

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
F-1

DATE: Monday March 8, 2021

CASE NUMBER: C15-2020-0067

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

APPLICANT: Linda Sullivan

OWNER: Micheal and Jeanette Abbink

ADDRESS: 1112 HARVARD ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, 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 Single-Family residence in a “SF-3-NP”, Single-Family Residence-Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

BOARD’S DECISION: **Jan 11, 2021 POSTPONED TO FEBRUARY 8, 2021; Feb 8, 2021 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Veronica Rivera motions to postpone to March 8, 2021; Board Member Melissa Hawthorne 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 Darryl Pruett motions to Grant with conditions to include the shared driveway/parking agreement (after approval by City Legal) and No STR of any type on Lot 8; Board Member Veronica Rivera seconds on a 10-0 vote; GRANTED WITH CONDITIONS TO INCLUDE THE SHARED DRIVEWAY/PARKING AGREEMENT (AFTER APPROVAL BY CITY LEGAL) AND NO STR OF ANY TYPE ON LOT 8.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: **the lot in question 1112 Harvard St does not have reasonable access in order to construct the required off-street parking**

2. (a) The hardship for which the variance is requested is unique to the property in that: **the topography adjacent to the only existing paved city access makes construction of off street parking extremely disruptive to the surrounding area, there is no alternative access via Bryan St.**

(b) The hardship is not general to the area in which the property is located because: **the topography challenges presented by the lot in question are unique to this property in that the lot drastic changes in slope and there is no street level access to the lot**

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: **the planned development is for a single family residence on each lot (main residence on 11th and pool house on Harvard) however the parking needs will not increase as the two lots will be maintained as one single family property and four spaces will be provided for the two lots satisfying the need for two spaces for each single family dwelling unit**

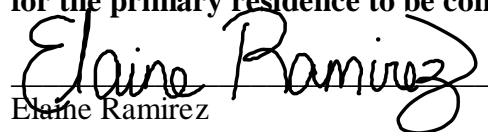
PARKING: (Additional criteria for parking variance only)

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: **the Harvard St lot is currently a single family dwelling with no off-street parking with planned development of the 11st St lot and 4 planned off street spaces, the overall off-street parking needs will decrease**

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: **there is currently no reasonable street parking along Harvard, the variance will allow for the development of the lots for single family use and parking will provide off-street to meet the needs of the new dwellings**

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objective of this Ordinance because: **no additional traffic or off-street parking will be caused by the proposed development plan**

4. The variance will run with the use or uses to which it pertains and shall not run with the site because: **the lot will be developed in order to provide a pool and an additional dwelling unit for the primary residence to be constructed at 2414 E 11th St.**


Elaine Ramirez

Executive Liaison

Diana Ramirez for
Don Leighton-Burwell
Chairman