CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM02

DATE: Monday November 9, 2026 **CASE NUMBER: C15-2026-0041**

___Y_____Joseph El Habr (D1)
___Y_____Bianca A Medina-Leal (D2)
___Y_____Corry L Archer-McClellan (D3)
___Y_____Yung-ju Kim (D4)
___Y_____Melissa Hawthorne (D5)
___Y_____Haseeb Abdullah (D6)
___-_____VACANT (D7)
___Y_____Margaret Shahrestani-Vice Chair (D8)
___Y_____Brian Poteet (D9)
___-_____Michael Von Ohlen (D10) **OUT**
___Y_____Jeffery L Bowen-Chair (M)
___-_____VACANT (Alternate) (M)
___Y_____Suzanne Valentine (Alternate) (M)
___-_____VACANT (Alternate) (M)

APPLICANT: Cherry Scarmardo

OWNER: Luke Scarmardo

ADDRESS: 8402 KIMBLE CV

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the 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) in order to attach a Carport in a "SF-3NP", Single-Family-Neighborhood Plan zoning district. (Wooten Neighborhood Plan).

BOARD'S DECISION: The public hearing was closed by Chair Jeffery Bowen, Board member Melissa Hawthorne's motion to approve with conditions to add gutters to carport on the side that faces the neighbor with the drainage easement, and the carport remain open on three sides, tie to drawing Item 2/8 of the advanced packet, Board member Suzanne Valentine second on 10-0 votes; GRANTED WITH CONDITIONS TO ADD GUTTERS TO CARPORT ON THE SIDE THAT FACES THE NEIGHBOR WITH THE DRAINAGE EASEMENT, AND THAT THE CARPORT REMAIN OPEN ON THREE SIDES, TIE TO DRAWING ITEM 2/8 OF THE ADVANCED PACKET.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the 25ft setback on the cul-de-sac is a little bit difficult with the curve in the roadway on a standard lot would be straight across so it is difficult to figure out how to fit something built at the age without putting over the existing driveway and with having the drainage easement on one side and having the driveway located where it is, its not practicable.

2. (a) The hardship for which the variance is requested is unique to the property in that: the house is on a cul-de-sac, and the property line is curved at the front.

   (b) The hardship is not general to the area in which the property is located because: most homes in the neighborhood have either garage or carports and are not afflicted with the curve at the front.

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 property is located as the carport will align with the existing driveway and the material is similar to the house.

Elaine Ramirez
Executive Liaison

Diana Ramirez for
Jeffery Bowen
Chairman

8402 Kimble Cove ITEM 2/8
Austin TX 78757

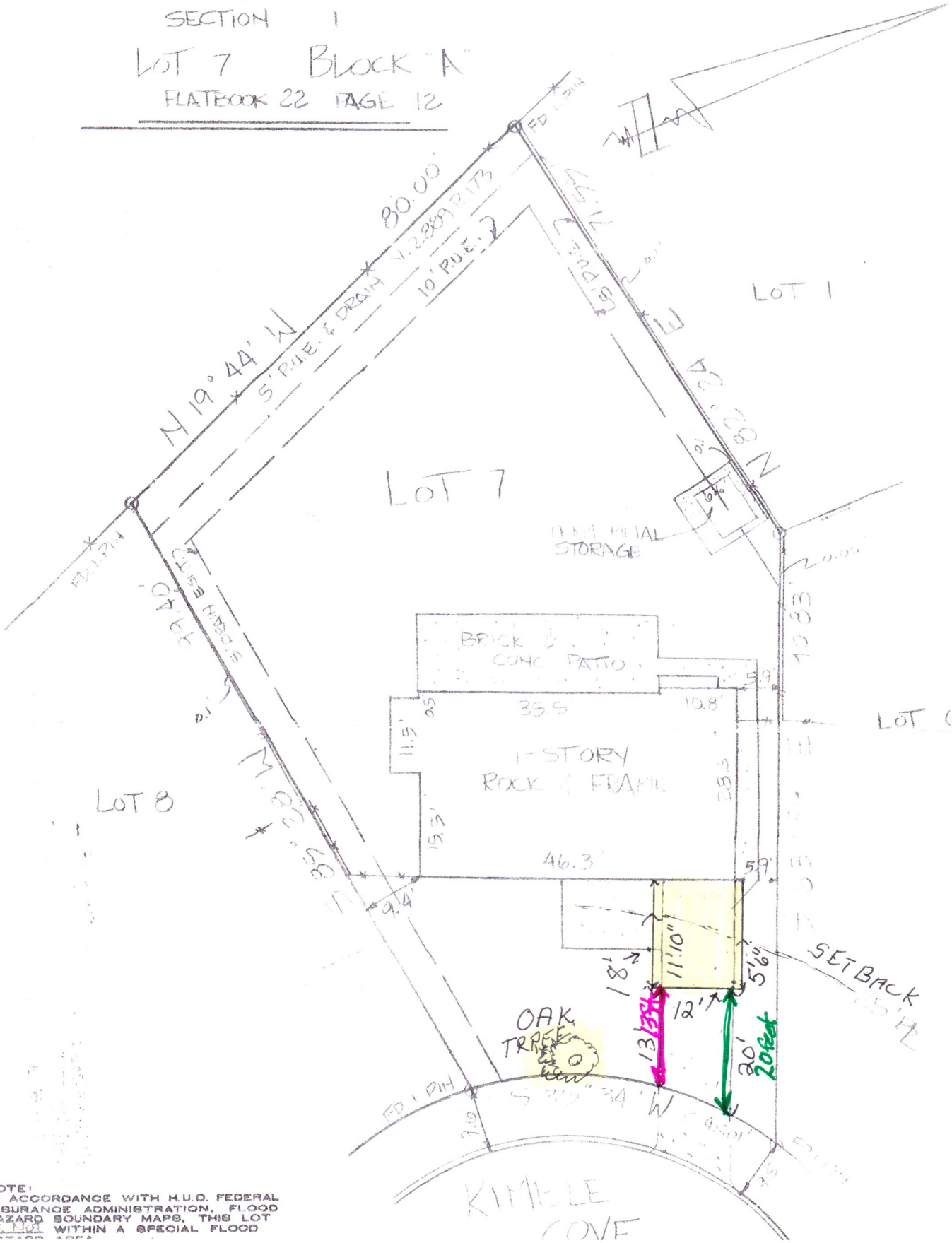
PLAT OF SURVEY

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