

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

DATE: Monday, November 14, 2013

CASE NUMBER: C15-2013-0097

☐ Y ☐ Jeff Jack
☐ R ☐ Michael Von Ohlen(RECUSED)
☐ Y ☐ Stuart Hampton
☐ Y ☐ Bryan King 2nd the Motion
☐ Y ☐ Fred McGhee
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Sallie Burchett Motion to Grant
☐ - ☐ Cathy French (SRB only)

APPLICANT: Cayce Weems

OWNER: SAME AS APPLICANT

ADDRESS: 403 SAN SABA ST

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 10 feet in order to move a single-family residence onto the lot in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Postpone to November 14, 2013, Board Member Melissa Hawthorne second on a 7-0 vote; POSTPONED TO November 14, 2013 (RE-NOTIFICATION REQUIRED).

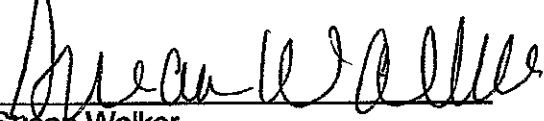
VARIANCE REQUEST: The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 14 feet in order to move a single-family residence onto the lot in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

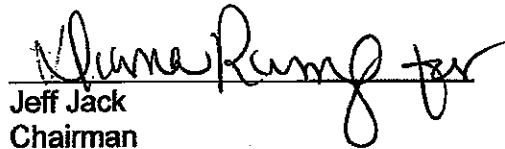
The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 9 feet in order to move a single-family residence onto the lot in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Sallie Burchett motion to Grant, Board Member Bryan King second on a 6-1 vote (Board member Michael Von Ohlen recused); GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the relatively new 15 foot corner side setback requirements do not work well with the historically small and narrow lots in the neighborhood
2. (a) The hardship for which the variance is requested is unique to the property in that: house is already built, in order for the driveway and house to fit on this narrow lot and to still stay away from the trees, a variance is needed on the side setback
(b) The hardship is not general to the area in which the property is located because: house already built
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: for many years the corner lot side setback was 10 feet, the Holly neighborhood is so historic that many houses in the neighborhood have side setbacks even less than 10 feet and consistent with neighboring properties


Susan Walker
Executive Liaison


Jeff Jack
Chairman

C15-2014-0035

October 8, 2013

Cayce Weems
403 San Saba
Austin, TX 78702

Case Number: C15-2013-0097

Variance Request: To decrease the side street setback from 15' to 10' for 403 San Saba so that an 816 sq ft house can be moved onto the property.

Board of Adjustment,

We, the undersigned neighbors of 403 San Saba, do not object to the above variance request, as most of the homes in our community are also 10' on the street side setback.

Name	Address	Date
<u>Mike Lopez</u>	<u>2519 E. 4th</u>	<u>10/08/13</u>
<u>Esmail Khilani</u>	<u>2520 E 4th St</u>	<u>10/08/13</u>
<u>Vilma Fuentes</u>	<u>2601 E 4th St</u>	<u>10/08/13</u>
<u>Opelia Ramirez</u>	<u>2603 E. 4th St</u>	<u>10/8/13</u>