ITEM02/1-PRESENTATION

"Presentation"

C15-2026-0041

Applicants: Luke and Cherry Scarmardo

Property: Lot 7, Block A, Wooten Terrace

Address: 8402 Kimble Cove, Austin, TX

Request: Front-yard setback variance for attached carport

Introduction

Luke and Cherry request a variance to allow construction of a **12' × 18' attached carport** extending over the existing driveway at the front of their home. The carport is designed to restore functional covered parking while maintaining compatibility with the neighborhood and preserving the architectural character of the property.

Hardship & Practical Need

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

Neighborhood Compatibility

The carport aligns with the existing driveway and maintains the established streetscape. Its scale and placement are consistent with similar covered parking structures found throughout the neighborhood. The design avoids visual clutter, preserves sightlines, and maintains the low-profile appearance typical of Wooten Terrace homes.

The 12-foot width matches the existing garage opening, and the 18-foot depth provides adequate vehicle coverage without extending excessively toward the street.

Minimum Variance Necessary

This request represents the minimum variance needed to restore functional covered parking to the property. The carport is limited to a single-vehicle width, placed entirely over the existing driveway. No alternative location on the lot would meet the functional need without creating greater impact or violating other setback requirements.

Conclusion

The proposed 12' × 18' carport is a practical, modest improvement that restores essential functionality lost due to the permanent interior modification of the original garage. It is compatible with the neighborhood, minimizes visual impact, and represents the least intrusive solution to meet the property's needs. Luke and Cherry respectfully request approval of this variance.

ITEM02/2-PRESENTATION



this is our driveway showing the curve of street



left side of house showing no possibility of building a carport

ITEM02/4-PRESENTATION

