

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**D-11**

**DATE: Monday June 14, 2021**

**CASE NUMBER: C15-2021-0051**

☐ Y ☐ Thomas Ates  
☐ Y ☐ Brooke Bailey  
☐ Y ☐ Jessica Cohen  
☐ Y ☐ Melissa Hawthorne  
☐ Y ☐ Don Leighton-Burwell  
☐ Y ☐ Rahm McDaniel  
☐ Y ☐ Darryl Pruett  
☐ Y ☐ Agustina Rodriguez  
☐ - ☐ Michael Von Ohlen  
☐ Y ☐ Nicholl Wade  
☐ - ☐ Vacant  
☐ - ☐ Kelly Blume (Alternate)  
☐ Y ☐ Carrie Waller (Alternate)  
☐ - ☐ Vacant (Alternate)

**OWNER/APPLICANT:** Peter Pevoto

**ADDRESS:** 106 AND 108 COMAL ST

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from the Land Development Code Section 25-2-492 (Site Development Regulations) from setback requirements to:

- a) decrease the minimum Front Yard Setback from 25 feet (required) to 15 feet (requested) and
- b) decrease the minimum Rear Yard Setback from 10 feet (required) to 5 feet (requested) in order to erect a Single Family Residence in a "SF-3-NP", Single-Family-Neighborhood Plan zoning district (East Cesar Chavez Neighborhood Plan).

**BOARD'S DECISION:** May 10, 2021 POSTPONED TO JUNE 14, 2021 DUE TO LACK OF BOARD MEMBERS/VOTES; June 14, 2021 The public hearing was closed by Chair Jessica Cohen, Board Member Brooke Bailey motions to Grant as per drawings D-11/14, 15, 16, 17, 18, 19; Board Member Melissa Hawthorne seconds on a 10-0 vote; GRANTED AS PER DRAWINGS D-11/14, 15, 16, 17, 18, 19.

**FINDING:**

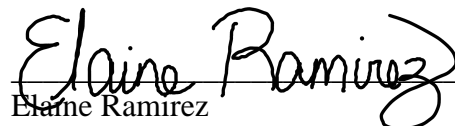
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the combined dimensions of the lot would equate to a 75ft wide by 50ft deep lot, which using standard setbacks of 25ft on the front lot line and 10ft on the back lot line, would only allow for a 15ft maximum depth of the home, which is not functional, the maximum footprint

(considering also 10ft setback from the alley and a 5ft setback on the side yard) would only be 900 sf which is only 23% of the lot size, this would also not allow for adequate parking as code requires 2 spaces for a single family.

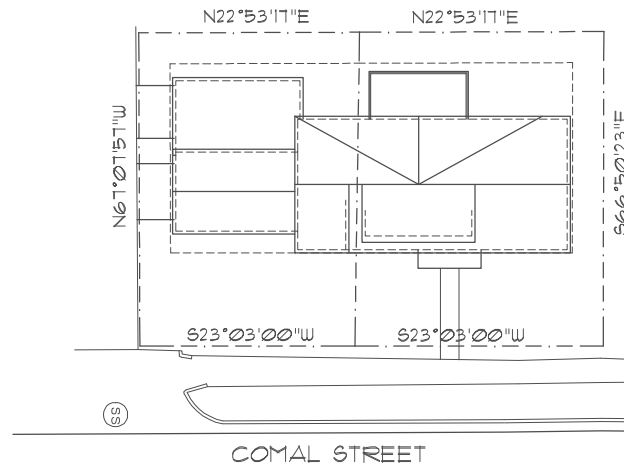
2. (a) The hardship for which the variance is requested is unique to the property in that: these are two tiny, empty, legally-platted lots that do not qualify for Small Lot Amnesty by themselves, so will be combining them both via a UDA in order to build one single family residence on the roughly 3,800 sq combined lot, no other lots or homes face Comal St within 8 blocks of this site, so front yard setback averaging is impossible, the only existing homes facing Comal have front yard setbacks less than 10ft.

(b) The hardship is not general to the area in which the property is located because: no other lots near this site are as small as this one lot and no lots or homes face Comal St within 8 blocks of this site, so front yard setback averaging is impossible.

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 lot lines used for front and rear setbacks on my lot are used by every other lot on this street as street side yard 15ft and side yard 5ft setbacks, if general setback averaging on this street could be used to achieve front yard setback, it would come out to 15ft.

  
Elaine Ramirez  
Executive Liaison

\_\_\_\_\_  
Diana Ramirez for  
Jessica Cohen  
Chairman



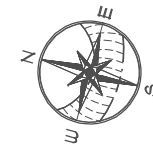
**LEGAL DESCRIPTION:**  
 106 & 108 COMAL STREET  
 TRT B & TRT C OLT 20  
 DIVISION C  
 AUSTIN, TEXAS

**GENERAL SITE NOTES:**  
 1.0 BUILDER TO RESCULPTURE  
 TOPO TO PROVIDE PROPER  
 DRAINAGE AS REQ'D.

**IMPERVIOUS COVER CALC'S.**

1ST FLOOR FOOTPRINT (W/ GARAGE & PORCHES)	1535 SF
TOTAL BLDG. COVERAGE	1505 SF 40.0%
DRIVEWAY	103 SF
WALKWAYS	64 SF
AC PAD	9 SF
TOTAL SITE COVERAGE	1685 SF 44.6%
TOTAL LOT SF	3776 SF 100%

**SITE PLAN**  
 SCALE 1" = 10'-0"



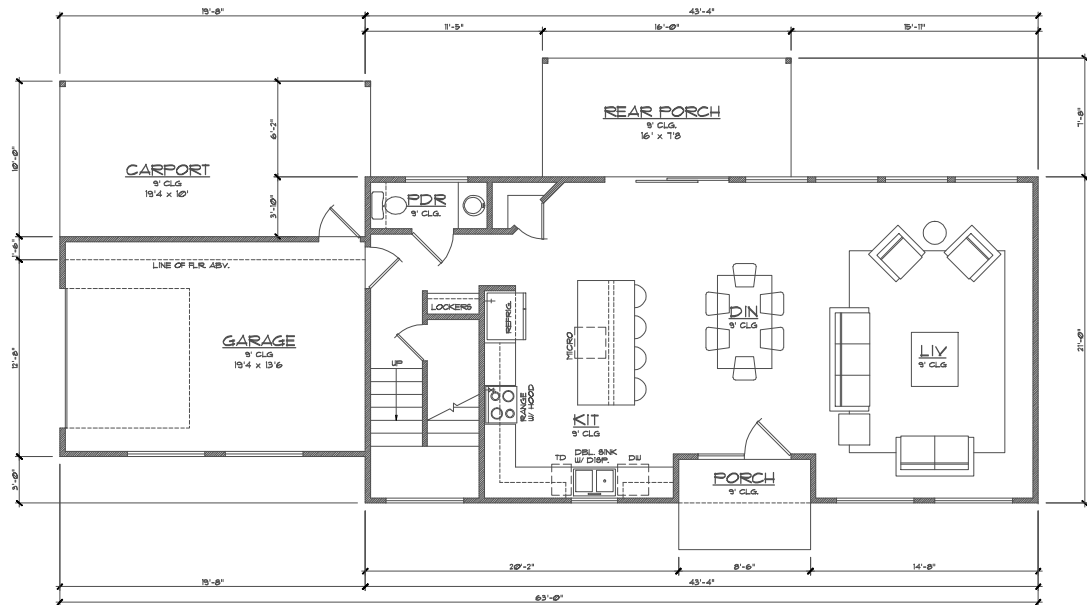
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**PEVOTO RESIDENCE**  
 106 COMAL STREET AUSTIN, TX

**FIVE STAR**  
 CIVIL ENGINEERING  
 10000 N. MOPAC EXPRESSWAY, SUITE 1000, AUSTIN, TX 78758

APR. 2021  
 106 COMAL  
 REV.

A1.1



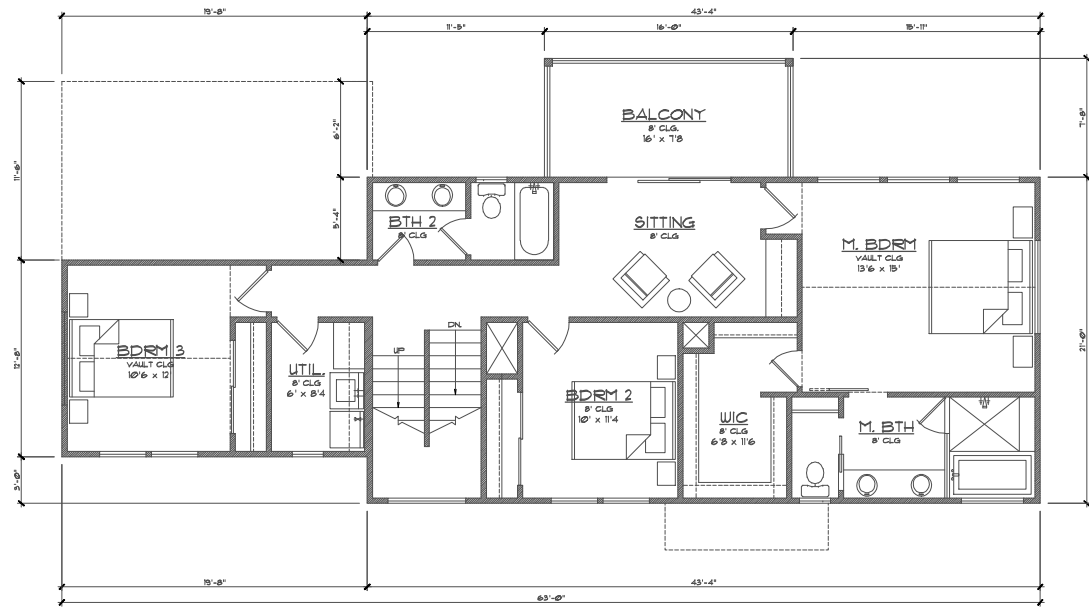
FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

SQUARE FOOTAGE

1ST FLR COND.	886 SF
2ND FLR COND.	119 SF
TOTAL CONDITIONED	1005 SF
CARPORT	138 SF
GARAGE	278 SF
FRONT PORCH	24 SF
REAR PORCH	123 SF
BALCONY	123 SF
DECK	123 SF
ATTIC 3'-1"	107 SF
ATTIC 1' 4" UP	211 SF
TOTAL ATTIC SQ FT	318 SF

GROSS SQ FT

1ST FLR COND.	886 SF
2ND FLR COND.	119 SF
GARAGE	278 SF
GARAGE EXEMPT	-200 SF
ATTIC 1' 4" UP	211 SF
ATTIC 3'-1"	-107 SF
GROSS SQ FT	727 SF



SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

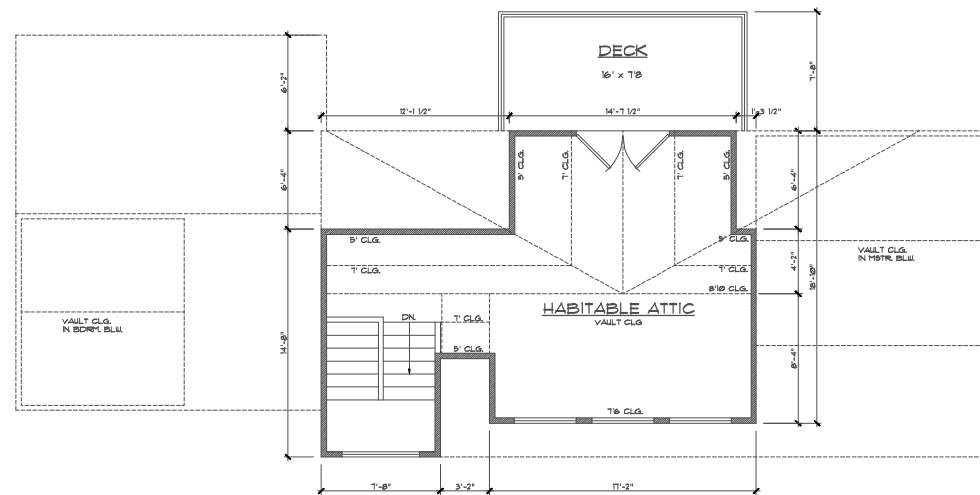
PEVOTO RESIDENCE  
106 COMAL STREET AUSTIN, TX

**FIVE STAR**  
ARCHITECTS  
11000 DUTCHMAN AVENUE SUITE 100  
DALLAS, TEXAS 75244-1100  
(214) 343-4400

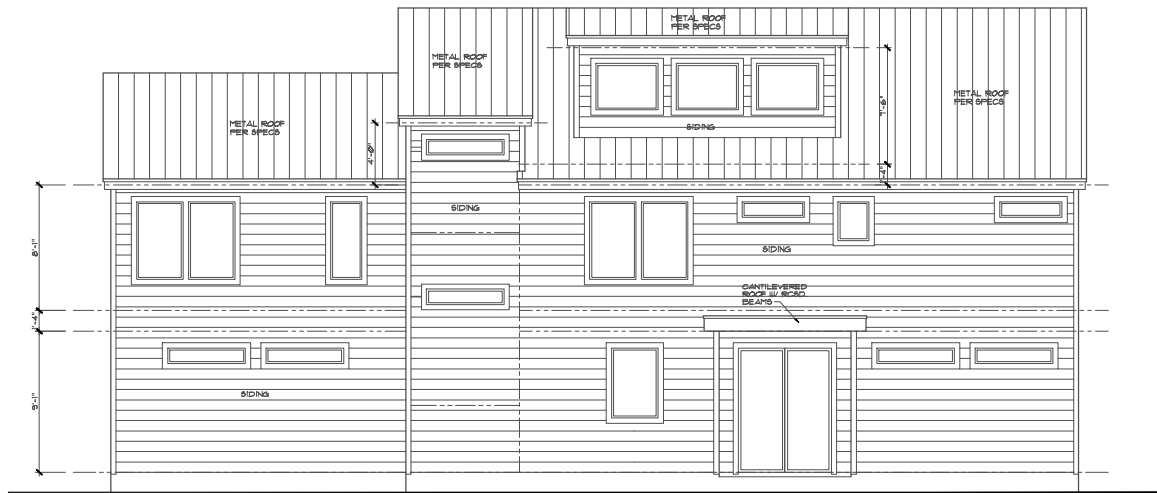
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106 COMAL  
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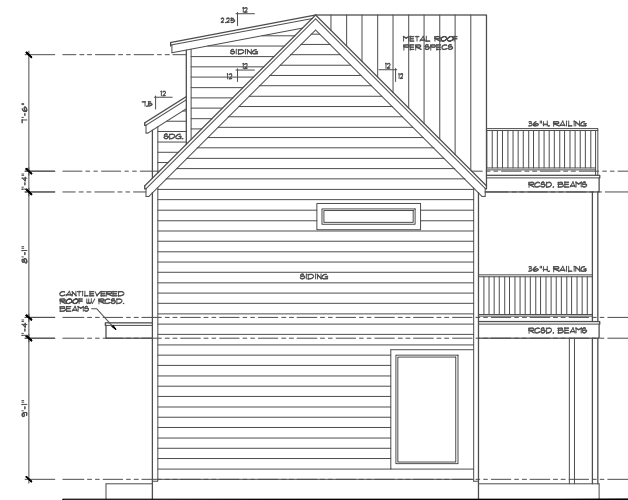
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ATTIC FLOOR PLAN  
SCALE 1/8" = 1'-0"



FRONT ELEVATION  
SCALE 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE 1/8" = 1'-0"

PEVOTO RESIDENCE  
106 COMAL STREET AUSTIN, TX

**FIVE STAR**  
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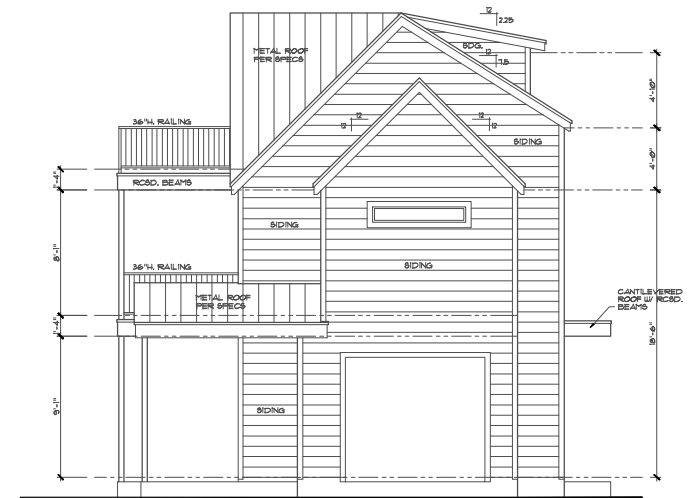
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REAR ELEVATION  
SCALE 1/8" = 1'-0"



LEFT ELEVATION  
SCALE 1/8" = 1'-0"

PEVOTO RESIDENCE  
106 COMAL STREET AUSTIN, TX

**FIVE STAR**  
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11000 DUTCHMAN ROAD, SUITE 100, AUSTIN, TX 78736 (512) 450-0000

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