

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-1

DATE: Monday January 11, 2021

CASE NUMBER: C15-2020-0025

☐ - ☐ Brooke Bailey OUT
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ Y ☐ Melissa Hawthorne
☐ - ☐ VACANT
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Darryl Pruett
☐ - ☐ Veronica Rivera OUT
☐ Y ☐ Yasmine Smith
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Vacant (Alternate)
☐ - ☐ Donny Hamilton (Alternate) NOT AVAIL

APPLICANT: David Cancialosi

OWNER: John A Riley

ADDRESS: 3707 RIVERCREST DR

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

(a) 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback from 40 feet (required) to 10 feet 5 inches (requested for stairs), and 20 feet (requested for new garage). No structure currently existing.

(b) Section 25-2-551 (*Lake Austin District Regulations*) (E) (2) to increase maximum impervious cover on a slope gradient more than 35 percent from 0 (zero) percent (not allowed) to 11.5 percent (requested) in order to erect a Single-Family Residence in a "LA", Lake Austin zoning district.

Note: LDC Section 25-2-551 (E) (2) On a slope with a gradient of more than 35 percent, development is prohibited except for the construction of a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs.

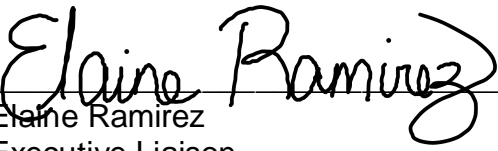
BOARD'S DECISION: Jan 11, 2021 **Board Member Jessica Cohen motions to postpone to February 8, 2021 due to technical difficulties, Board member Michael Von**

Ohlen seconds on a 9-0 vote; POSTPONED TO February 8, 2021 DUE TO TECHNICAL DIFFICULTIES.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
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:



Elaine Ramirez
Executive Liaison

Diana Ramirez for

Don Leighton-Burwell
Chairman