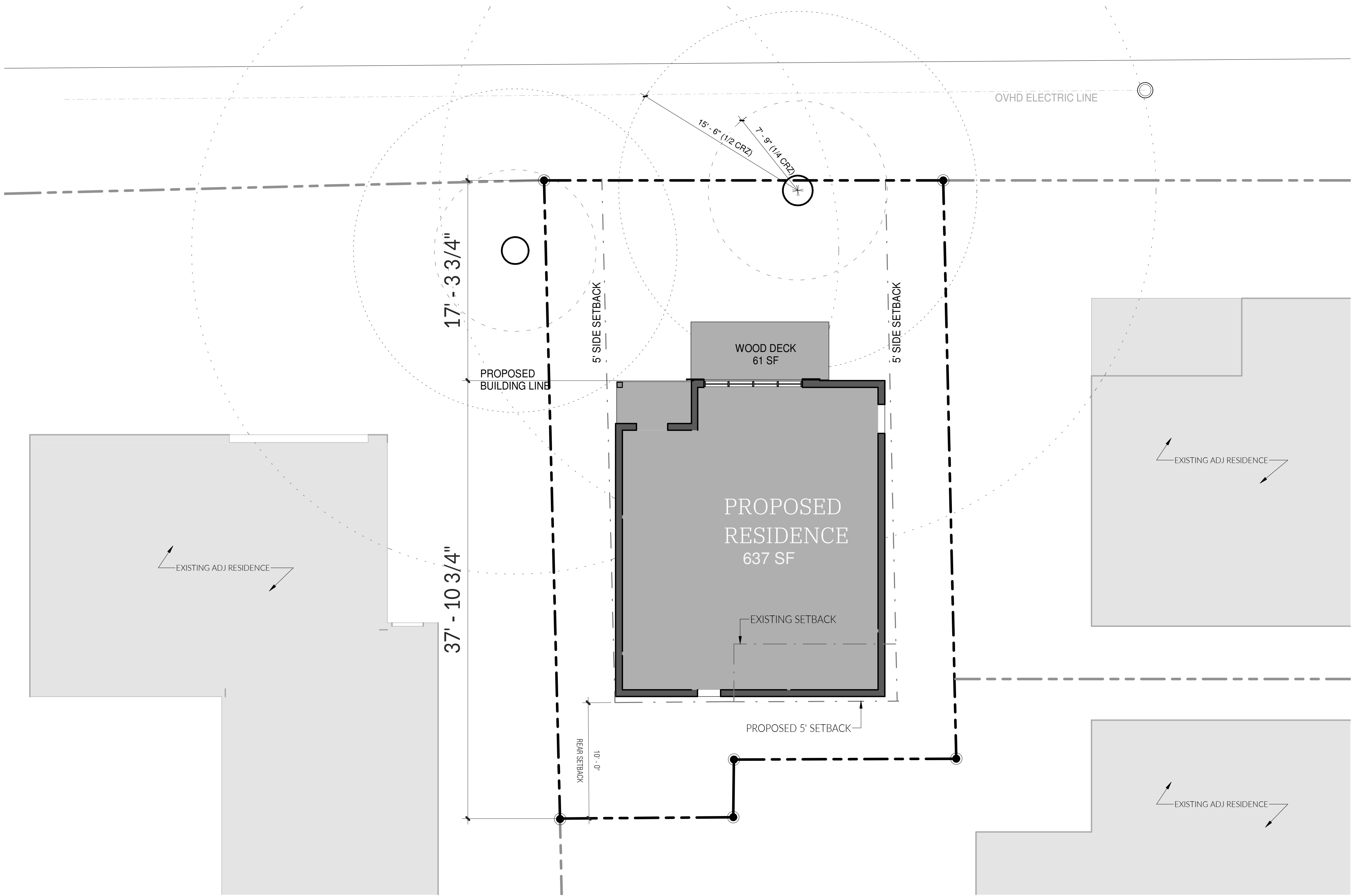
BUILDING AREA

Ground Floor (Gross)	637 SF
Uncovered Deck	61 SF
TOTAL PROPOSED Building Area	697 SF

PROPOSED COV'G = 38%

PROPOSED F.A.R. = 58%

GROUND FLOOR = 637 SF  
SECOND FLR = 362 SF  
MEZZANINE = 66 SF  
**TOTAL PROPOSED = 1065 SF**

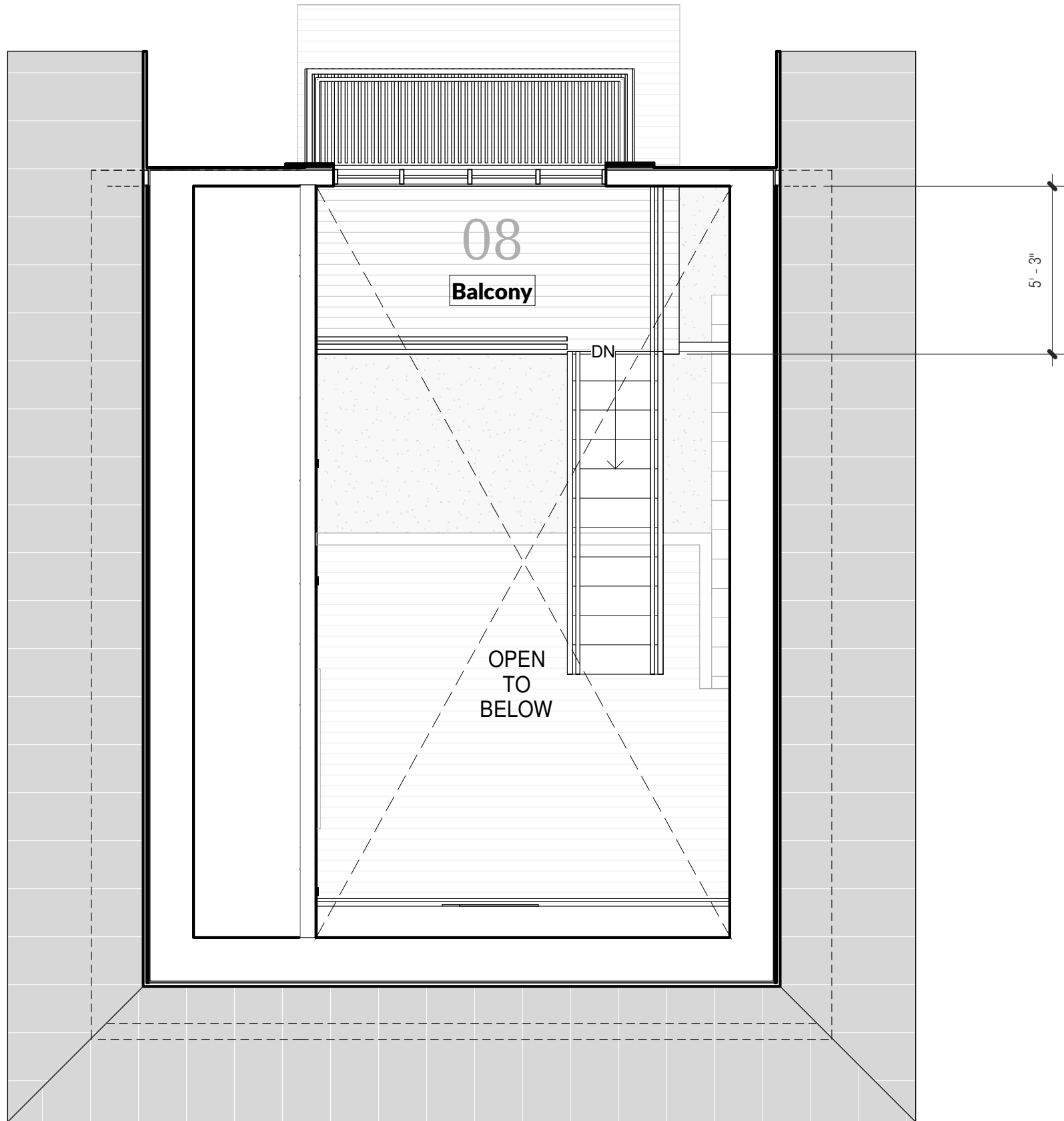


1 Site Plan - Proposed

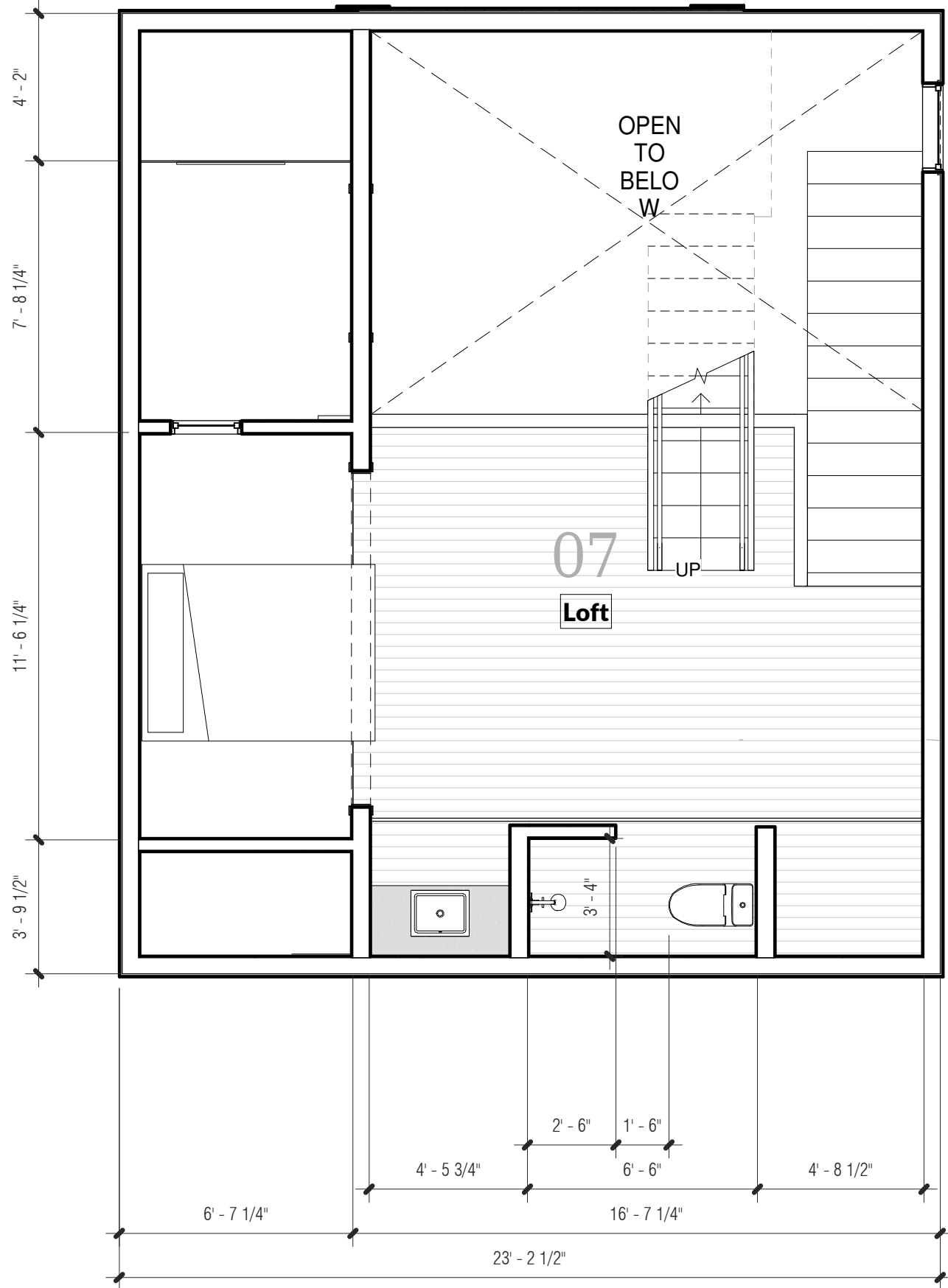
3/16" = 1'-0"



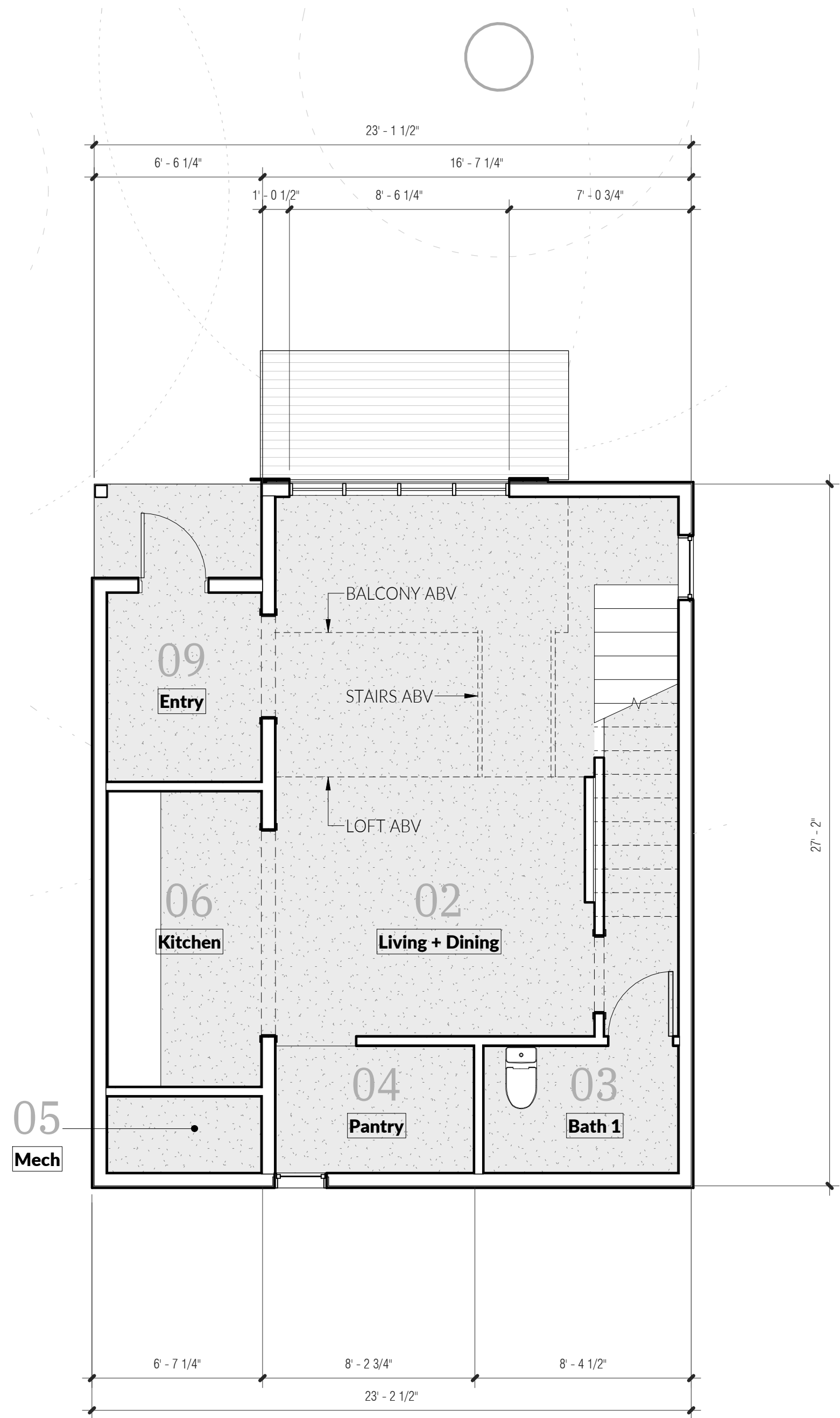
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3 Balcony  
1/4" = 1'-0"

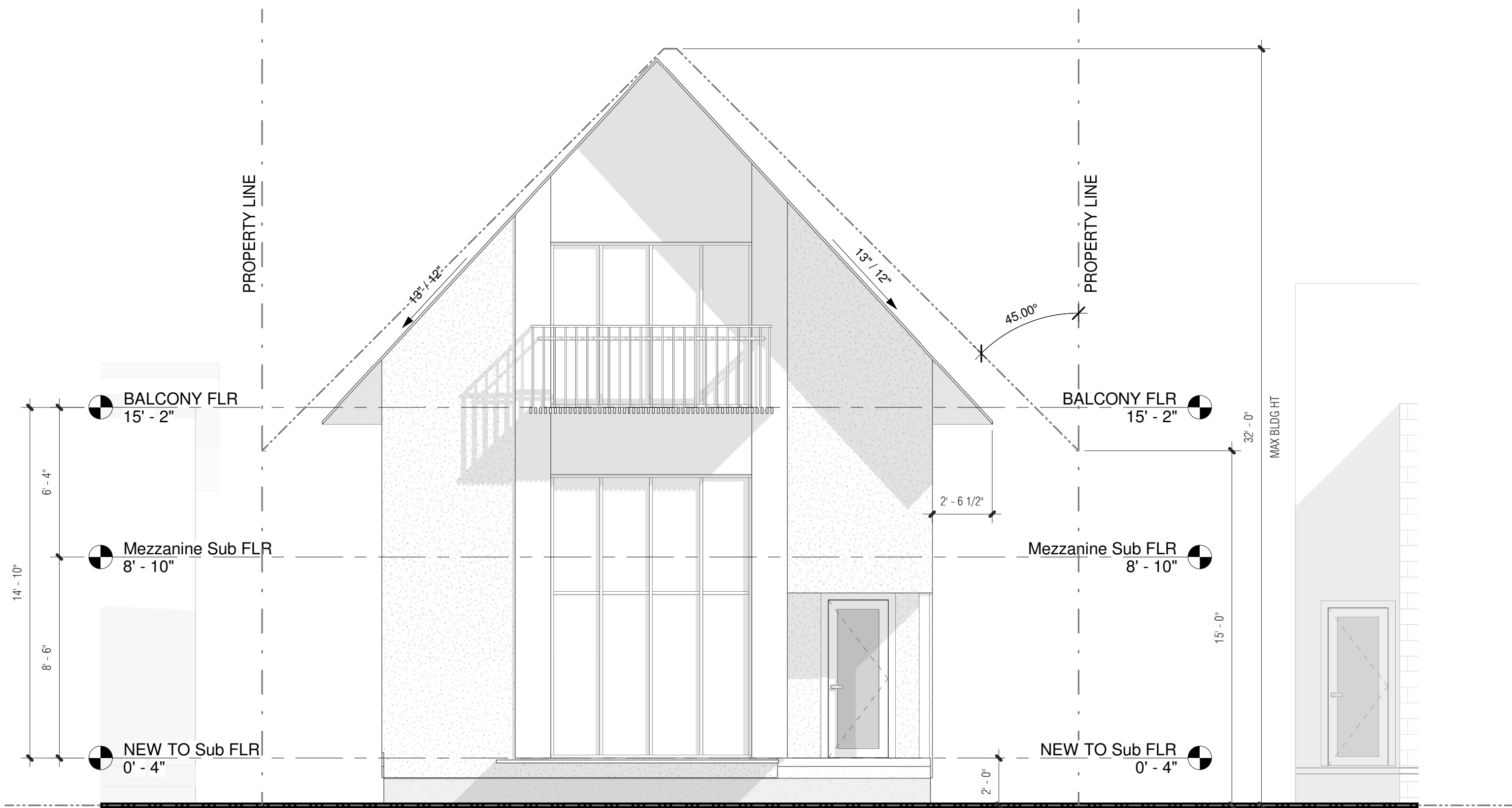
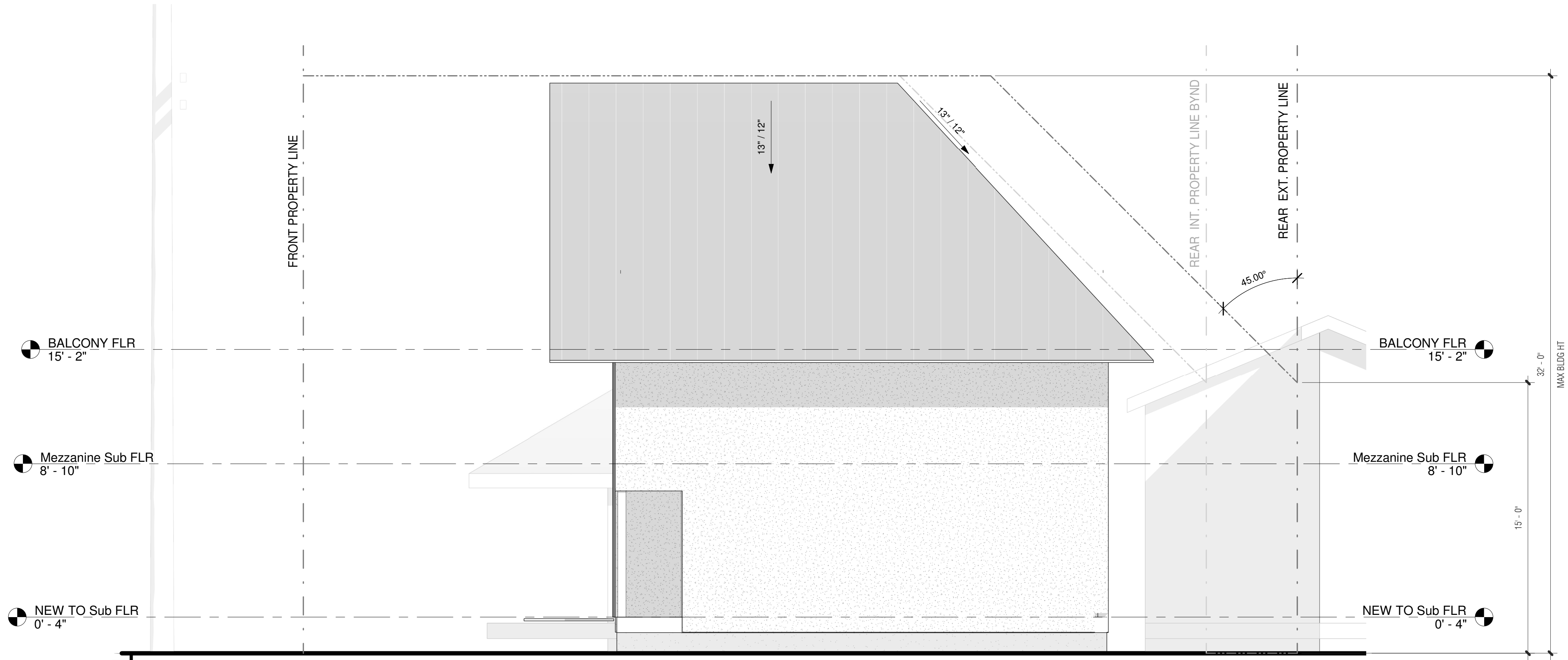


2 Mezzanine  
1/4" = 1'-0"



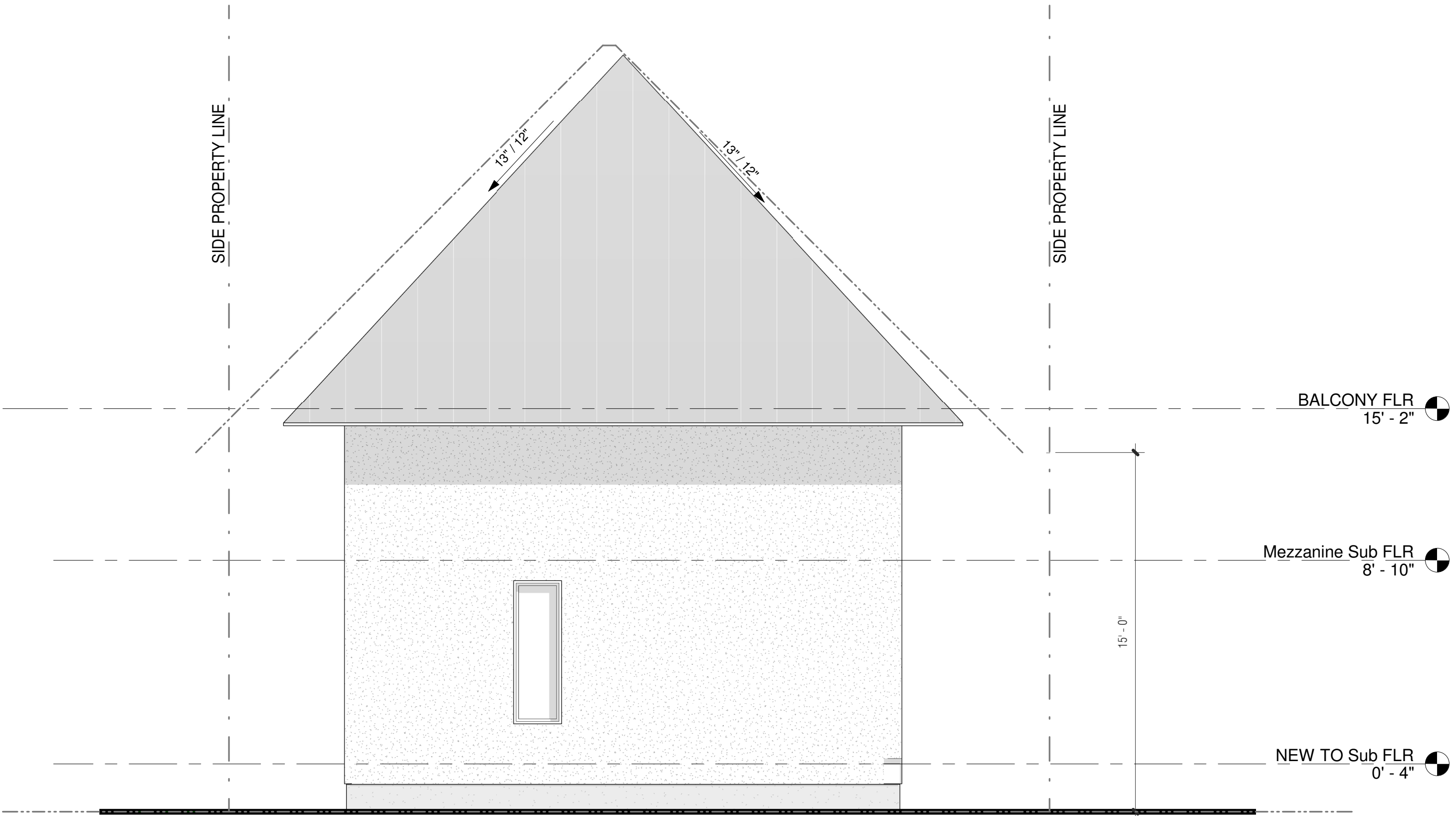
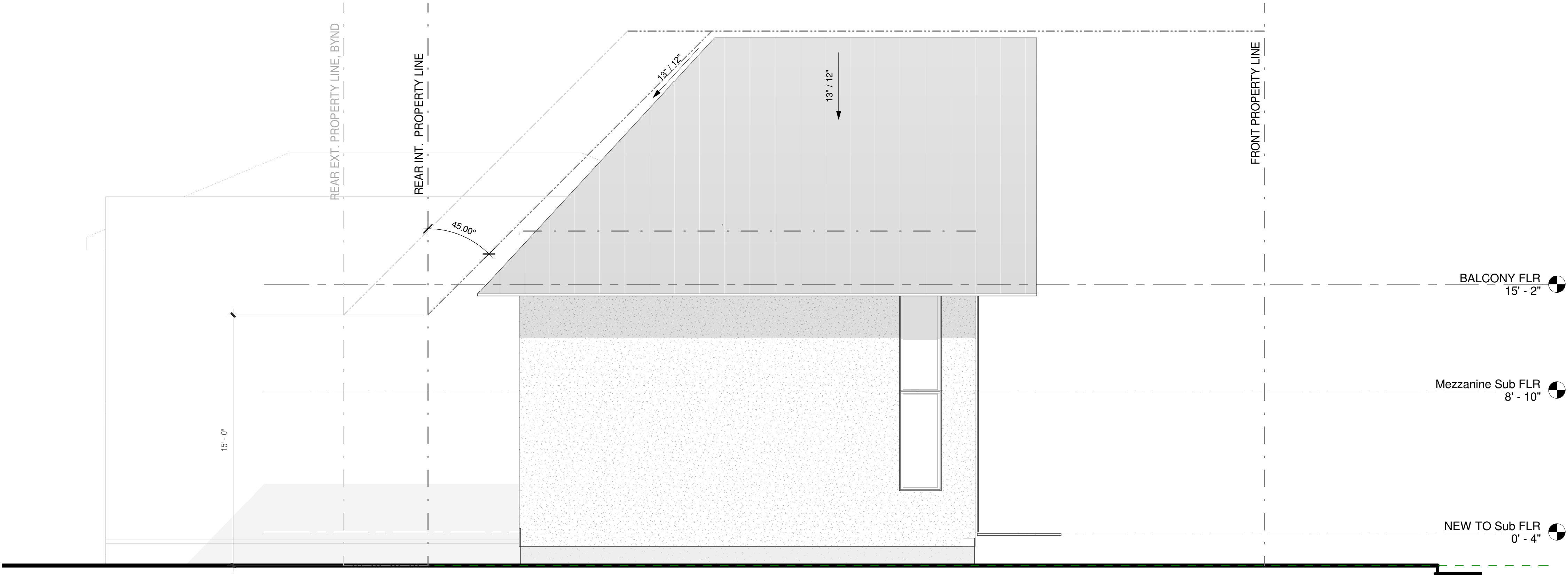
1 Ground Floor  
1/4" = 1'-0"

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1 FRONT Elevation New

1/4" = 1'-0"



ALDRIDGE  
ARCHITECTURE

joel@aaa.ooo  
512-940-7068

a Tiny House for  
Joe & Victoria Valdez  
1509 E. 14 Street  
Austin, TX 78702

ISSUE:  
BOA Variance App ..... 12.07.2020

A.304  
PROPOSED  
ELEVATIONS

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