

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM06

DATE: Monday December 11, 2023

CASE NUMBER: C15-2023-0034

Y Thomas Ates (D1)
 - VACANT (D2)
 Y Jessica Cohen (D3)
 Y Yung-ju Kim (D4)
 Y Melissa Hawthorne (D5)
 Y Jeffery Bowen (D6)
 Y Janel Venzant (D7)
 Y Margaret Shahrestani (D8)
 Y Brian Poteet (D9)
 Y Michael Von Ohlen (D10)
 Y Marcel Gutierrez-Garza (M)
 - Kelly Blume (Alternate) (M)
 - Suzanne Valentine (Alternate) (M)
 - VACANT (Alternate) (M)

OWNER/APPLICANT: M Renee Suaste

ADDRESS: 5111 LANSING DR

VARIANCE REQUEST: Aug 14, 2023 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 20 feet (requested), in order to erect a Carport in a “SF-3-NP”, Single-Family - Neighborhood Plan zoning district (South Manchaca Neighborhood Plan)

BOARD’S DECISION: AUG 14 BOA MEETING POSTPONED TO September 11, 2023 BY APPLICANT (RE-NOTIFICATION NEEDED); Sept 11, 2023 POSTPONED TO DECEMBER 11, 2023 BY APPLICANT

RENOTICE- VARIANCE REQUESTED: December 11, 2023 The applicant is requesting a variance(s) from the Land Development Code, a) Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 5 feet (requested) and b) Section 25-2-1604 (*Garage Placement*) (C) (1) parking structure may not be closer to the front lot line than building façade (required) to Carport in front of building façade (requested), in order to erect a Carport in a “SF-3-NP”, Single-Family - Neighborhood Plan zoning district (South Manchaca Neighborhood Plan)

Note: Section 25-2-1604 Garage Placement:

(A) This section applies to a single-family residential use, a duplex residential use, or a two-family residential use.

(B) In this section:

1. BUILDING FAÇADE means the front-facing exterior wall or walls of the first floor of the principal structure on a lot, and the term excludes the building façade of the portion of the principal structure designed or used as a parking structure.

Projections from front-facing exterior walls, including but not limited to eaves, chimneys, porches, stoops, box or bay windows, and other similar features as determined by the building official, are not considered part of the building façade.

1) PARKING STRUCTURE means a garage or carport, either attached or detached from the principal structure.

(C) A parking structure with an entrance that faces the front yard abutting public right-of-way:

1) May not be closer to the front lot line than the front-most exterior wall of the first floor of the building façade; and

2) If the parking structure is less than 20 feet behind the building façade, the width of the parking structure may not exceed 50 percent of the width of the building façade, measured parallel to the front lot line, or the line determined by the building official if located on an irregular lot.

BOARD'S DECISION: December 11, 2023 The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen motions to approve the reduced front yard setback to 9 feet (20 ft x16 ft) with a 2 feet overhang and that all 3 sides of the carport will remain open; Vice-Chair Melissa Hawthorne seconds on 10-0 votes; GRANTED THE REDUCED FRONT YARD SETBACK TO 9 FEET (20 FT X16 FT) WITH A 2 FEET OVERHANG AND THAT ALL 3 SIDES OF THE CARPORT WILL REMAIN OPEN.

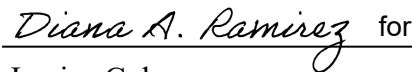
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
The proposed carport is unable to be built within existing city codes without the need of these approved variances.
2. (a) The hardship for which the variance is requested is unique to the property in that: there is a protected heritage oak tree larger than 19 inches in diameter adjacent to the proposed build but outside of the 50% critical root zone.

(b) The hardship is not general to the area in which the property is located because: 2 out of the 10 homes on this side of Lansing Drive have aluminum carport and 4 out of the 10 homes have functional garages allowing for protection.
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 proposed design will extrude from the existing roofline, blend in with the new builds in the area, leaving the existing character in the surrounding neighborhood.



Elaine Ramirez
Executive Liaison



Jessica Cohen
Madam Chair