BOA GENERAL REVIEW COVERSHEET

CASE: C15-2026-0041

BOA DATE: Monday, November 9th, 2026

ADDRESS: 8402 Kimble Cv

COUNCIL DISTRICT: 4

OWNER: Luke & Cherry Scarmardo

AGENT: N/A

ZONING: SF-3-NP (Wooten)

LEGAL DESCRIPTION: LOT 7 BLK A WOOTEN TERRACE SEC 1

VARIANCE REQUEST: Land Development Code, Section 25-2-492 *(Site Development Regulations) (D)* from setback requirements for a front setback of 25 feet (required) to 20 feet on right side and 13 ft on left side (requested).

SUMMARY: attach a carport

ISSUES: original 1-car garage converted prior to my purchase in 1981.

	ZONING	LAND USES
Site	SF-3-NP	Single-Family
North	SF-3-NP	Single-Family
South	SF-3-NP	Single-Family
East	SF-3-NP	Single-Family
West	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Friends of Austin Neighborhoods
Homeless Neighborhood Association
North Austin Neighborhood Alliance
Red Line Parkway Initiative
Shoal Creek Conservancy
Wooten Neighborhood Association
Wooten Neighborhood Plan Contact Team

October 28, 2026

Mrs.. Cherry Scarmardo
8402 Kimble Cv
Austin TX, 78757

Property Description: LOT 7 BLK A WOOTEN TERRACE SEC 1

Re: C15-2026-0041

Dear Applicant,

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 8402 Kimble Cv
.

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. All signage will need to stay out of Austin Energy easements and 5' from existing underground electric lines. 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.

Ashley Robinson, Project Assistant
Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

CITY OF AUSTIN Development SERVICES DEPARTMENT

Building a Better and Safer Austin Together

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, Save the application to your desktop, 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 # **C15-2026-0041** ROW # **13764632** Tax # **0240080135**

Section 1: Applicant Statement

Street Address: 8402 Kimble Cv

Subdivision Legal Description:

Wooten Terrace Section 1

Lot(s): 7 Block(s): A

Outlot: Division:

Zoning District: SF-3-NP **Council District: 4**

I/We Luke and Cherry Scarmardo on behalf of myself/ourselves as authorized agent for affirm that on Month September, Day 2, Year 2026, 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: carport

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

This property is zoned SF-3-NP and under 25-2-492 it receives a 25 foot front setback for single unit use.

Due to the curvature of the property line we request that the right side be 20 feet and the left be 13 feet setbacks.

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 setback of 25 feet would not allow for a carport to be built over the existing driveway.

Due to the 5 foot drainage easment on left side of property and the 5 ft 9 in property line on right of property there is no room to build a covered parking structure. This request repersents the minimum variance needed to restore funtional covered parking to the property. It would have minimal increase of impervious coverage due to being over the existing driveway. No alternative location on the lot would meet the funtional need without creating greater impact or violating other setback requirements.

Hardship

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

The original one-car garage on the right side of the house was permanently transformed prior to our purchase July 1981 into a storage area and a smaller 1/3 garage space through installation of a permanent interior wall. This modification elimanated the ability to park a vehicle inside the structure. As a result, the property no longer has any usable covered parking.

There is a group of three trees to the left of the proposed carport shown on the plat drawing

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

Most homes in the neighborhood have either garages or carports that were in the existing structure on the property. Some have had the garages remodled to add square footage to the interior of their homes and have added additional carports for covered parking. These carports that were added are on /over the existing driveways.

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 carport aligns with the existing driveway and maintains the established streetscape. It's scale and placement are consistant with similar covered parking structures found throughout the neighborhood. The design avoids visual clutter, preserves sightliness, and maintains the low-profile appearance typical of Wooten Terrace homes.
The 12-foot width matches the existing garage width, and the 18-foot depth provide adequate vehicle coverage without extending excessively toward the street.

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:

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:

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

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

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: Luke Scarmardo Cherry Scarmardo Date: 09/02/2026

Applicant Name (typed or printed): Luke & Cherry Scarmardo

Applicant Mailing Address: 8402 Kimble Cv

City: Austin State: TX Zip: 78757

Phone (will be public information): [redacted]

Email (optional – will be public information): [redacted]

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: Luke Scarmardo Cherry Scarmardo Date: 09/02/2026

Owner Name (typed or printed): Luke & Cherry Scarmardo

Owner Mailing Address: 8402 Kimble Cv

City: Austin State: TX Zip: 78757

Phone (will be public information): [redacted]

Email (optional – will be public information): [redacted]

Section 5: Agent Information

Agent Name: n/a

Agent Mailing Address:

City: State: Zip:

Phone (will be public information):

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).

8402 Kimble Cove ITEM 2/7 Austin Tx 78757

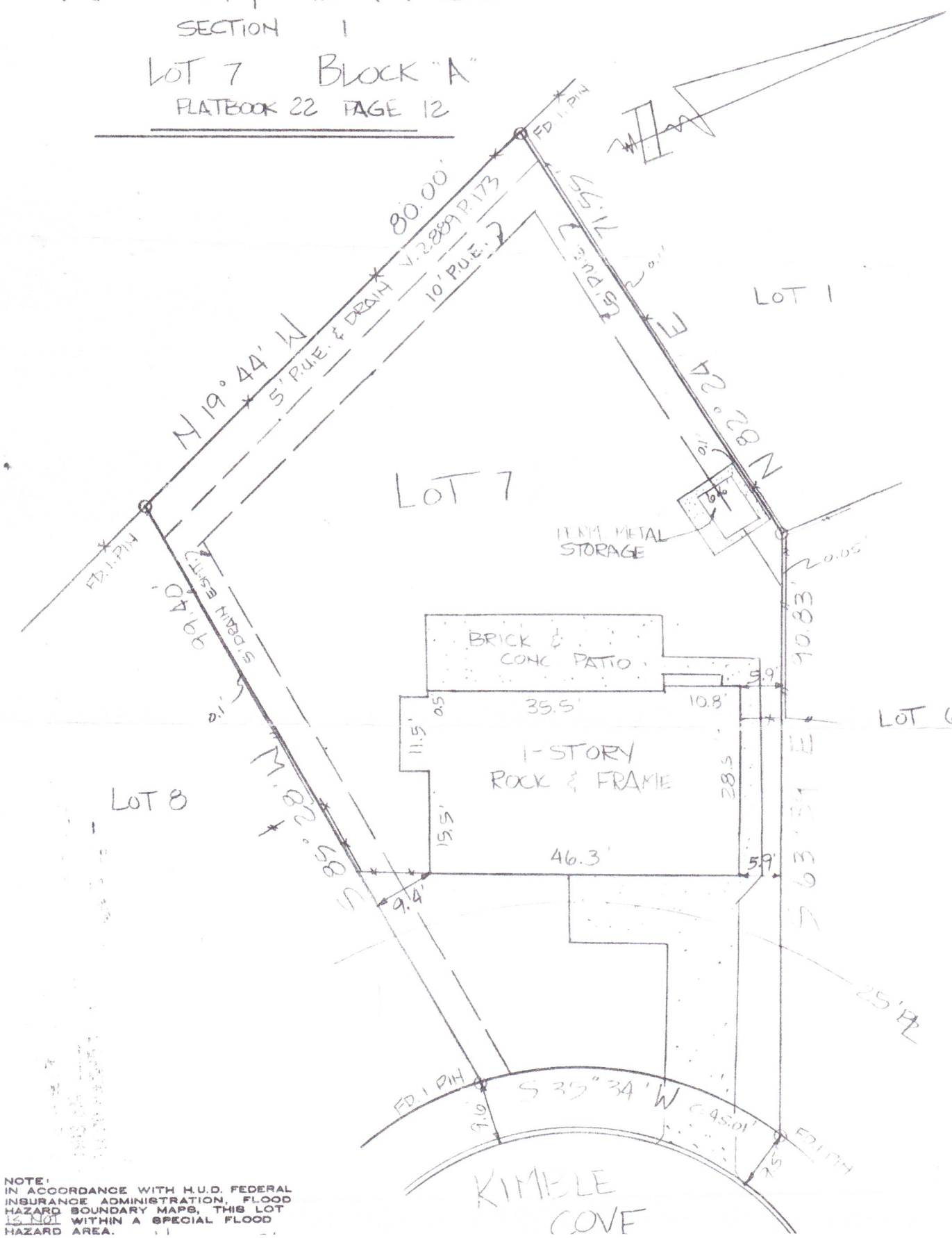
PLAT OF SURVEY

WOOTEN TERRACE

SECTION 1

LOT 7 BLOCK "A"

PLATBOOK 22 PAGE 12



NOTE:
IN ACCORDANCE WITH H.U.D. FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD BOUNDARY MAPS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

8402 Kimble Cove ITEM 2/8
Austin TX 78757

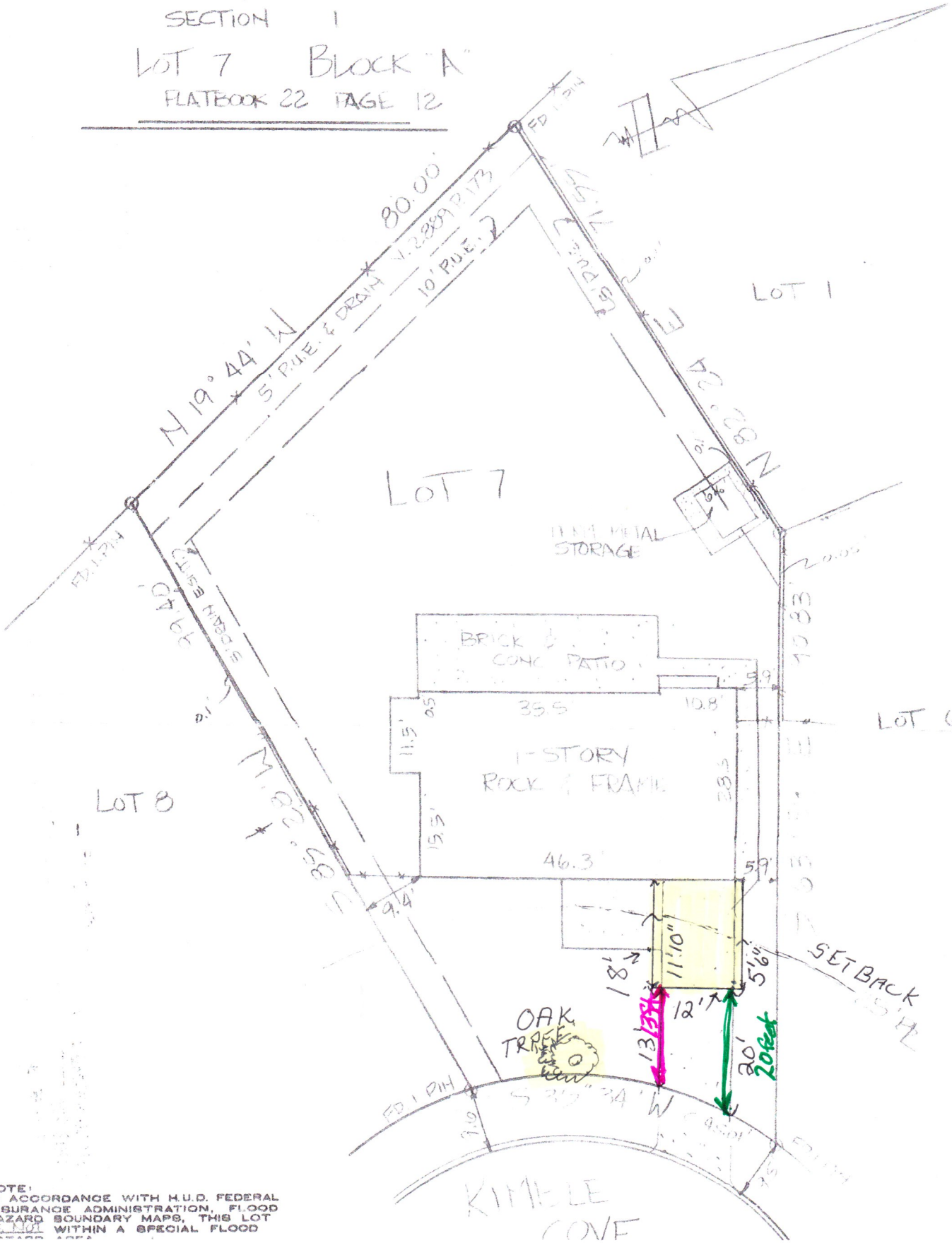
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78757

