

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
H-1

DATE: Monday May 9, 2022

CASE NUMBER: C15-2022-0021

☐ Y ☐ Thomas Ates
☐ - ☐ Brooke Bailey OUT
☐ Y ☐ Jessica Cohen
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Barbara McArthur
☐ - ☐ Rahm McDaniel OUT
☐ Y ☐ Darryl Pruett
☐ Y ☐ Agustina Rodriguez
☐ - ☐ Richard Smith OUT
☐ Y ☐ Michael Von Ohlen
☐ - ☐ Nicholl Wade OUT
☐ Y ☐ Kelly Blume (Alternate)
☐ Y ☐ Carrie Waller (Alternate)
☐ Y ☐ Marcel Gutierrez-Garza (Alternate)

APPLICANT: Bhavani Singal

OWNER: Heidi Lew

ADDRESS: 3701 ROBBINS RD

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

1. 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum Front Yard Setback from 40 feet (required) to 15 feet (requested) and

2. 25-2-551 (*Lake Austin District Regulations*) (C) (3)

(a) increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (allowed) to 48 percent (requested), (58% existing)

(c) increase the maximum impervious cover on a slope with a gradient of more than 25 percent and not more than 35 percent from 5 percent (allowed) to 14 percent (requested), (4% existing) in order to erect a new two story Single-Family residence 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 a tract that is not required to be platted.

BOARD'S DECISION: March 14, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Melissa Hawthorne motions to postpone to April 11, 2022; Board Member Brooke Bailey seconds on a 10-0 vote; POSTPONED TO APRIL 11, 2022. April 11 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Michael Von Ohlen motions to postpone to May 9, 2022; Chair Jessica Cohen seconds on a 10-0 vote (Board member Nicholl Wade no vote off the dais); POSTPONED TO MAY 9, 2022. (RE-NOTIFICATION);

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

1. **25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum Front Yard Setback from 40 feet (required) to 15 feet (requested) and**
2. **25-2-551 (*Lake Austin District Regulations*) (C) (3)**
 - (a) **increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (allowed) to 36 percent (requested), (45% existing)**
 - (b) **increase the maximum impervious cover on a slope with a gradient of 15 percent and not more than 25 percent, from 10 percent (allowed) to 21 percent (requested), (6% existing) and**
 - (c) **increase the maximum impervious cover on a slope with a gradient of more than 25 percent and not more than 35 percent from 5 percent (allowed) to 7 percent (requested), (6% existing) in order to erect a new two story Single-Family residence 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 a tract that is not required to be platted.

BOARD'S DECISION: May 9, 2022 May 9, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Jessica Cohen motions to approve as per drawing H-1/10 in the advanced packet; Board Member Michael Von Ohlen seconds on a 10-0 vote; GRANTED AS PER DRAWING H-1/10 IN THE ADVANCED PACKET.

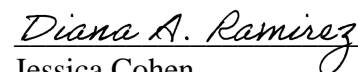
FINDING:

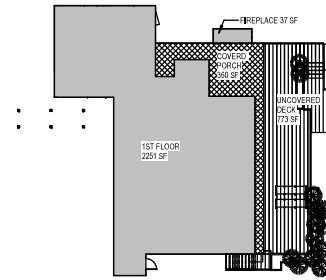
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the site is challenged with steep topography that tends to flatten at various spots, in order to build the new home on the flatten portions of the lot we are required to exceed the impervious cover allowance by LA Zoning.
2. (a) The hardship for which the variance is requested is unique to the property in that: due to the topography and the 100 year floodplain

(b) The hardship is not general to the area in which the property is located because: this is common issue that many neighbors have applied to the board of adjustment for in order to rebuild on their lots.

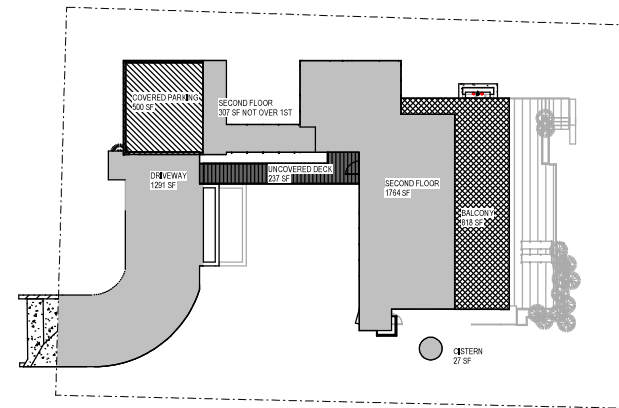
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: redeveloping an existing single family lot to maintain the function of a single family residence, there is no change of use.


Elaine Ramirez
Executive Liaison

 for
Jessica Cohen
Madam Chair



AREA ANALYSIS - LEVEL 1
1/16" = 1'-0" ③



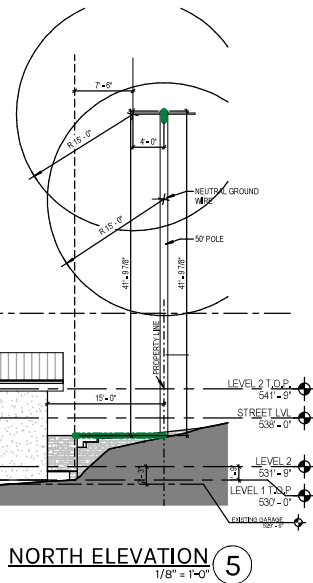
AREA ANALYSIS - LEVEL 2
1/16" = 1'-0" ④

LEGEND

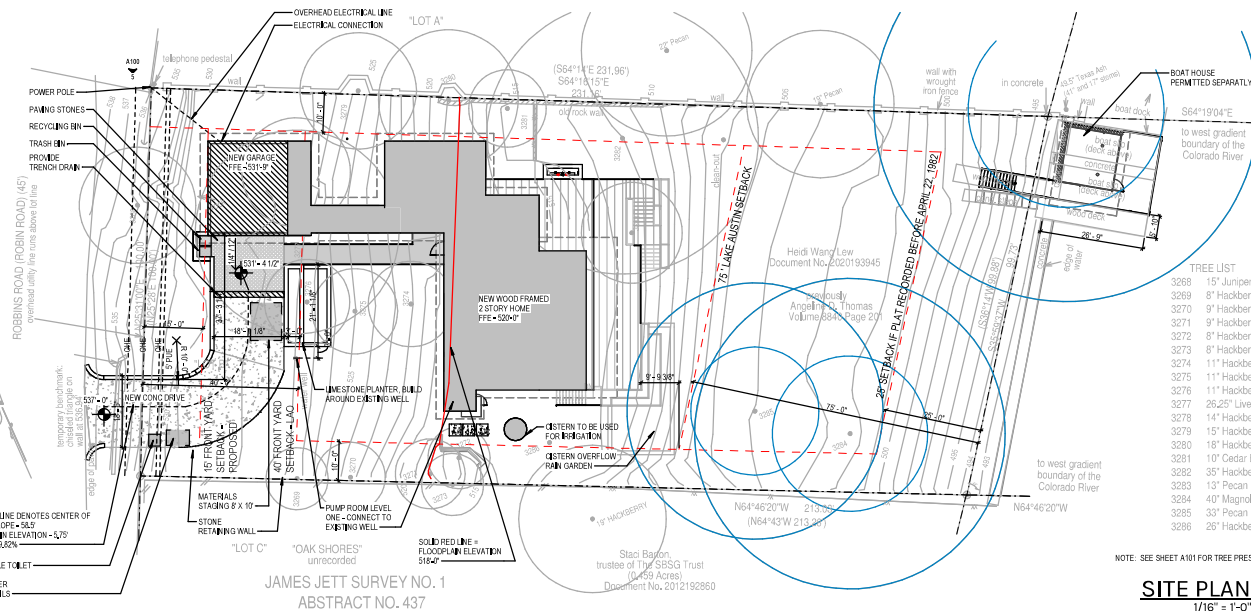
- 30" IRON ROD FOUND (UNLESS STATED)
- CM CONTROL MONUMENT
- LI RECORD INFORMATION
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- CONTRIBUTING UNIT
- WOOD PRIVACY FENCE
- D.E. DRAINAGE EASEMENT
- IRV IRRIGATION CONTROL VALVE
- OVERHEAD ELECTRICAL LINE

GENERAL SITE NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREES/PLANT AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK CLEARING.
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CONTROL MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
3. PERMANENT EROSION CONTROLS ALL DISTURBED AREAS SHALL BE RESTORED PER COA RULES AND REGULATIONS. PROVIDE TREE PROTECTION PER COA GUIDELINES AT ALL TIMES.
4. NO CUT OR FILL GREATER THAN 4" IS ALLOWED WITHIN THE 1/2 CRZ OF PROTECTED TREES 18" OR GREATER, AND THERE IS NO BRUSH ALLOWED WITHIN THE 1/2 CRZ.
5. DEMOLITION WITHIN THE 1/4 AND 1/2 CRZ OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.



NORTH ELEVATION
1/8" = 1'-0" ⑤



SITE PLAN
1/16" = 1'-0" ①

WORKSHOP



Seal:



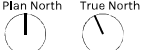
04.12.2022

SHEET IS FORMATTED TO 22" x 34".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

LEW FAMILY
RESIDENCE

ROBBINS ROAD

3701 ROBBINS RD
AUSTIN TX 78730



Issue

- | Issue | PERMIT SET |
|--------------|-----------------|
| 1 07.12.2021 | COA COMMENTS |
| 2 01.05.2022 | BOA TECH UPDATE |
| 3 03.25.2022 | BOA UPDATE |

Project Number, 21-004
Drawn By, BS
Checked By, BS

SITE PLAN

A100