

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Wednesday February 5, 2020

CASE NUMBER: C15-2020-0001

<input type="checkbox"/>	Brooke Bailey	OUT
<input checked="" type="checkbox"/>	Jessica Cohen	
<input checked="" type="checkbox"/>	Ada Corral	
<input checked="" type="checkbox"/>	Melissa Hawthorne	
<input checked="" type="checkbox"/>	William Hodge	
<input checked="" type="checkbox"/>	Don Leighton-Burwell	
<input type="checkbox"/>	Rahm McDaniel	OUT
<input checked="" type="checkbox"/>	Darryl Pruet	
<input checked="" type="checkbox"/>	Veronica Rivera	
<input type="checkbox"/>	Yasmine Smith	OUT
<input checked="" type="checkbox"/>	Michael Von Ohlen	
<input checked="" type="checkbox"/>	Kelly Blume (Alternate)	
<input type="checkbox"/>	Martha Gonzalez (Alternate)	OUT
<input type="checkbox"/>	Denisse Hudock (Alternate)	OUT

OWNER/APPLICANT: Todd O'Neill

ADDRESS: 809 NORWALK LN

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the LDC Subchapter F: Residential Design and Compatibility Standards, Article 3, Section 3.3.2 (Gross Floor Area) (B) (1) to allow an attached parking area [carport] that does not meet the minimum parking requirement to be exempted (160 sq. ft.) from the Gross Floor Area calculation for this site in order to complete an addition of a bedroom and carport in a "SF-3-NP", Single-Family-Neighborhood Plan zoning district (West Austin Neighborhood Plan)

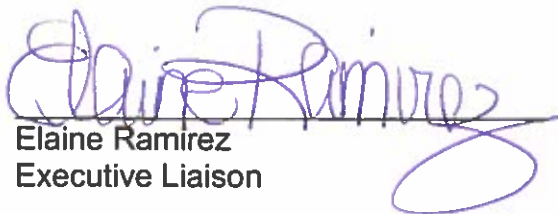
Note: Carport is 12 feet deep, it is not meeting the definition of a parking spot per TCM of a parking spot being 8 ½ x 17, therefore it is not meeting a parking area that can be exempted from Gross Floor Area.

BOARD'S DECISION: The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant, Board Member Melissa Hawthorne seconds on a 9-0 vote; **GRANTED**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: because the carport does not meet the zoning regulation, the compressed carport cannot be excluded from the gross area even though it will function as a carport for the family's smaller car.

2. (a) The hardship for which the variance is requested is unique to the property in that: the existing portion of the house was built in 1949, the façade and layout of the 1949 house only allow for a carport that is 12' in length, which is below the 17' required length to be considered a carport for purposes of gross floor area exclusion, there is a 25" Spanish Oak in the front yard and the CRZ in limiting the positioning of a carport.
- (b) The hardship is not general to the area in which the property is located because: not all lots have a 1949 home positioned near the front yard setback and have a 25" Spanish oak situated as close to the house as the original 1949 home is situated.
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 house will adhere to the existing front yard setback, the south side yard setback will adhere to the 5 foot setback requirement.


Elaine Ramirez
Executive Liaison


Don Leighton-Burwell
Chairman