

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2024-0017

BOA DATE: May 13th, 2024

ADDRESS: 1422 Corona Dr

COUNCIL DISTRICT: **4**

OWNER: Isle Frank

AGENT: Ada Corral

ZONING: SF-3-NP (Windsor Park NP)

LEGAL DESCRIPTION: LOT 27 BLK N DELWOOD 4 SEC B

VARIANCE REQUEST: decrease the minimum interior side yard setback from 5 feet to 0 feet.

SUMMARY: maintain existing Carport

ISSUES: protect cars from hail & placement of existing house on lot

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	SF-3NP	Single-Family
<i>West</i>	SF-3NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Neighborhoods Council
 Del Valle Community Coalition Non-Profit
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Preservation Austin
 Responsible Growth for Windsor Park
 Windsor Park Neighborhood Association
 Winsor Park Neighborhood Plan Contact Team
 Windsor Park- Pecan Springs Heritage NA



April 16, 2024

Ada Corral
505 W 38th St, Ste B
Austin TX, 78705

Property Description: LOT 27 BLK N DELWOOD 4 SEC B

Re: C15-2024-0017

Dear Ada,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance request from LDC Section 25-2-492 at 1422 Corona Dr.

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Cody Shook, Planner III

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6881
Cody.Shook@austinenergy.com



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # **C15-2024-0017** ROW # **13308534** Tax # **0221150517**

Section 1: Applicant Statement

Street Address: 1422 Corona Drive

Subdivision Legal Description:

LOT 27, BLOCK N, DELWOOD 4, SECTION B, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 6, PG. 167

Lot(s): 27 Block(s): N

Outlot: Division:

Zoning District: SF-3-NP (Windsor Park NP)

Council District: 4

I/We Ada Corral on behalf of myself/ourselves as

authorized agent for Ilse Frank affirm that on

Month April, Day 4, Year 2024, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other:

Type of Structure: Existing carport

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC, Section 25-2-492 Site Development Regulations to increase the side yard setback from 5' to 0', in order to allow the existing carport supports to stay in their current location.

LDC, Section 25-2-513 (B) Openness of Required Yards to allow the existing carport, once modified, to extend beyond the allowable 2' into setback plane, and extend to the property line.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The placement of the existing house on the lot does not allow a reasonable space for a new setback-compliant parking structure without demolishing existing conditioned space. Removing the existing carport would deprive this residence of a common residential amenity. With climate change, we are seeing many more instances of hail and a carport is necessary in order to protect the car from damage. The shade provided by the carport also protects an electric vehicle's battery. This structure already exists, and the Owners would prefer to keep it rather than adding to the landfill and encroaching on their house in order to have a carport.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The hardship that is unique to this property is that in order to build a setback compliant carport, the Owners would need to demolish existing portions of their house.

CONTINUED IN ADDITIONAL SPACE

b) The hardship is not general to the area in which the property is located because:

Most houses in the neighborhood have carports or garages.

Area Character

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 variance will not alter the character of the area since many properties have similar carports in similar configurations throughout the neighborhood. The carport has been in place for over 20 years, it is very simple, uses materials common in the area, and it is of an appropriate scale. The carport is currently encroaching into the adjacent property, and through this variance this will be corrected. The carport will not impair the purpose of the regulations as it is not habitable space, and it's an open structure.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

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 specific regulation because:

N/A

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:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Ada Corral Date: 04/04/2024

Applicant Name (typed or printed): Ada Corral

Applicant Mailing Address: 505 West 38th Street, Suite B

City: Austin State: Texas Zip: 78705

Phone (will be public information): [REDACTED]

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Isle Frank Date: 04/04/2024

Owner Name (typed or printed): Isle Frank

Owner Mailing Address: 1422 Corona Drive

City: Austin State: Texas Zip: 78723

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Ada Corral

Agent Mailing Address: 505 West 38th Street, Suite B

City: Austin State: Texas Zip: 78705

Phone (will be public information): [REDACTED]

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

CONTINUED FROM HARDSHIP: The property, as purchased by the Owners, includes a 1127sf house and two carports. The small house, with one bathroom, requires a modest addition in order to bring it to 21st century standards. Several locations for the addition have been explored, but due the front setback, a non-protected (but desired) tree, and existing solar panels and infrastructure,

Additional Space (continued)

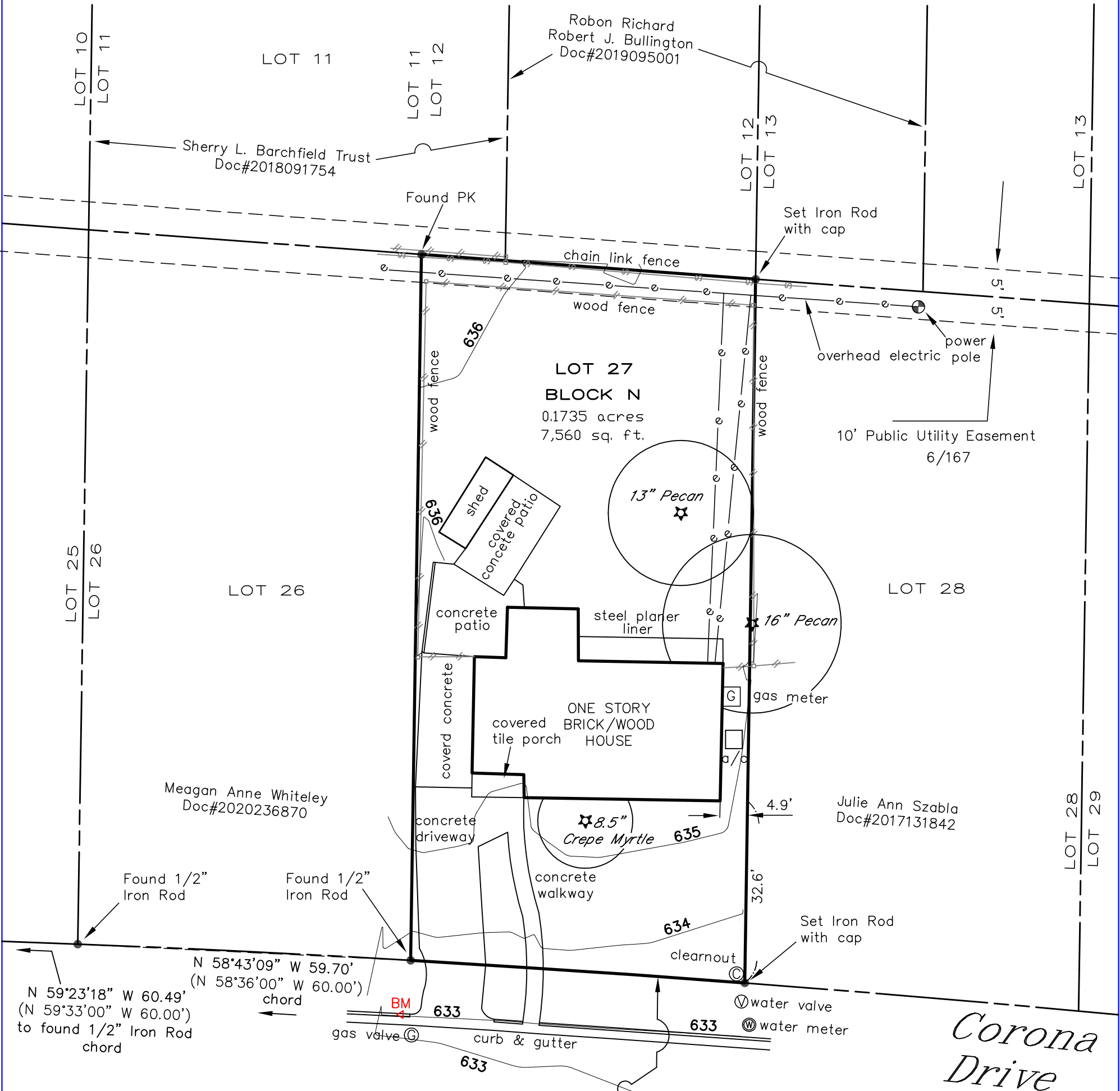
The location of one of the existing carports is the only feasible area for an addition. A second carport was built without a permit sometime between 1997 and 2003, prior to the Owners purchasing the property. This carport is non-compliant in that the roof overhangs the property line and the supports are outside the 5' setback. The Owners would like to keep this carport and modify the roof so that it is fully within their property.

We believe that not having a carport is a hardship, even though in recent years the BoA has not considered this to be the case. The reason why a carport is necessary is because of two big changes that have happened in our city and society. One is the need to protect our cars from large hail. As our climate continues to change, the incidence of hail becomes more frequent; this area recently saw hail up to 3" in diameter last fall. The other important change is the use of electric vehicles. Electric vehicle batteries perform better and last longer when not stored or charged in extreme temperatures. EVs are an important tool in achieving CoA's goal of becoming carbon neutral.

ADDRESS:
1422 CORONA DRIVE, 78732

Waterloo Surveyors
SURVEY PLAT

Item04/8 A1369TT

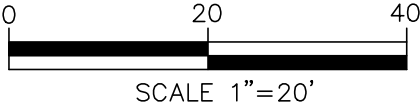


NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
EASEMENTS, RESTRICTIONS
AND CONDITIONS MAY APPLY

NOTE:
THE ELEVATIONS SHOWN HEREON ARE
NAVD88, BASED ON LOCAL NETWORK
GPS OBSERVATION.

NOTE:
THE TREE CIRCLES SHOWN HEREON
HAVE ONE (1) FOOT RADIUS DRAWN
FOR EVERY ONE (1) INCH OF
MEASURED TRUNK DIAMETER AS
MEASURED 4.5' FROM GROUND UP.
MULTI-TRUNK TREES ARE DISPLAYED
USING THE FOLLOWING FORMULA:
SUM OF THE LARGEST TRUNK + 1/2
OF THE SUM OF SMALLER TRUNKS.

BENCHMARK:
SET "▲" ON CURB
ELEVATION: 633.44'

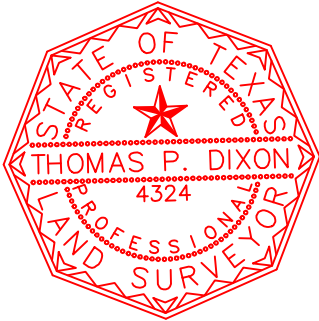


Radius = 3620.00'
Arc = 59.99' (60.00')
Chord = 59.99' (60.00')
N 57°39'00" W

State of Texas:
County of Travis:

LEGAL DESCRIPTION:
LOT 27, BLOCK N, DELWOOD 4, SECTION B, A SUBDIVISION IN TRAVIS
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 6, PAGE 167 OF THE PLAT RECORDS OF TRAVIS COUNTY,
TEXAS.

The undersigned does hereby certify that this survey was this day made on the
property legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and
Specifications for a Category 1B,3,6 Condition II Survey.
And I certify that the property shown hereon _____ IS NOT _____ within a special
flood hazard area as identified by the Federal Insurance Adm. Department of HUD
flood hazard boundary map revised as per Map Number: 48453C0465K
Zone: _____ Dated: 01/22/2020
Dated this the 23RD day of JUNE, 2023.







CORONA RESIDENCE
BOARD OF ADJUSTMENT

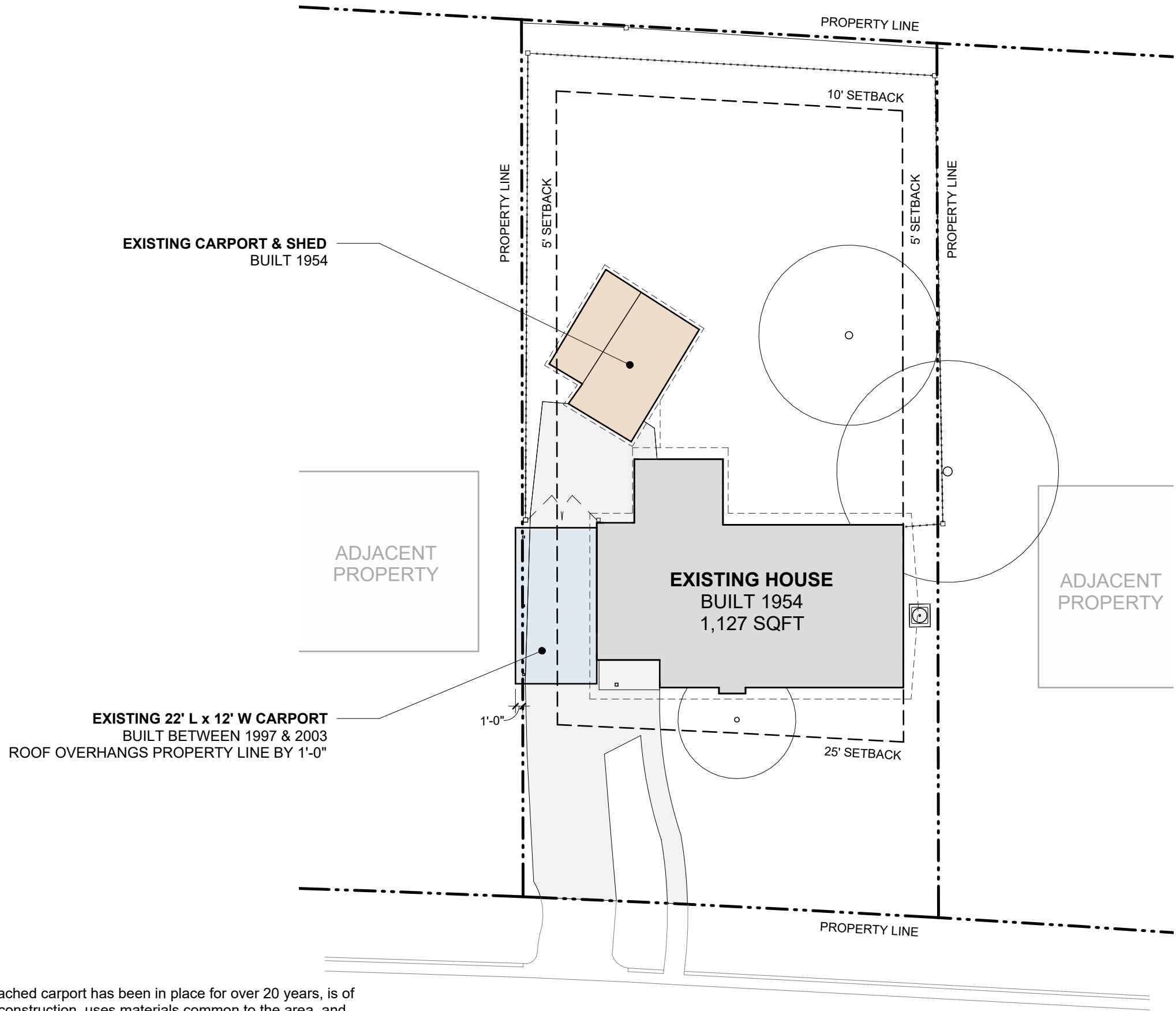
Advanced Packet for May 13 2024 Meeting

Agent: Ada Corral, Jobe Corral Architects
Owners: Ilse Frank & Timothy Braun
Project Address: 1422 Corona Drive
Seeking Variance for: LDC Section 25-2-492, Site Development Regulations
Case Number: C15-2024-0017



EXISTING RESIDENCE: 1422 CORONA DRIVE

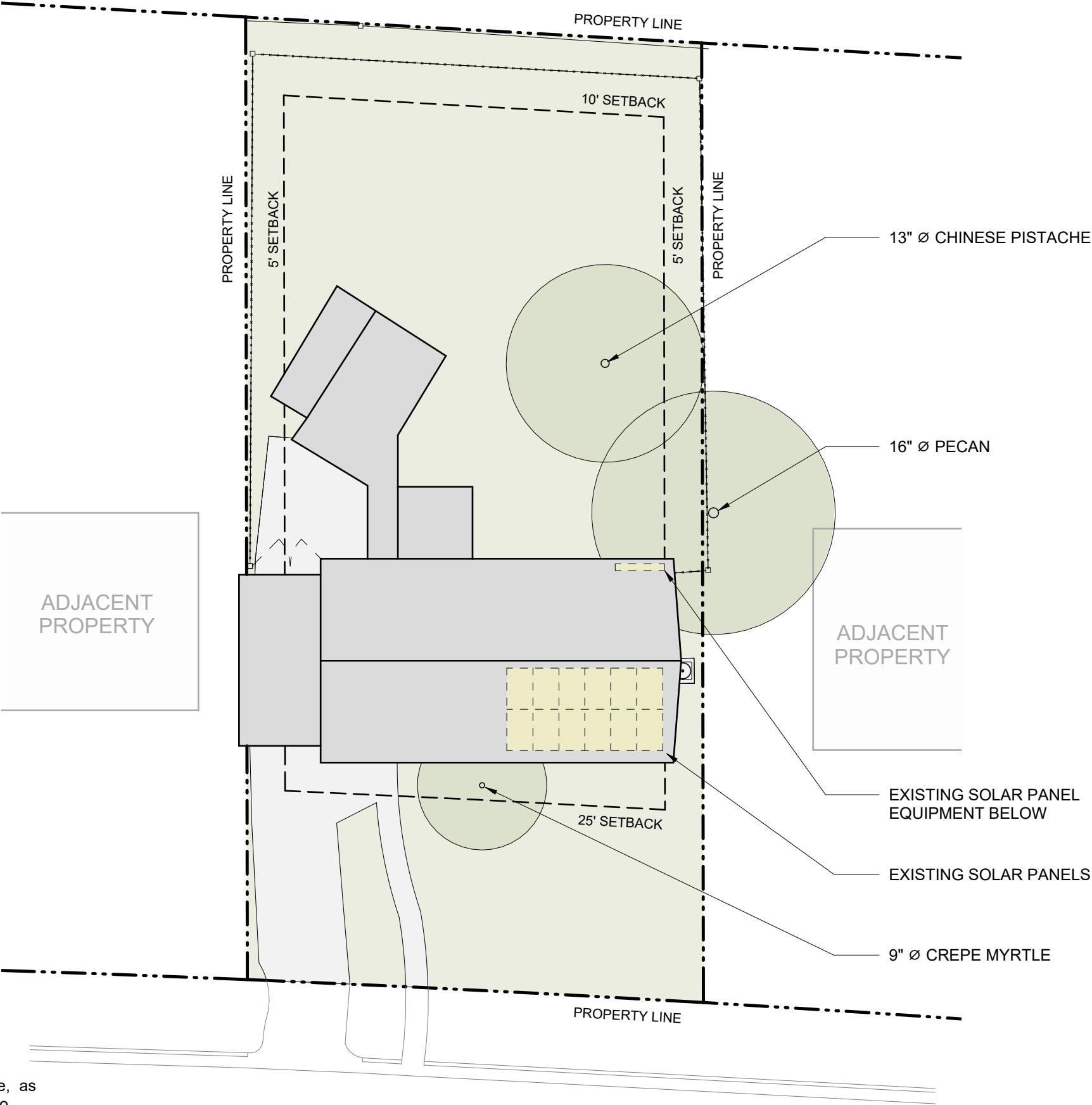




The attached carport has been in place for over 20 years, is of simple construction, uses materials common to the area, and is of an appropriate scale to the neighborhood. The supports land beyond the setback plane but within the property boundary, while the roof overhangs the property line by 1 foot.

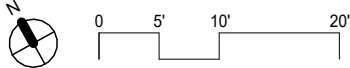
CORONA DRIVE

For review only. Design elements subject to change.
Not for regulatory approval, permit, or construction.

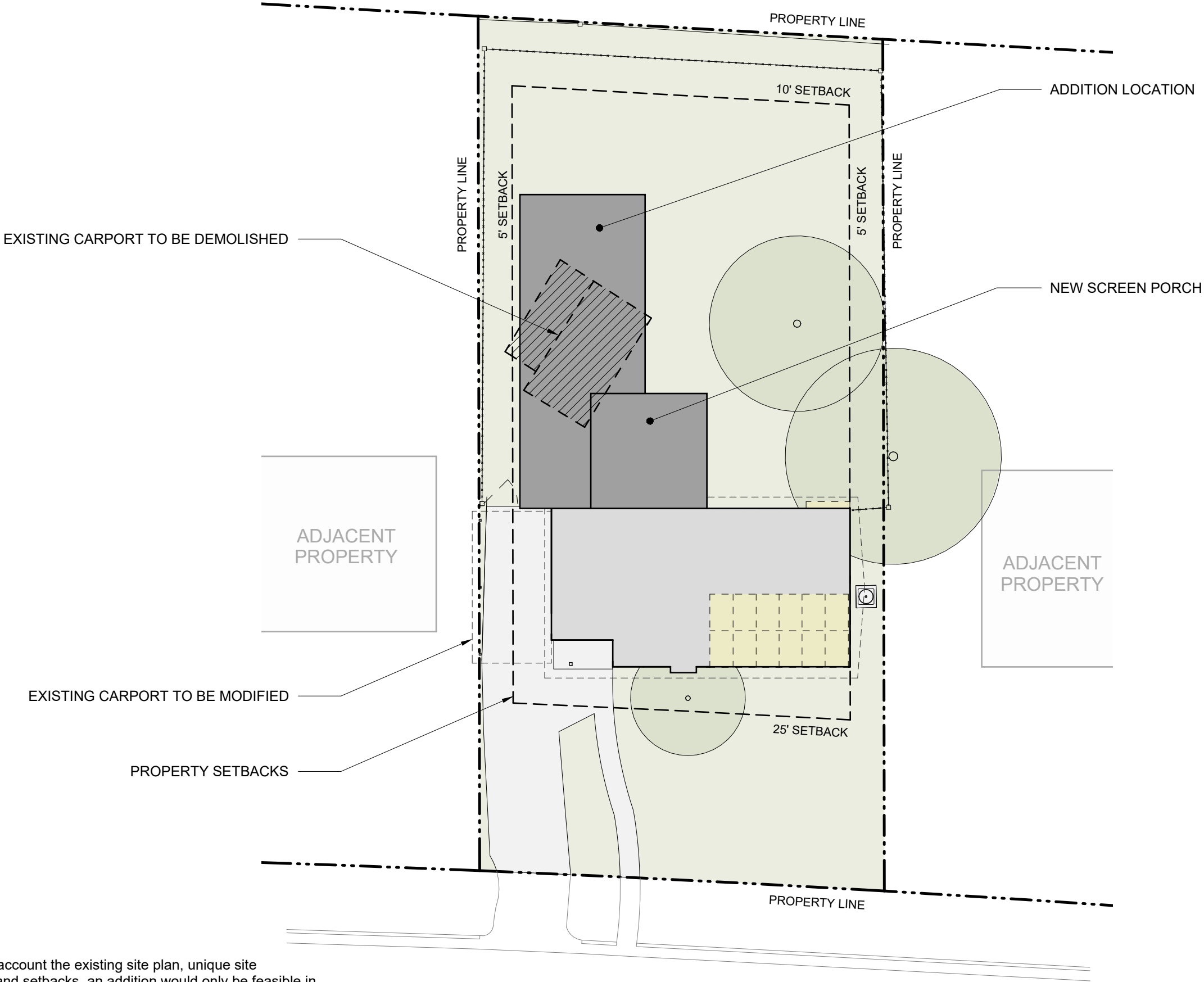


There are a number of existing trees unique to the site, as well as solar equipment already optimally positioned to harvest solar energy.

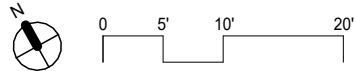
CORONA DRIVE



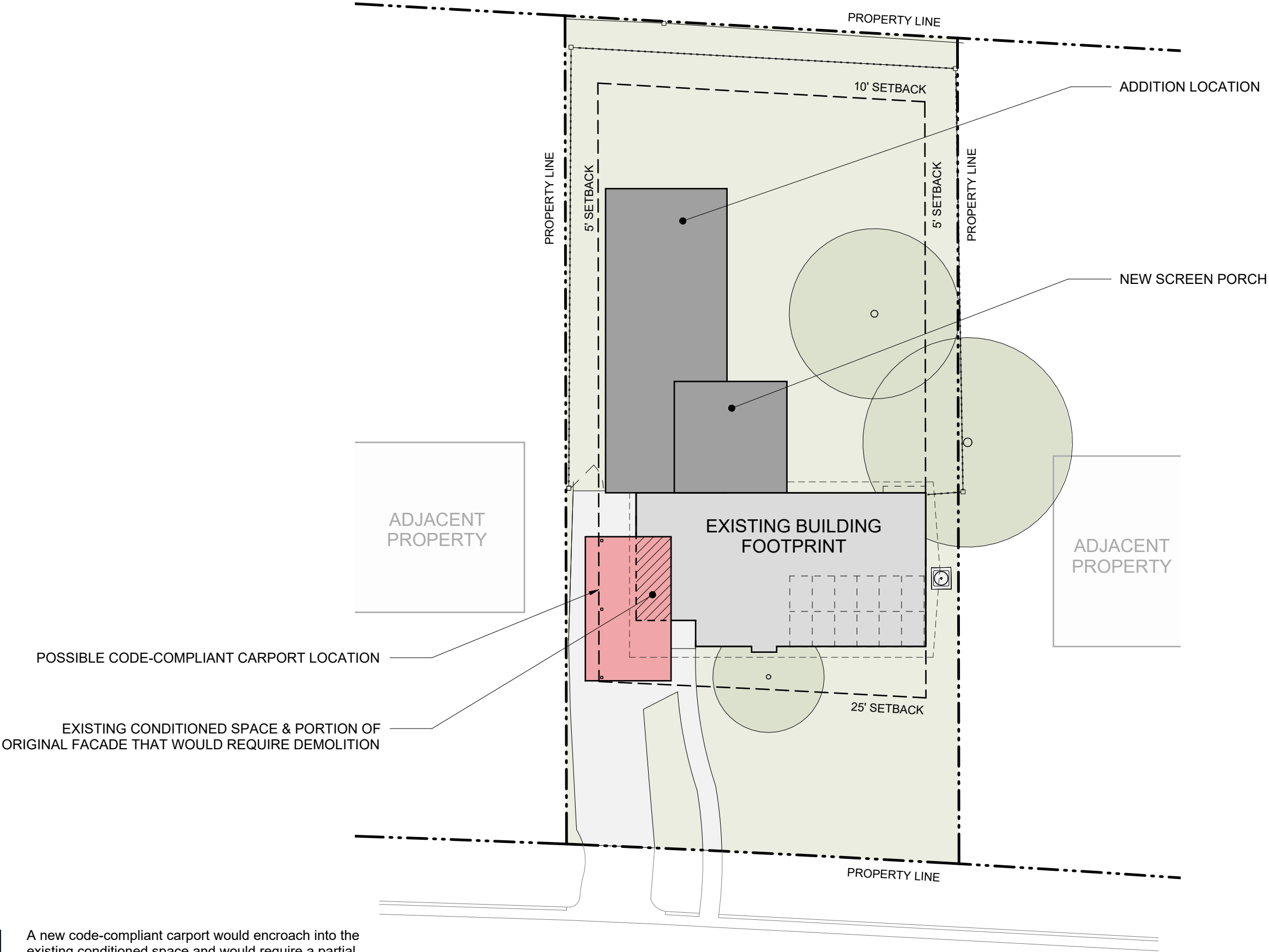
For review only. Design elements subject to change.
Not for regulatory approval, permit, or construction.



Taking into account the existing site plan, unique site conditions, and setbacks, an addition would only be feasible in the location shown. The existing detached carport would need to be demolished, leaving the attached carport as the only remaining space to protect a vehicle.

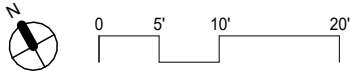


For review only. Design elements subject to change.
Not for regulatory approval, permit, or construction.

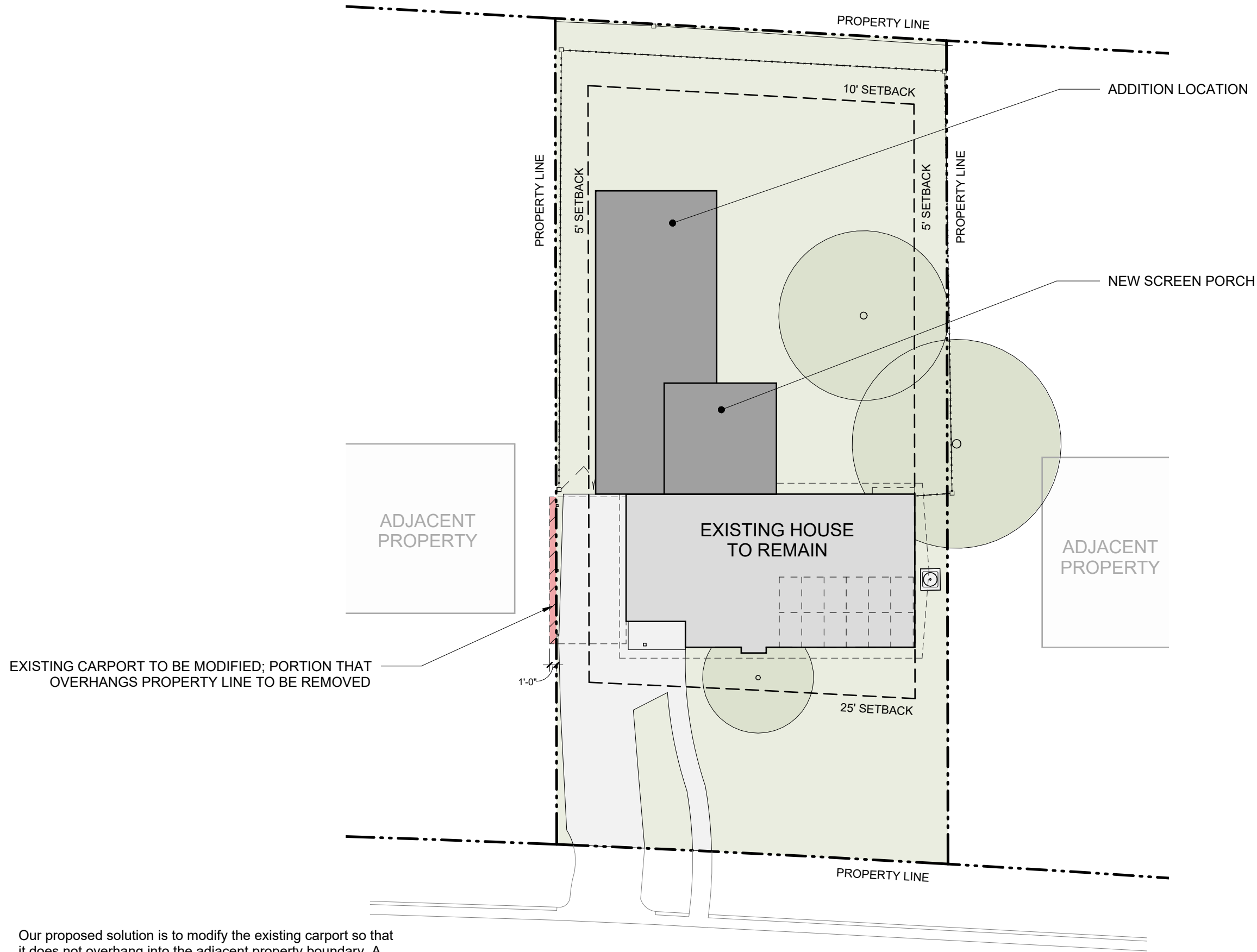


A new code-compliant carport would encroach into the existing conditioned space and would require a partial demolition of the existing home.

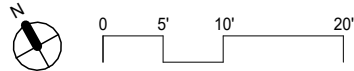
CORONA DRIVE



For review only. Design elements subject to change.
Not for regulatory approval, permit, or construction.



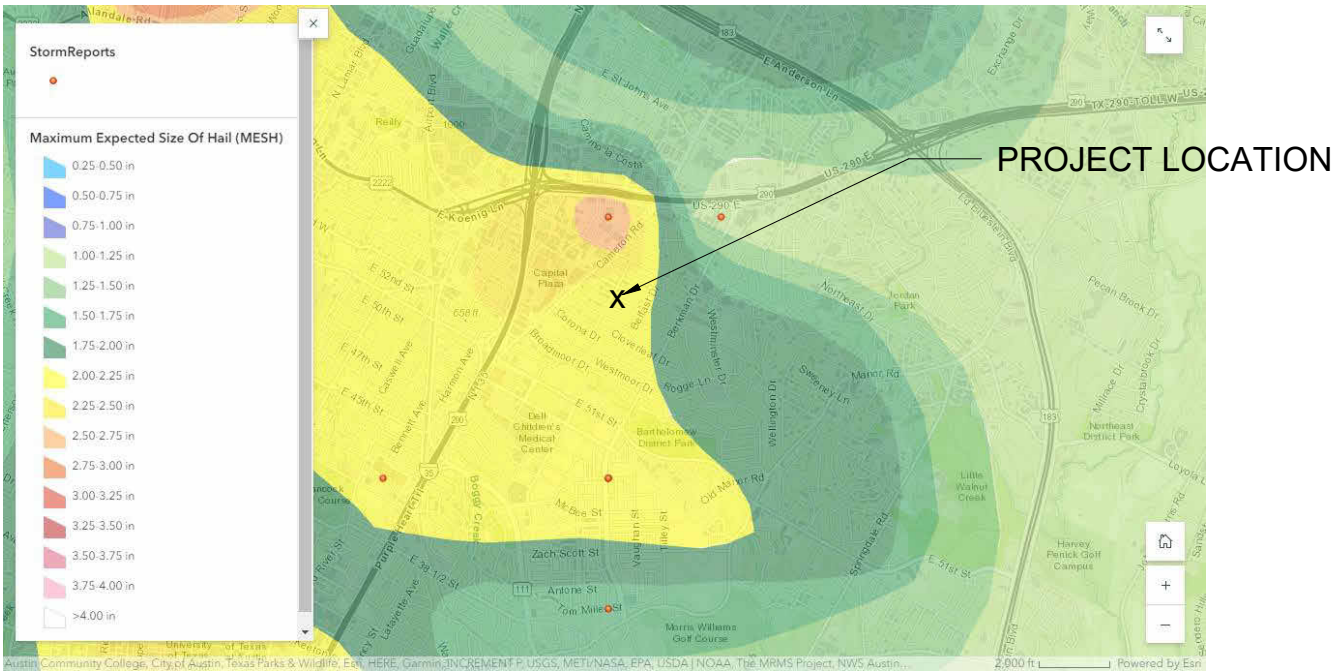
Our proposed solution is to modify the existing carport so that it does not overhang into the adjacent property boundary. A variance would allow the existing carport supports to remain in their current location.



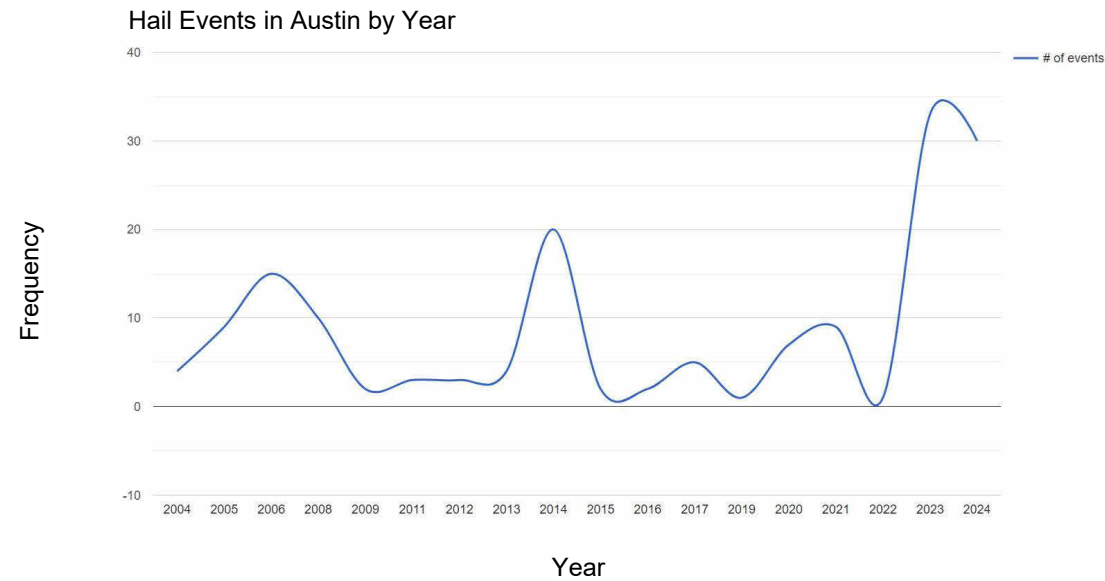
For review only. Design elements subject to change.
Not for regulatory approval, permit, or construction.

CORONA DRIVE

CLIMATE CHANGE & INCREASED INSTANCES OF EXTREME WEATHER



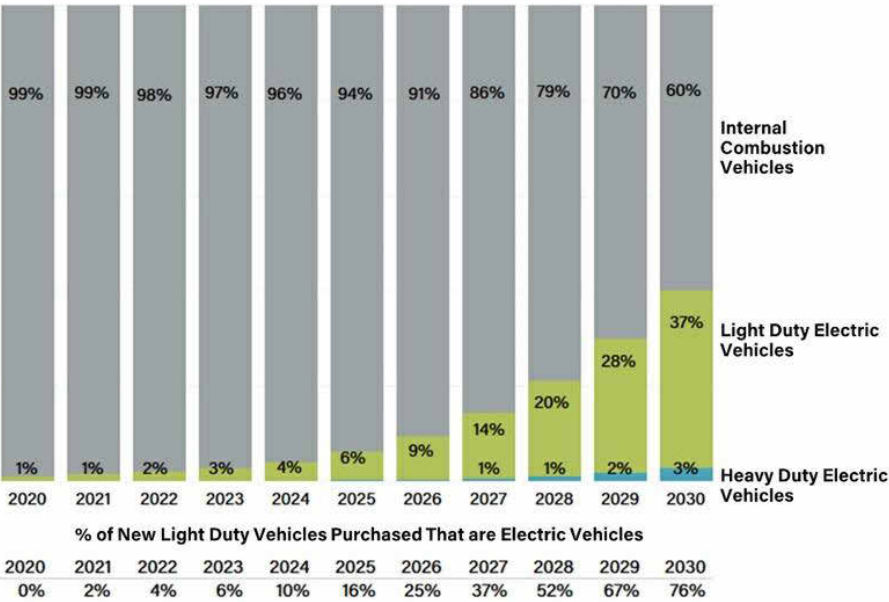
Hail Map from September 2023 Storm
Source: ArcGIS



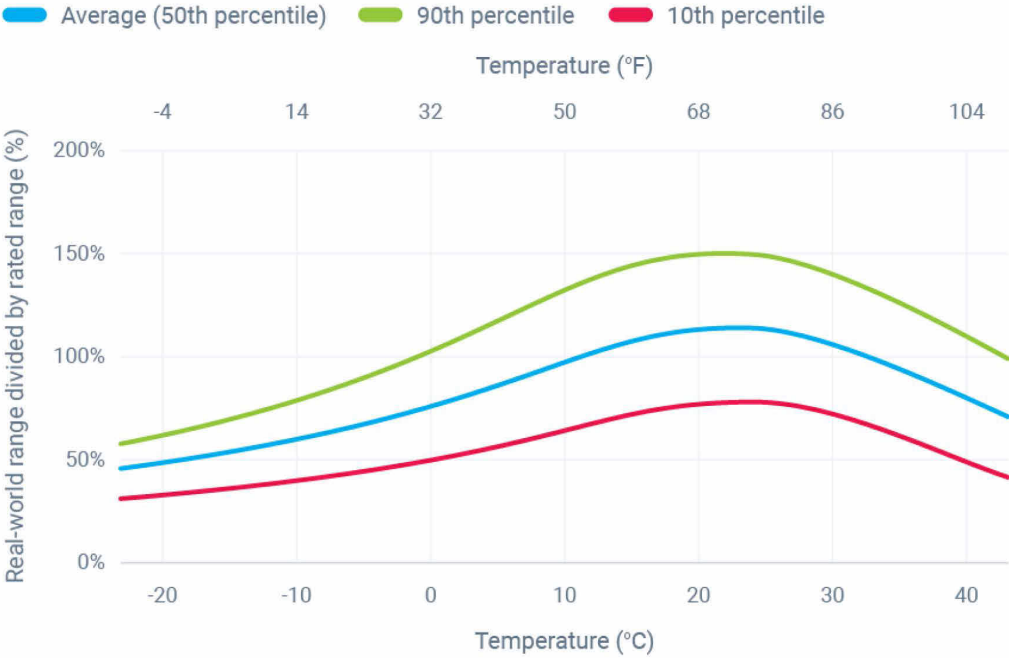
Hail over 1 1/2" in diameter causes damage to vehicles.
In 2024, there have been 24 reports of hail 1 1/2" and larger so far.
In 2023, there were 19 reports of hail 1 1/2" and larger.
In 2022, there were no reports of hail 1 1/2" and larger.
Source: National Weather Service, Stormersite.com

AUSTIN CLIMATE EQUITY PLAN & EV BATTERY EFFICIENCY

COA Transportation Electrification 2030 Goal:
40% of total vehicle miles traveled in Austin are electrified



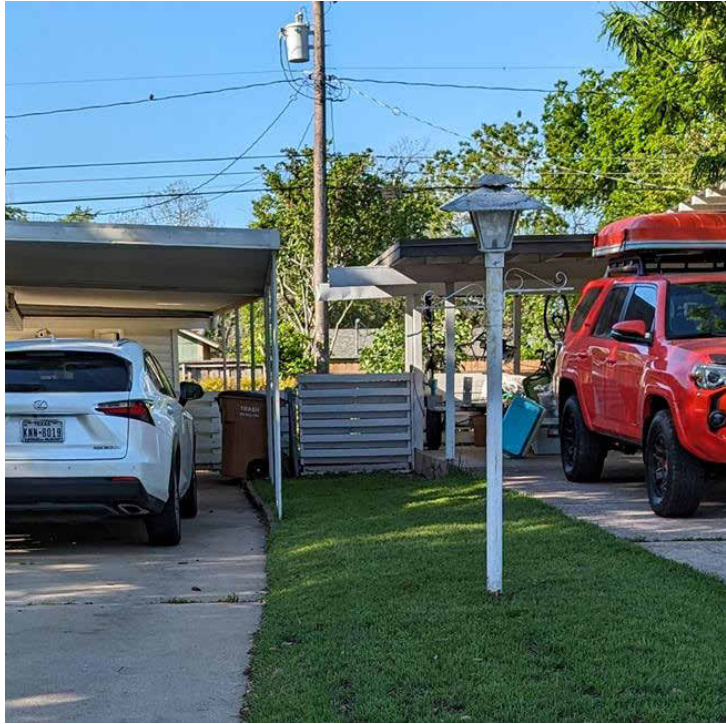
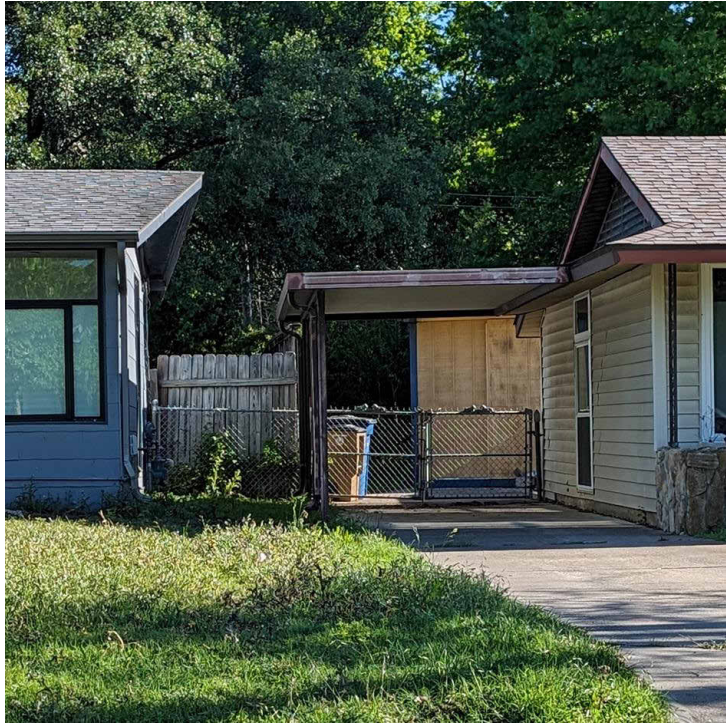
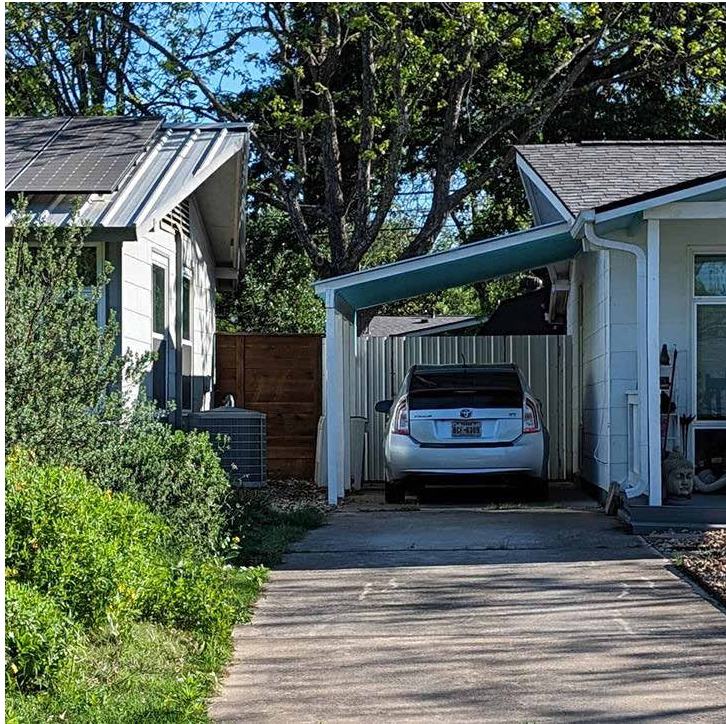
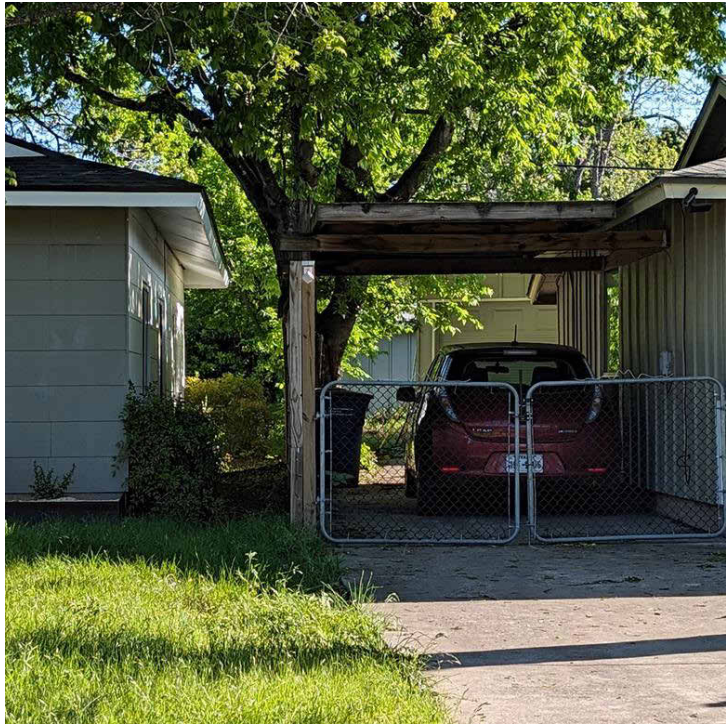
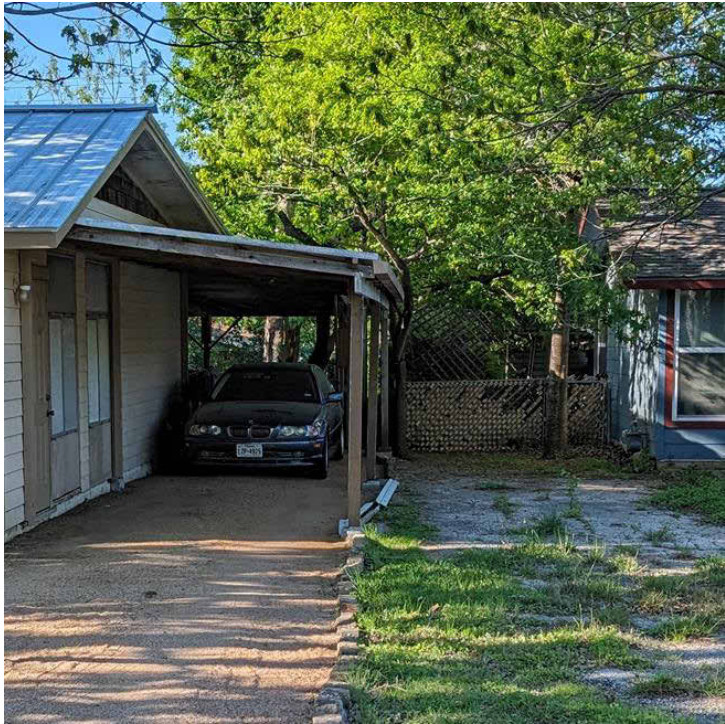
Austin On-road Vehicle Target
Source: austintexas.gov



Effect of Temperature on EV Battery Efficiency & Range
Source: Geotab

WHY A CARPORT IS NECESSARY

As climate continues to change, the incidence of hail becomes more frequent. Carports are a necessary residential amenity that protect vehicles during weather events. Also, electric vehicle batteries perform better and last longer when not stored or charged in extreme temperatures. EVs are an important tool in achieving CoA's goal of becoming carbon neutral.



Above is a select group of carports in the neighborhood of Windsor Hills with similar conditions as 1422 Corona Drive.

Meagan Whiteley
1420 Corona Drive
Austin, TX

April 17, 2024

Board of Adjustment
City of Austin

Dear Members of the BoA,

My name is Meagan Whiteley and I am writing to express my support to our neighbors Ilse Frank and Tim Braun in their variance request for 1422 Corona Drive. My property on 1420 Corona Drive is adjacent to the carport they would like to keep and modify. I understand their carport roof is currently overhanging into my property, and that as part of this variance, they would be correcting that. I also understand that with this variance, the carport structure and roof would extend beyond the required setback. I am fully in support of them keeping the existing carport, as it has been in place for over 20 years, and many houses in the neighborhood have similar structures.

Sincerely,

Signature: 
Meagan Whiteley (Apr 23, 2024 17:54 CDT)

Email: 
Meagan Whiteley

Board of Adjustment
City of Austin

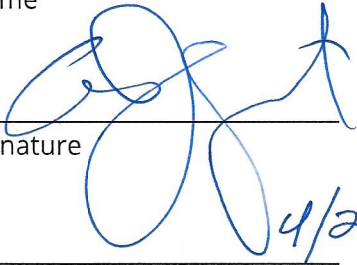
Dear Members of the BoA,

I am writing to express my support for the variance request for 1422 Corona Drive. Many houses in our neighborhood have similar carports, and keeping this structure on 1422 Corona will not affect the character of our neighborhood.

Sincerely,

Alex Gantos

Name



Signature

4/22/24
Date

1421 Corona Drive
Address Austin, TX 78723

Additional comments:

Board of Adjustment
City of Austin

Dear Members of the BoA,

I am writing to express my support for the variance request for 1422 Corona Drive. Many houses in our neighborhood have similar carports, and keeping this structure on 1422 Corona will not affect the character of our neighborhood.

Sincerely,

Julie Szabla

Name

Julie Szabla

Signature

4/21/2024

Date

1424 CORONA DR

Address

Additional comments:

Board of Adjustment
City of Austin

Dear Members of the BoA,

I am writing to express my support for the variance request for 1422 Corona Drive. Many houses in our neighborhood have similar carports, and keeping this structure on 1422 Corona will not affect the character of our neighborhood.

Sincerely,

Kelly Hendran

Name

Kelly Hendran

Signature

4/21/2024

Date

1424 Corona Dr.

Address

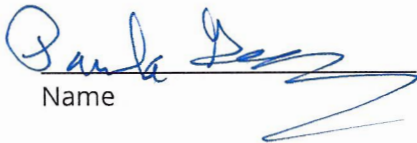
Additional comments:

Board of Adjustment
City of Austin

Dear Members of the BoA,

I am writing to express my support for the variance request for 1422 Corona Drive. Many houses in our neighborhood have similar carports, and keeping this structure on 1422 Corona will not affect the character of our neighborhood.

Sincerely,


Name

Paula Gonzales
Signature

4/22 / 2024
Date

1426 Corona
Address

Additional comments:

Board of Adjustment
City of Austin

Dear Members of the BoA,

I am writing to express my support for the variance request for 1422 Corona Drive. Many houses in our neighborhood have similar carports, and keeping this structure on 1422 Corona will not affect the character of our neighborhood.

Sincerely,

Jessica Kellon Dean
Name

JKD
Signature

4/21/24
Date

1427 Corona Drive
Address

Additional comments:
