

**2005 Bluebonnet Lane #A
Austin, TX 78704**

City of Austin
Board of Adjustment hearing

July 10, 2017

Before



After



Picture of 1807 Bluebonnet Ln with similar configuration



Courtyard space between carport and home – 10 feet



904 Jessie configuration

904 Jessie



**Area between house and
carport is door-width**

**Front-facing carport;
Adding door substantially
alters view**

2005 Bluebonnet Ln



No change in view from street

Reasonable use

- **The zoning regulations do not allow for reasonable use**

Position of the carport parallel to the street, the narrow width of the driveway, and the steep slope from the street allow would-be trespassers and thieves to go unseen by people passing by.



Slope – view from street



Slope – view from carport



Nearly 4 foot elevation difference
between street and carport

Reasonable use

- **The zoning regulations do not allow for reasonable use**

Position of the carport parallel to the street, the narrow width of the driveway, and the steep slope from the street allow would-be trespassers and thieves to go unseen by people passing by.



Nothing in carport
from street level



Nothing in carport from
near bottom of driveway



Trash can in
middle of carport

Hardship

- **Unique**

Of the approx. 1,500 homes in Zilker, 0 share the combination of carport position and steep slope unique to our home.

Further, our home is the only one across the street from an elementary school and next to a bus stop.



Zilker Elementary school
across the street



Bus stop

Hardship

- **Not general to the area**

17 other homes in the Zilker neighborhood (approximately 1%) have a carport positioned similar to ours. However, zero of these homes have a steep downware slope from the street that limits visibility into the carport.

Area character

- **Will not alter the character of the area adjacent to the property**

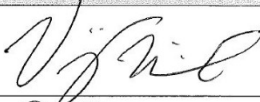
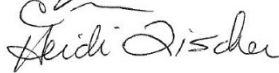

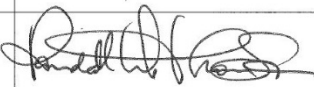
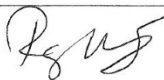
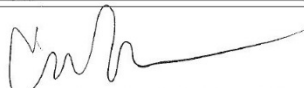

The garage door is not visible from the front of the house – it is only visible from an angled view, and that view is limited.



Area character

- Will not impair the use of adjacent conforming property**

The garage door does nothing to impair the use of any adjacent property. The adjacent properties, whose owners support the variance request, are not harmed or affected, as the carport and its use does not encroach on their property.

Property Owner Name (Printed)	Address	Signature
Vijay Mehra	2005 Bluebonnet Ln, B (Prop ID: 841046)	
Carol Lovett & Heidi Fischer	2007 Bluebonnet Ln (Prop ID: 100344)	
Joshua Peterson <i>Deborah Peterson</i>	1911 Hether St (Prop ID: 100328)	
Tenant	1911 Hether St (Prop ID: 100328)	see address below below
Austin Public Schools (Zilker Elementary) Randall Thomson (Principal)	1900 Bluebonnet Ln (Prop ID: 102592)	
RAY MALOUF	1911 Hether St. Austin, TX 78704	
Christine Winston & Jay Hollinsworth	1909 Hether St (Prop ID: 100329)	
Austin Public Schools (Zilker Elementary) Sandra Creswell Associate Superintendent	1900 Bluebonnet Ln (Prop ID: 102592)	

**Agreement and
support from owners
and tenants of all
adjacent properties**

Area character



- **Will not impair the purpose of the regulations of the zoning district**

The view of the home from the street is unchanged, keeping the home compatible in scale and bulk with the neighborhood.

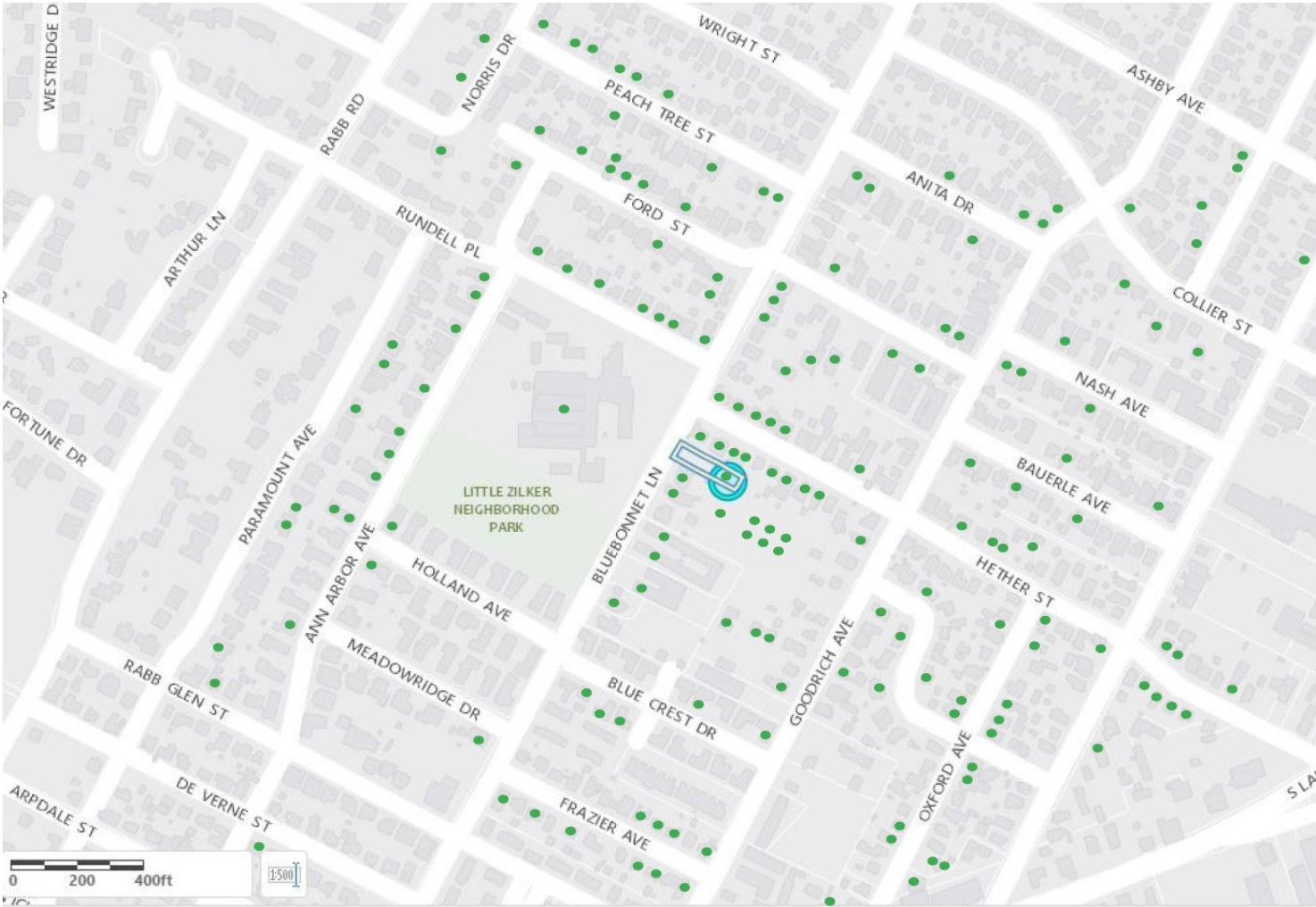


Scale and bulk
remain unchanged

Neighborhood Support Summary – Updated

Type	# of supporters	
Owners	148	
Tenants	76	
Total neighbors supporting variance	224	
<i>% of neighbors we spoke with supporting variance</i>	<i>98.2%</i>	
<i>Total properties represented</i>	<i>189</i>	

Neighborhood Support Map – Updated



Additional support – Friends of Zilker

Question #3

Friends of Zilker supports Zilker residence seeking Board of Adjustment variances to increase FAR to allow for the addition of a garage door(s) on one of the two open sides of a carport. Adding a garage door to a carport that is still 80% open on one side does not add heated / cooled living space to the home. The addition of a garage door should not change the FAR, but because Austin has an unusual way of calculating FAR it does. The FoZ support neighbors who seek an upwards adjustment of their homes FAR to allow for the addition of a garage door on an open carport. Furthermore, the distance of a carport from an open porch should not impact how the FAR is calculated if both the porch and the carport are not heated / cooled. Allowing neighbors to add garage doors to their homes is very much in keeping with the character of the Zilker neighborhood. Information about McMansion Carport Exemption – LDC 25-2, Subchapter F, 3.3.2 . More of a high level overview of the McMansion Ordinance. Information about 904 Jessie Board of Adjustment Code Interpretation regarding required distance between open carport and porch: Austin Monitor Story about 904 Jessie and 904 Jessie Board of Adjustment Documents Previous Council (in)Action on resolving carport exemption issue generally in the code which is why BOA variances are needed to add garage doors. October 6, 2016 – City Council Item 55 (1 of 2) 65:20

Yes – I support this position	34
No – I do not support this position	1

Appendix – Supplemental Packet

2005 Bluebonnet Lane #A, Austin, TX 78704

City of Austin

Board of Adjustment hearing

Additional neighborhood support signatures



I, Maureen Lamb, am applying for a variance from the Board of Adjustment regarding Section 3.3.2 of the Land Development Code. The variance would allow me the ability to keep the garage door installed on my carport.

By signing this form, I understand that I am declaring my support for the variance being requested.

Owner / Tenant	Property Owner Name (Printed)	Address	Signature
Owner / <u>Tenant</u>	Chris Cagle	1909 Anita Dr.	
Owner / <u>Tenant</u>	Chris Cagle	1909 Anita Dr. #C	
<u>Owner</u> / Tenant	Carrye Chen	1807 Anita Dr.	Carrye Chen
Owner / Tenant	James Galy	1604 Opener Dr.	James Galy
<u>Owner</u> / Tenant	Chal Brady	1708 Allison	
<u>Owner</u> / Tenant	Kara Weldon	1607 Collier	
Owner / <u>Tenant</u>	Joshua Weldon	1607 Collier	
Owner / <u>Tenant</u>	Salvador Shehan	2017 Oxford	
Owner / <u>Tenant</u>	India Shehan	2017 Oxford	
<u>Owner</u> / Tenant	JOEL MONTANA	1512 OXFORD	
<u>Owner</u> / Tenant	Robt Hays	1507 Kinnery Ave	
Owner / <u>Tenant</u>	Neel Somani	1701 Bluebonnet Ln	
Owner / Tenant			

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Police reports

Police report – July 11, 2015 (#151920946)

Police report – June 24, 2016 (#165026165)

APD Home (<http://www.austintexas.gov/department/police>)

Austin Police Department Incident Reports Search - Public Portion

1 Reports Selected

Search Criteria

Start Date: 06/17/2016

End Date: 06/23/2016

Location: BLUEBONNET

[New Search \(alt_search.cfm\)](#)

Report Number:	2016-5026165	Report Date/Time	Fri, Jun-24-2016 17:32
Offense Date/Time	Sun, Jun-19-2016 17:32		
Offense(s)	THEFT		
Offense Location	2005 BLUEBONNET LN, Apt # A, AUSTIN 78704 Census Tract: 13.04 District: 3 Area Command: DA		
Investigator Assigned	AP4523 - MITCHELL, JULIUS C		
Victim(s)	Name: LAMB, BRANDON	Male	White
	Address: AUSTIN, TX		
Property	STOLEN	TOOLS - POWER, HAND	
Case Summary			

End Of Offense

[New Search](#)

Friends of Zilker Voting Results

Re: garage doors added to carports

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