

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
Item-5

DATE: Monday August 08, 2022

CASE NUMBER: C15-2022-0064

- Thomas Ates OUT
 Y Brooke Bailey
 Y Jessica Cohen
 Y Melissa Hawthorne
 Y Barbara McArthur
 Y Ryan Nill
 Y Darryl Pruett
 Y Agustina Rodriguez
 Y Richard Smith
 - Michael Von Ohlen OUT
 - Nicholl Wade OUT
 - Kelly Blume (Alternate)
 - Carrie Waller (Alternate)
 Y Marcel Gutierrez-Garza (Alternate)

APPLICANT: Mark Vornberg

OWNER: Nickie and Eric Froiland

ADDRESS: 1014 AVONDALE RD

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum Front Yard Setback from 25 feet (required) to 12 feet 3 inches (requested), in order to erect a Carport in a “SF-3-NP”, Single-Family- Neighborhood Plan zoning district (South River City Neighborhood Plan).

BOARD’S DECISION: **BOA MEETING AUG 8, 2022 the public hearing was closed by Madam Chair Jessica Cohen, Board member Melissa Hawthorne motions to approve; Board member Brooke Bailey second on 9-0 vote; GRANTED.**

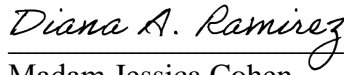
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the lot configuration is somewhat turned from what you would see in the traditional lot configuration along with the existing topography and depth of lot, existing home being close 12.3 ft in setback with elevation change is incredibly difficult.
2. (a) The hardship for which the variance is requested is unique to the property in that: the irregular lot shape along with topography and depth is tough

(b) The hardship is not general to the area in which the property is located because: this lot is the steepest lot on Avondale and only property that has 20' depth grade change from front to back.

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 structures on Avondale have either enclosed garages or carports, there is a takeout of impervious cover and redo and not to increase of impervious cover, carport is proposed same location and current driveway in alignment with same front setback as house.


Elaine Ramirez
Executive Liaison

 for
Madam Jessica Cohen
Madam Chair