

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
F-1

DATE: Monday December 14, 2020

CASE NUMBER: C15-2020-0054

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

APPLICANT: Mari Russ

OWNER: Matthew Satter

ADDRESS: 3612 GOVALLE AVE

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-774 (Two-Family Residential Use) (C) (5) (a) to increase the total area of a Second Dwelling Unit; unit not to exceed 1,100 total square feet or Floor to Area Ratio of 0.15, whichever is smaller (maximum allowed) to 2,000 square feet (requested) and (b) to increase the second floor area of a Second Dwelling Unit; 550 square feet on second floor (maximum allowed) to 1,100 square feet (requested) in order to erect an Accessory Dwelling Unit in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

Note: 25-2-774 (C) The Second Dwelling Unit: (5) may not exceed: (a) 1,100 total square feet or a floor-to-area ration of 0.15, whichever is smaller; and (b) 550 square feet on the second story, if any; and (6) may not be used as a Short Term Rental for more than 30 days in a calendar year if the second dwelling unit was constructed after October 1, 2015.

BOARD'S DECISION: BOA MEETING OCT 12, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member William Hodge motions to


Postpone to November 9, 2020, Board Member Darryl Pruett seconds on an 11-0 vote; **POSTPONED TO NOVEMBER 9, 2020.**

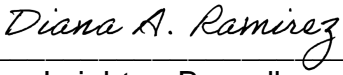
Nov 9 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Grant, Board Member Rahm McDaniel seconds on a 7-4 vote (Board members Brooke Bailey, Don Leighton-Burwell, Darryl Pruett, Donny Hamilton nay); **DENIED. RECONSIDERATION REQUEST DEC 14, 2020 Board Member Melissa Hawthorne motions to Reconsider, and Board Member Michael Von Ohlen seconds on a 10-0 vote; RECONSIDERED; The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant with conditions to maintain front façade of the existing structure as is and as per plans/elevations on the presentation F-1/9 and F-1/10, and Board Member Jessica Cohen seconds on a 9-1 vote (Board member Darryl Pruett nay); GRANTED WITH CONDITIONS TO MAINTAIN FRONT FAÇADE OF THE EXISTING STRUCTURE AS IS AND AS PER PLANS/ELEVATIONS ON THE PRESENTATION F-1/9 AND F-1/10.**

FINDING:

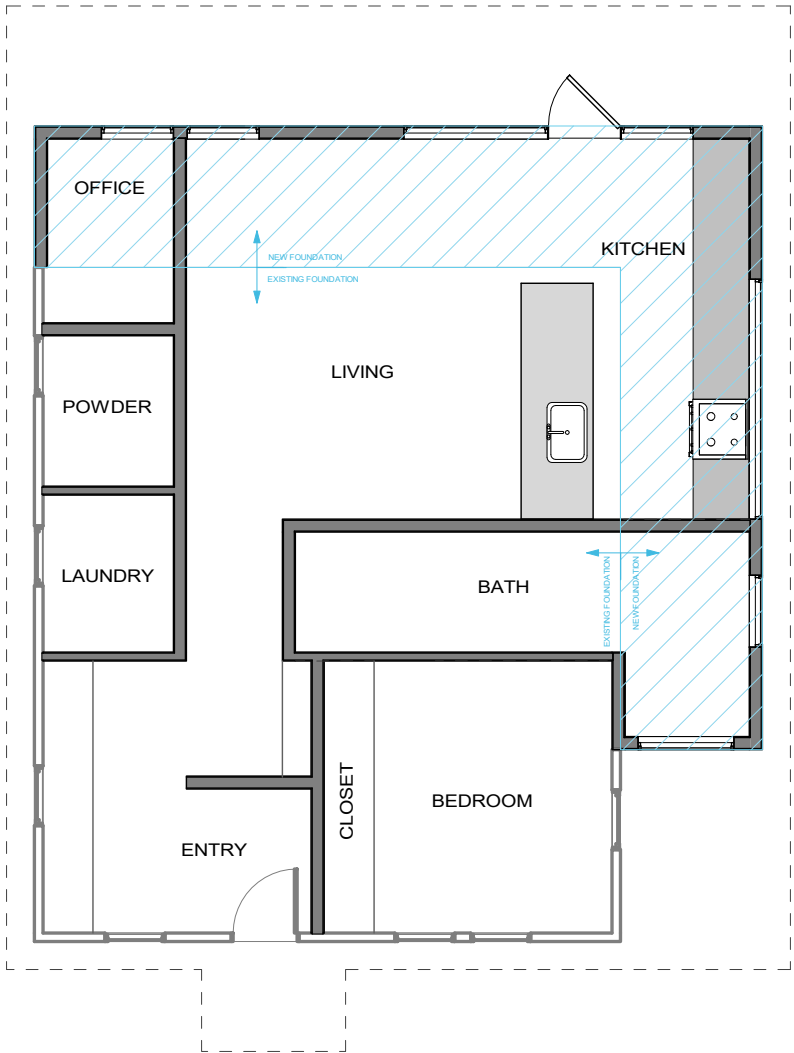
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: new duplex structure would require 50% shared wall, requiring the demolition of the existing 1937 cottage
2. (a) The hardship for which the variance is requested is unique to the property in that: the property includes an original structure that typifies the history and heritage of the area, a strict application of the COA LDC would deprive the owners of the same development privilege enjoyed by neighbors.




(b) The hardship is not general to the area in which the property is located because: many lots no longer contain the original structures of this unique typology and therefore are not burdened with the choice between preservation and development, some have developed secondary units prior to the existing LDC/city ordinance (and thus allow for larger rear secondary units).
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 of the properties in the area have smaller unit at the front of the property with larger units in the rear.


Elaine Ramirez
Executive Liaison


Don Leighton-Burwell
Chairman

F-1/9-PRESENTATION

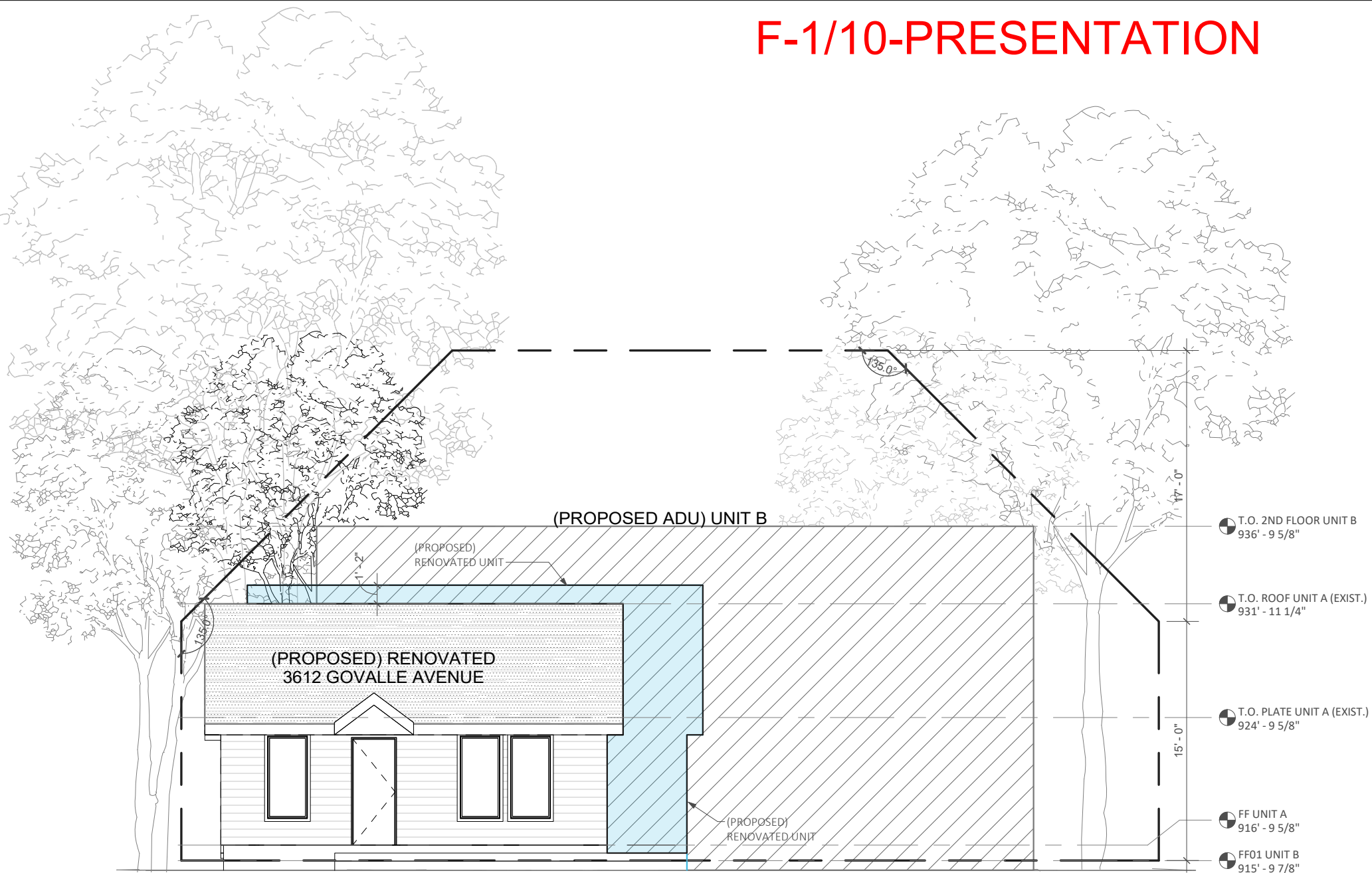


WALL SCHEDULE	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL

THE PROPOSED PLAN PRESERVES THE EXISTING LOCATION OF THE FRONT DOOR, PORTICO AND EXISTING WINDOWS AT THE STREET FACADE.

DRAWINGS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

F-1/10-PRESENTATION



THE PROPOSED ELEVATION PRESERVES THE EXISTING LOCATION OF THE FRONT DOOR, PORTICO, AND EXISTING WINDOWS AT THE STREET FACADE.

DRAWINGS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST