

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, October 12, 2015

CASE NUMBER: C15-2015-0128

Y ___ Brooke Bailey
 Y ___ Michael Benaglio **2nd the Motion**
 Y ___ William Burkhardt
 n/a ___ Eric Goff
 Y ___ Vincent Harding
 Y ___ Melissa Hawthorne
 Y ___ Don Leighton-Burwell **Motion to Deny**
 Y ___ Melissa Neslund
 Y ___ James Valadez
 out ___ Michael Von Ohlen

APPLICANT: Stuart Hersh

OWNER: Eduardo Longoria

ADDRESS: 1701 TOOMEY RD

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-6 Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 46 spaces (required) to 0 spaces (requested) in order to maintain a restaurant and private educational facility use in a "CS", General Commercial Services zoning district.

NOTE: This site includes 2,850 square feet of restaurant use, which is calculated at 1 space per every 75 feet of space or 38 spaces required, occupancy load for that part of the building is 85; and 8,503 square feet of private educational facility, which is calculated at 1.5 spaces per employee and 1 space per every three 11th and 12th graders, the school does not have an 11th or 12th grade but does have 12 employees, so 18 spaces required.

This address receives a 20% reduction in the required parking due to its location within the urban core. It does not receive credit for having a bicycle rack. It meets its loading space requirement (2 provided, 1 required).

BOARD'S DECISION: POSTPONED TO October 12, 2015 AT THE BOARD'S REQUEST; OCT 12, 2015 The public hearing was closed on Board Member Don Leighton-Burwell motion to Deny, Board Member Michael Benaglio second on a 8-0 vote; **DENIED.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:


Leane Heldenfels
Executive Liaison


Vincent Harding
Chairman