

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-3

DATE: Monday November 8, 2021

CASE NUMBER: C15-2021-0085

Y Thomas Ates
 Y Brooke Bailey
 Y Jessica Cohen
 Y Melissa Hawthorne
 Y Barbara McArthur
 Y Rahm McDaniel
 Y Darryl Pruett
 Y Agustina Rodriguez
 Y Richard Smith
 - Michael Von Ohlen (out)
 - Nicholl Wade (out)
 Y Kelly Blume (Alternate)
 Y Carrie Waller (Alternate)
 - Vacant (Alternate)

APPLICANT: David Cancialosi

OWNER: Estates at Lake Austin, LP

ADDRESS: 1717 CHANNEL RD

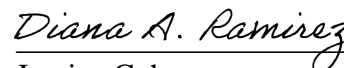
VARIANCE REQUESTED: The applicant is requesting variance(s) from the Land Development Code, Section 25-2-551 (*Lake Austin District Regulations*) (B) (1) (a) from shoreline setback requirements to reduce the shoreline setback from 75 feet (required) to 25 feet (requested) along a man-made inlet in order to erect a Single-Family + associated improvements in a "LA", Lake Austin zoning district.

BOARD'S DECISION: BOA MEETING SEPT 13, 2021 The public hearing was closed by Chair Jessica Cohen, Board Member Michael Von Ohlen motions to Postpone to October 11, 2021; Board Member Rahm McDaniel seconds on a 11-0 vote; POSTPONED TO OCTOBER 11, 2021; Oct 11, 2021-POSTPONED TO NOVEMBER 8, 2021 BY BOARD MEMBERS (Due to not enough Board Members present at the meeting); Nov 8, 2021 The public hearing was closed by Madam Chair Jessica Cohen, Madam Chair Jessica Cohen motions to approve with conditions to install a rainwater system and to limit the impervious cover to 32%; Board Member Darryl Pruett seconds on a 11-0 vote; GRANTED WITH CONDITIONS TO INSTALL A RAINWATER SYSTEM AND TO LIMIT THE IMPERVIOUS COVER TO 32%.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the zoning regulations combined with unique hardships prevent a reasonable use of this site as prescribed by the applicable zoning district.
2. (a) The hardship for which the variance is requested is unique to the property in that: the number of hardships and the extent to which they encumber the site severely limit the normal development typically found on a lot of this size in LA zoning
(b) The hardship is not general to the area in which the property is located because: man made sloughs create significant development constraints because of the 75' shoreline setback
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: any new construction will be in keeping the varied construction styles found along LA, there will be no adverse impact to adjacent properties, all development shall comply with all other applicable codes.


Elaine Ramirez
Executive Liaison


Jessica Cohen
Madam Chair

Rainwater Harvesting Compensation for excess impervious cover (IC)

Required:

1. Rain tank 2.6 times greater in gallons than number of square feet in excess of IC limit

This formula calculates the number of gallons required to provide flood mitigation plus a factor of safety

Example: 5,000 sq.ft. lot with 45% IC limit permitted by Code is granted a variance to build 46% IC

Therefore: $5,000 \times 0.45 = 2,250$ sq.ft. (Code) vs. $5,000 \times 46\% = 2,300$ sq.ft. (allowed by variance)

Therefore: $2,300 - 2,250 = 50$ sq.ft. over Code limit

Therefore: 50 sq.ft. over limit $\times 2.6 = 130$ gallon rain tank required (minimum)

Result: Applicant installs a 150-gallon rain tank or two 75-gallon rain barrels

2. Guttering installed on an area of roof in square feet at least as large as the number of gallons of the rain tank

Example: Applicant ensures that roof area draining at least 150 sq.ft. drains via gutters to the 150-gallon tank

Or two separate areas draining at least 75 sq.ft. each drain to rain gutters to the two rain barrels.

3. Outflow from tank directed to a safe drainage conveyance where won't adversely impact neighboring properties

Calculation Table

Impervious Cover sq.ft. overage	Minimum Gallons of Rain Tank Volume Required
50	130
100	260
200	520
300	780
400	1,040
500	1,300
600	1,560
700	1,820
800	2,080
900	2,340
1,000	2,600
2,000	5,200
3,000	7,800
4,000	10,400
5,000	13,000