

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday June 11, 2018

CASE NUMBER: C15-2018-0009

☒ Y ☐ Brooke Bailey
☒ Y ☐ William Burkhardt
☒ Y ☐ Christopher Covo
☒ Y ☐ Eric Goff
☐ - ☐ Melissa Hawthorne OUT
☒ Y ☐ Bryan King
☒ Y ☐ Don Leighton-Burwell
☐ - ☐ Rahm McDaniel OUT
☒ Y ☐ Veronica Rivera
☒ Y ☐ James Valadez
☒ Y ☐ Michael Von Ohlen
☒ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Martha Gonzalez (Alternate) OUT
☐ - ☐ Pim Mayo (Alternate) OUT

APPLICANT: David Cancialosi

OWNER: Phillip Cameron

ADDRESS: 6705 PIXIE CV

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-551 (Lake Austin District Regulations) (C) (3) (a) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent or 3,814 square feet (required, permitted) to 50 percent or 5,450 square feet (requested, 53.1 percent or 5,792 square feet existing) in order to reconstruct a single family residence and covered patio area and add a swimming pool in a "LA", Lake Austin zoning district.

Note: This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or on a tract that is not required to be platted.

BOARD'S DECISION: March 12, 2018 POSTPONED TO APRIL 9, 2018
RENOTIFICATION REQUIRED

RENOTIFICATION: VARIANCE REQUEST: The applicant has requested variance(s) to:

- A. Section 25-2-492 (d) to decrease the required side yard setback from 10 feet (required) to 4 feet 10 inches (requested, existing); and to
- B. Section 25-2-551 (B) (1) (b) to decrease the shoreline setback from 25 feet (required) to 14 feet 6 inches (requested, existing); and to
- C. Section 25-2-551 (Lake Austin District Regulations) (C) (3) (a) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (required, permitted) to 52.5 percent (requested, 56 percent existing)

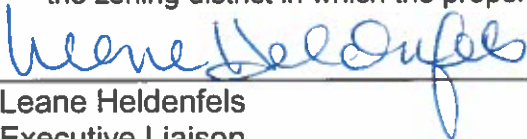
in order to reconstruct a single family residence with covered patio area and add a swimming pool in a "LA", Lake Austin zoning district.

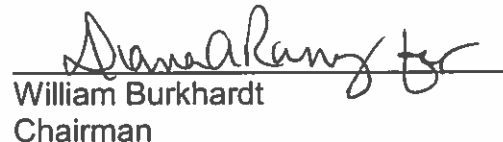
Note: Section 25-2-551 (B) and (C) of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or on a tract that is not required to be platted.

BOARD'S DECISION: APRIL 9, 2018 After discussion of request to postpone from neighboring property owners with applicant opposed Board Member Bryan King motion to Postpone to May 14, 2018, Board Member Christopher Covo second on an 11-0 vote; **POSTPONED TO MAY 14, 2018;** May 14, 2018 After discussion an addition request to postpone from neighboring property owner with applicant opposed, Board Member Christopher Covo motion to hear case, Board Member Don Leighton-Burwell second on an 5-6 vote (Board members William Burkhardt, Melissa Hawthorne, Bryan King, Veronica Rivera, James Valadez, Pim Mayo nay); **DENIED TO HEAR CASE DUE TO LACK OF VOTES, POSTPONED TO JUNE 11, 2018;** June 11, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to July 9, 2018, Board Member Bryan King second on a 10-0 vote; **POSTPONED TO July 9, 2018**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday May 14, 2018

CASE NUMBER: C15-2018-0009

☐ - ☐ Brooke Bailey (OUT)
☐ N ☐ William Burkhardt
☐ Y ☐ Christopher Covo
☐ - ☐ Eric Goff (OUT)
☐ N ☐ Melissa Hawthorne
☐ N ☐ Bryan King
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ N ☐ Veronica Rivera
☐ N ☐ James Valadez
☐ - ☐ Michael Von Ohlen (OUT)
☐ Y ☐ Kelly Blume (Alternate)
☐ Y ☐ Martha Gonzalez (Alternate)
☐ N ☐ Pim Mayo (Alternate)

APPLICANT: David Cancialosi

OWNER: Phillip Cameron

ADDRESS: 6705 PIXIE CV

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-551 (Lake Austin District Regulations) (C) (3) (a) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent or 3,814 square feet (required, permitted) to 50 percent or 5,450 square feet (requested, 53.1 percent or 5,792 square feet existing) in order to reconstruct a single family residence and covered patio area and add a swimming pool in a "LA", Lake Austin zoning district.

Note: This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or on a tract that is not required to be platted.

BOARD'S DECISION: March 12, 2018 POSTPONED TO APRIL 9, 2018

RENOTIFICATION REQUIRED

RENOTIFICATION: VARIANCE REQUEST: The applicant has requested variance(s) to:

A. Section 25-2-492 (d) to decrease the required side yard setback from 10 feet (required) to 4 feet 10 inches (requested, existing); and to

B. Section 25-2-551 (B) (1) (b) to decrease the shoreline setback from 25 feet (required) to 14 feet 6 inches (requested, existing); and to

C. Section 25-2-551 (Lake Austin District Regulations) (C) (3) (a) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (required, permitted) to 52.5 percent (requested, 56 percent existing)

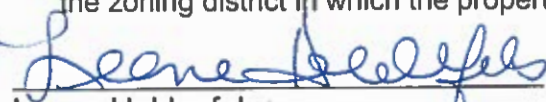
in order to reconstruct a single family residence with covered patio area and add a swimming pool in a "LA", Lake Austin zoning district.

Note: Section 25-2-551 (B) and (C) of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or on a tract that is not required to be platted.

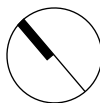
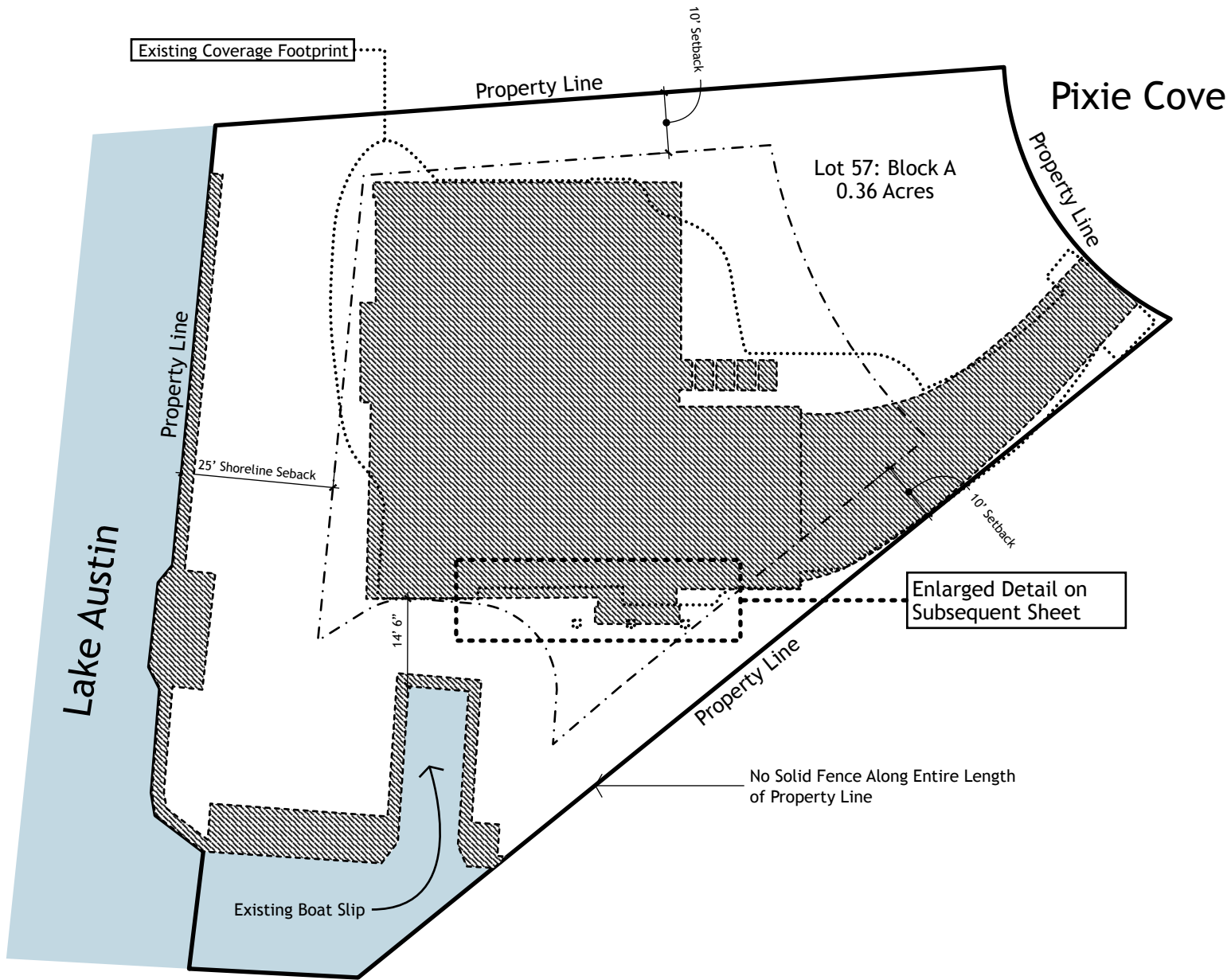
BOARD'S DECISION: APRIL 9, 2018 After discussion of request to postpone from neighboring property owners with applicant opposed Board Member Bryan King motion to Postpone to May 14, 2018, Board Member Christopher Covo second on an 11-0 vote; POSTPONED TO MAY 14, 2018; May 14, 2018 After discussion on addition request to postpone from neighboring property of owner with applicant opposed, Board Member Christopher Covo motion to hear case, Board Member Don Leighton-Burwell second on an 5-6 vote (Board members William Burkhardt, Melissa Hawthorne, Bryan King, Veronica Rivera, James Valadez, Pim Mayo nay); DENIED TO HEAR CASE DUE TO LACK OF VOTES, POSTPONED TO JUNE 11, 2018

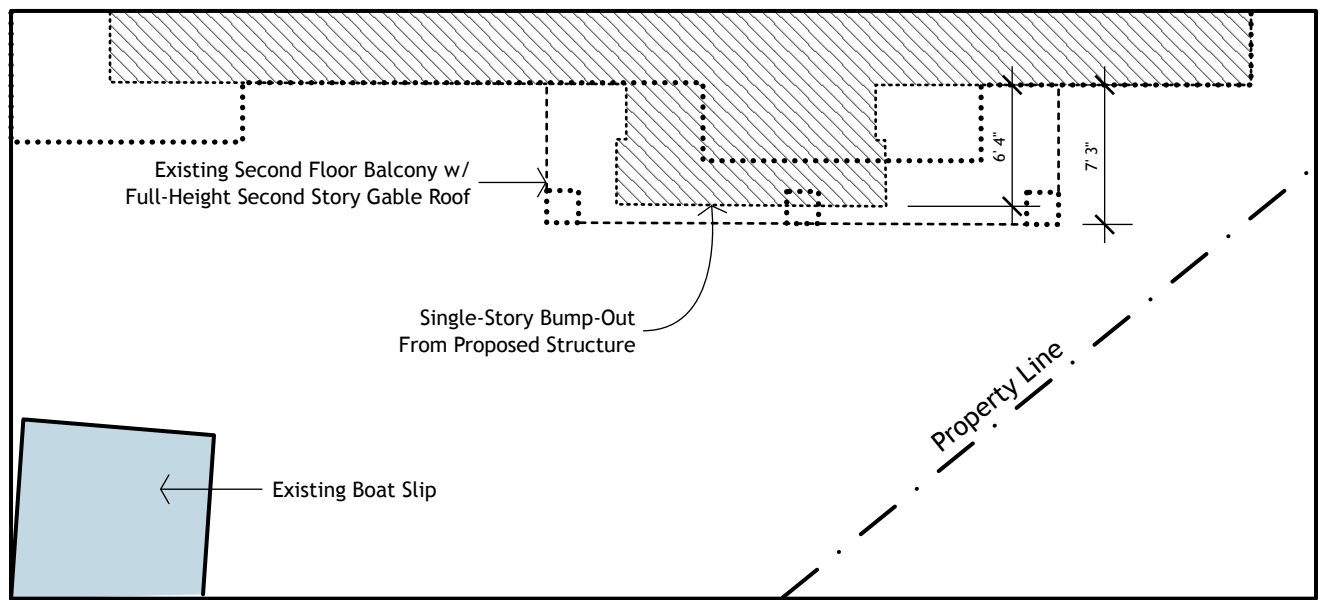
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:

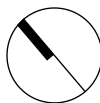

Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman





Legend:	
	Existing Structure
	Proposed Structure





6705 Pixie Cove, Austin TX
Proposed Modifications

