

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
F-3

DATE: Monday March 8, 2021

CASE NUMBER: C15-2021-0001

☐Y ☐ Brooke Bailey
☐Y ☐ Jessica Cohen
☐- ☐ Ada Corral OUT
☐Y ☐ Melissa Hawthorne
☐- ☐ VACANT
☐Y ☐ Don Leighton-Burwell
☐Y ☐ Rahm McDaniel
☐N ☐ Darryl Pruett
☐Y ☐ Veronica Rivera
☐- ☐ Yasmine Smith NO SHOW
☐Y ☐ Michael Von Ohlen
☐Y ☐ Kelly Blume (Alternate)
☐- ☐ VACANT (Alternate)
☐N ☐ Donny Hamilton (Alternate)

OWNER/APPLICANT: John Meyer

ADDRESS: 703 FLETCHER ST

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

a) Section 25-2-492 (*Site Development Regulations*) decrease the minimum lot width from 50 feet (required) to 34 feet 9 inches (requested)

b) Section 25-2 (*Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes*) to decrease the 45 degree angle side setback plane (required) to 0 degrees (requested)

c) Section 25-2 (*Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.7 Sidewall Articulation*) to remove the requirement for articulation on the interior side (west) (requested) in order to erect a Single Family Residence in a SF-3", Single-Family Residence zoning district.

BOARD'S DECISION: BOA MEETING Feb 8,2021 **The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to postpone to March 8, 2021; Board Member Jessica Cohen seconds on a 10-0 vote; POSTPONED TO MARCH 8, 2021. March 8, 2021 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Grant with the following conditions: on the shared interior side yard between 703 and 705 Fletcher ONLY, that**

Level 2 may penetrate the McMansion “tent” as shown on the building section (F-3/2-Presentation) with the understanding that final slab height may be approximately 6 to 8 inches higher than shown; and, that Level 2 shall not to exceed 40 feet in length (as shown on Site Plan (F-3/1-Presentation); and, that the Sidewall Articulation on the Level 1 Plan will be required, but will be modified to reflect an offset of only 2’-6”; Board Member Michael Von Ohlen seconds on an 8-2 vote (Board members Darryl Pruett and Donny Hamilton nay); **GRANTED WITH THE FOLLOWING CONDITIONS: ON THE SHARED INTERIOR SIDE YARD BETWEEN 703 AND 705 FLETCHER ONLY, THAT LEVEL 2 MAY PENETRATE THE MCMANSION “TENT” AS SHOWN ON THE BUILDING SECTION (F-3/2-PRESENTATION) WITH THE UNDERSTANDING THAT FINAL SLAB HEIGHT MAY BE APPROXIMATELY 6 TO 8 INCHES HIGHER THAN SHOWN; AND, THAT LEVEL 2 SHALL NOT TO EXCEED 40 FEET IN LENGTH (AS SHOWN ON SITE PLAN (F-3/1-PRESENTATION)); AND, THAT THE SIDEWALL ARTICULATION ON THE LEVEL 1 PLAN WILL BE REQUIRED, BUT WILL BE MODIFIED TO REFLECT AN OFFSET OF ONLY 2’-6”.**

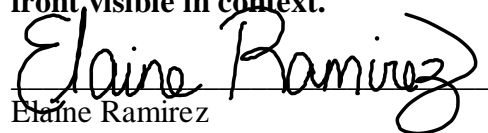
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: **this lot was created March 1948 and received services at that time, these lots are very narrow in width the property lines between 703 and 705 Fletcher interior setbacks will have articulation that is 10% of lot for adjoining wall and as it is proportion to scale with lot width that zoning regulations to allow for reasonable use, the McMansion tent for 40 feet between both lots will be in alignment with presentation F-3/2 on the interior lots side of 703 and 705 Fletcher only to allow 6ft 8 inches deferential for slab height, 40 feet depicted on presentation F-3/1 only along that tent is 2nd story bedroom are presented in packet applicable adjacent to lot right next to each other.**

2. (a) The hardship for which the variance is requested is unique to the property in that: **the property was divided, these lots are long and skinny all of these items are result of smaller but long to have house proportional.**

(b) The hardship is not general to the area in which the property is located because: **these houses were built on 50 feet wide lots and they are substandard lots, no other lots are long and skinny like these and out of character**

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: **these two existing lots both have structures on them, the modified tents and articulation will only occur between properties adjacent into each other at 703 and 705 Fletcher, adjacent to each other and not on the other as well as the request also move further back of the lot so the massing isn’t as street front visible in context.**


Elaine Ramirez
Executive Liaison

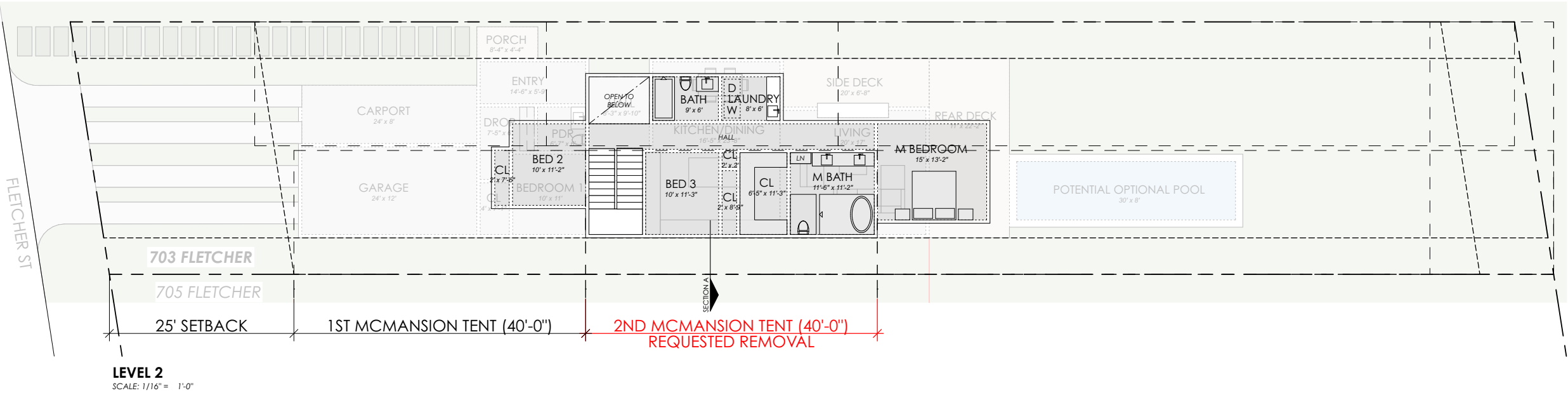
Diana Ramirez for
Don Leighton-Burwell
Chairman



ZONING	
SF-3-NP	
MAX BUILDING HEIGHT	32'
SETBACKS	
FLETCHER ST	25'
SIDE YARD	5'
REAR YARD	10'

ALLOWABLE AREA	
SITE AREA	6,849 SF
BUILDABLE AREA	3,998 SF
IMPERVIOUS COVER	3,082 SF (45%)
BUILDING COVER	2,740 SF (40%)
F.A.R.	2,740 SF (.4:1)
ADU MAX	1,027 SF (15%)

PROPOSED AREA	
BUILDING COVER	1,484 SF (22%)
F.A.R.	2,471 SF (.36:1)
IMPERVIOUS COVER	2,733 SF (40%)



SITE PLAN LEGEND	
EXIST. ELECTRICAL	—————
ELECTRICAL SETBACK	- - - - -
BUILDING SET BACK	- - - - -
PROPERTY LINE	- - - - -

