

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

DATE: Monday January 13, 2020

CASE NUMBER: C15-2020-0002

☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ William Hodge
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Darryl Pruett
☐ Y ☐ Veronica Rivera
☐ Y ☐ Yasmine Smith
☐ - ☐ Michael Von Ohlen
☐ - ☐ Kelly Blume (Alternate)
☐ - ☐ Martha Gonzalez (Alternate)
☐ - ☐ Denisse Hudock (Alternate)

OWNER/APPLICANT: Meredith Bradley

ADDRESS: 1016 AVONDALE RD

VARIANCE REQUESTED:): The applicant is requesting a variance(s) from the Land Development Code:

1. Section 25-2-492 (D) (Site Development Regulations) from setback requirements in order to:
 - a) decrease the minimum front yard setback from 25 feet (required) to 12 feet 6 inches (requested/existing),
 - b) decrease the minimum rear setback from 10 feet (required) to 5 feet (requested/existing), and from
2. Section 25-2-963 (F) (2) (Modification and Maintenance of Non-complying Structures) to exceed the additional length of a modified portion of a building's non-conforming wall by more than 25 feet (permitted) to 32 feet (Requested) in order to add a second story to a portion of the first story footprint of an existing single-family home in a SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (South River City Neighborhood Plan)

Note 1: Per LDC 25-2-963 (F) A person may modify a building that is a noncomplying structure based on a yard setback requirement of this title if: (2) the additional length of a modified portion of the building does not exceed the lesser of 50 percent of the length of the noncomplying portion of the building or 25 feet measured from the existing building and parallel to the lot line.

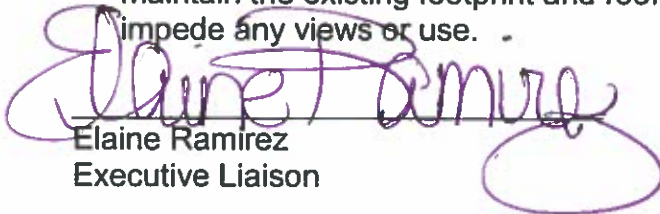
Note 2: the proposed addition will not increase the building footprint or the impervious cover of the site.

BOARD'S DECISION: BOA JAN 13, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Grant with the same findings as previously approved BOA variance C15-2018-0033 and per new site plan I-4/11, Board Member William Hodge seconds on a 10-0 vote; **GRANTED WITH SAME THE FINDINGS AS PREVIOUSLY APPROVED BOA VARIANCE C15-2018-0033 AND PER NEW SITE PLAN I-4/11.**

EXPIRATION DATE: January 13, 2021

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the lot is turned from traditional neighborhood orientation existing lots is 117' wide and only 42'-53' deep
2. (a) The hardship for which the variance is requested is unique to the property in that: this is one of perhaps 3 lots in all the Travis Heights that is situated wider that longer Typical lots in the neighborhood are roughly 120'-150' deep and 40'-70' wide. Lot is turned ->117'-125' wide and only 42'-53' deep, additionally there are numerous protected/heritage trees that would like to preserve/avoid.
(b) The hardship is not general to the area in which the property is located because: there are numerous protected/heritage trees that would like to preserve.
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: plan to maintain the existing footprint and roofline, due to the steep slope behind it will be impede any views or use.


Elaine Ramirez
Executive Liaison


Don Leighton-Burwell
Chairman

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

DATE: Monday August 13, 2018

CASE NUMBER: C15-2018-0033

<input checked="" type="checkbox"/>	Y	Brooke Bailey
<input checked="" type="checkbox"/>	Y	William Burkhardt
<input checked="" type="checkbox"/>	Y	Christopher Covo
<input checked="" type="checkbox"/>	Y	Eric Golf
<input checked="" type="checkbox"/>	Y	Melissa Hawthorne
<input checked="" type="checkbox"/>	Y	Bryan King
<input checked="" type="checkbox"/>	Y	Don Leighton-Burwell
<input checked="" type="checkbox"/>	Y	Rahm McDaniel
<input type="checkbox"/>	-	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Y	Veronica Rivera
<input checked="" type="checkbox"/>	Y	James Valdez
<input checked="" type="checkbox"/>	Y	Michael Von Ohlen
<input type="checkbox"/>	-	Kelly Blume (Alternate)
<input type="checkbox"/>	-	Pim Mayo (Alternate)

OWNER: David Ramos/Meredith Bradley, Ben May

ADDRESS: 1016 AVONDALE RD

VARIANCE REQUESTED: The applicant has requested variance(s) from:

A. Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum front setback from 25 feet (required) to 12 feet 6 inches (requested, existing*); and to

B. decrease the minimum rear setback from 10 feet (required) to 5 feet (requested, existing*); and to

C. Section 25-2-963 (Modification and Maintenance of Noncomplying Structures) (F) (2) to exceed the additional length of a modified portion of a building's nonconforming wall by more than 25 feet (permitted) 32 feet (requested)

in order to add a second story to a portion of the first story footprint of an existing single family home in a "SF-3-NP", Family Residence zoning district. (South River City)

***Note: the proposed addition will not increase the building footprint or the impervious cover of the site.**

BOARD'S DECISION: BOA meeting Aug 13, 2018 The public hearing was closed on Board Member Bryan King motion to Grant with condition to reduce the existing impervious cover area as displayed per drawing H02/9, Board Member Don Leighton-Burwell second on an 11-0 vote; GRANTED WITH CONDITON TO

**REDUCE THE CURRENT IMPERVIOUS COVER AREA AS DISPLAYED PER
DRAWING H02/9.**

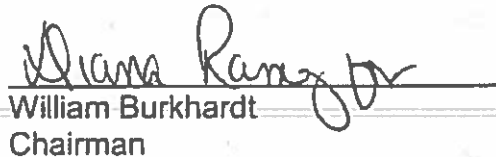
EXPIRATION DATE: AUGUST 13, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the lot is turned from traditional neighborhood orientation existing lots is 117' wide and only 42'-53' deep.
2. (a) The hardship for which the variance is requested is unique to the property in that: this is one of perhaps 3 lots in all the Travis Heights that is situated wider than longer. Typical lots in the neighborhood are roughly 120'-150' deep and 40'-70' wide. Our lot is turned ->117'-125' wide and only 42'-53' deep, additionally there are numerous protected/heritage trees that would like to preserve/avoid.
(b) The hardship is not general to the area in which the property is located because: there are numerous protected/heritage trees that would like to preserve.
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: plan to maintain the existing footprint and roofline, due to the steep slope behind it will be impede any views or use.

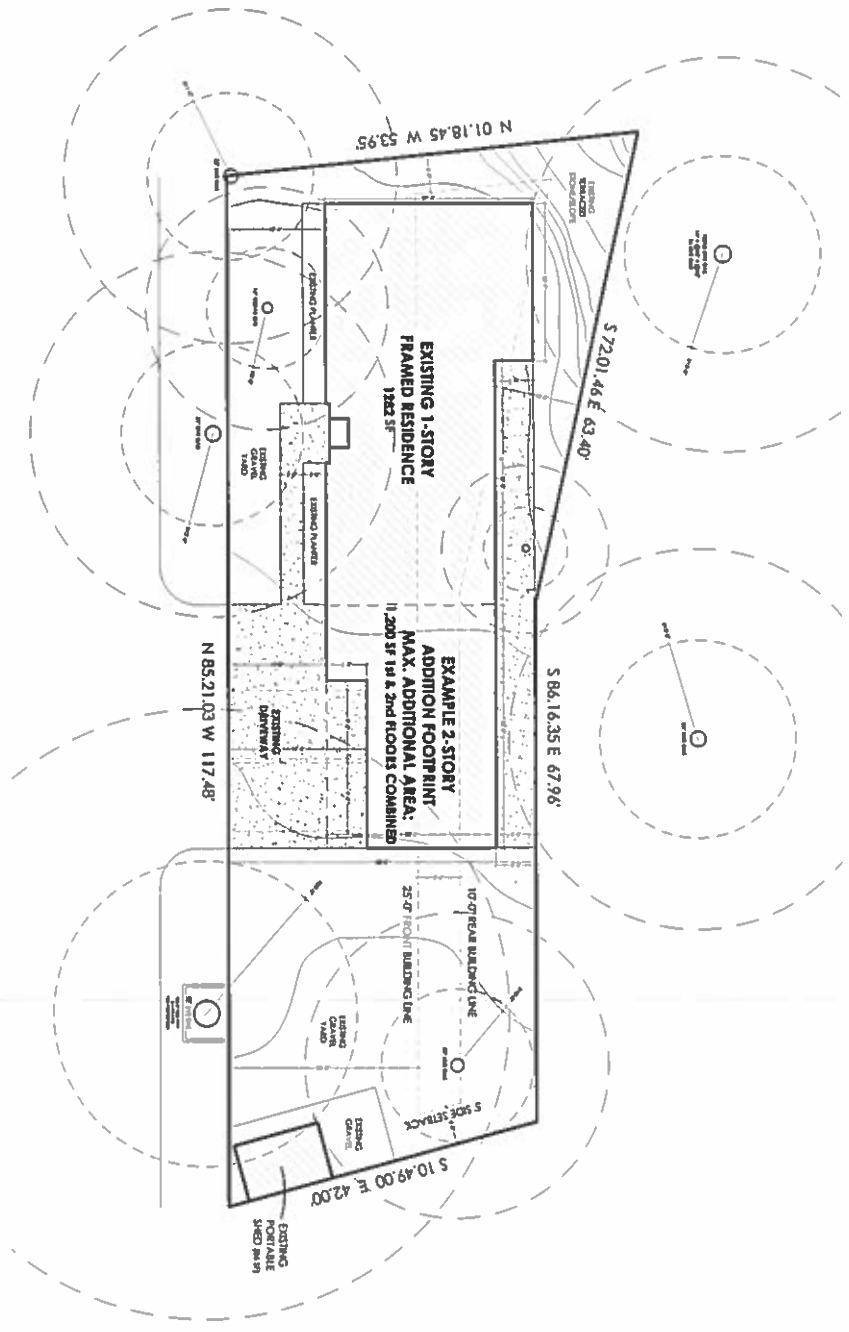


Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman

NEW SITEPLAN: EXAMPLE OF PROPOSED ADDITION FOOTPRINT (w 2ND STORY ABOVE)
SCALE: 1/16" = 1'-0"



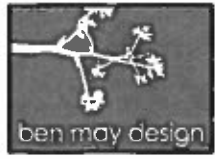
NOTES:

1016 AVONDALE	
REMODEL/ADDITION	
SITE AREA	2,271 SF
EXISTING AREA	
ADDITIONAL AREA	2,288 SF
PROPOSED AREA	4,559 SF
EXISTING LAR	22.31 %
PROPOSED LAR	22.31 %
PROPOSED STORY	
ROOF AREA	2,288 SF
CARPORT AREA	450 SF
WALL AREA	450 SF
EXISTING DRIVEWAY	2,288 SF
ADDITIONAL AREA	2,288 SF
PROPOSED AREA	4,576 SF
PROPOSED LAR	22.31 %

PROJECT TEAM:

Owner:
1117 NW 42ND STREET, SUITE 100
FORT LAUDERDALE, FL 33309
954.571.1111
www.benmaydesign.com

Architect:
BEN MAY DESIGN
1117 NW 42ND STREET, SUITE 100
FORT LAUDERDALE, FL 33309
954.571.1111
www.benmaydesign.com



REMODEL/ADDITION
1016 AVONDALE
AUSTIN, TX 78704

DATE	2.3.11
BY	
CHECKED	
APPROVED	