

0068

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

DATE: Monday, May 12, 2014

CASE NUMBER: C15-2014-0068

- Y Jeff Jack
- Y Michael Von Ohlen **2nd the Motion**
- Y Ricardo De Camps **Motion to PP to June 9, 2014**
- Y Bryan King
- Y Fred McGhee
- Y Melissa Hawthorne
- Y Sallie Burchett

APPLICANT: Truc M Nguyen

OWNER: Truc M. & Lan T. Nguyen

ADDRESS: 815 KEASBEY ST

VARIANCE REQUESTED: The applicant has requested variances to Section 25-2-492 (D) of the Site Development Regulations to:

decrease the minimum lot size requirement from 5,750 square feet to 2,295 square feet (existing); and

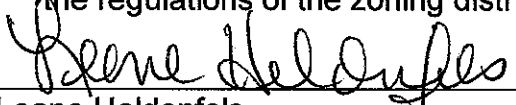
decrease the minimum lot width requirement from 50 feet to 39.88 feet (existing); and decrease the front setback requirement from 25 feet to 19.5 feet (existing);

and decrease the side setback requirement from 5 feet to 2 feet (existing) in order to re-subdivide the property and maintain the existing home and garage in an "SF-3-CO-NP", Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (Hancock)

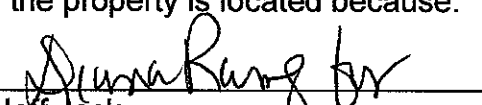
BOARD'S DECISION: The public hearing was closed on Board Member Ricardo De Camps motion to Postpone to June 9, 2014, Board Member Michael Von Ohlen second on a 7-0 vote; POSTPONED TO JUNE 9, 2014.

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



 Jeff Jack
 Chairman

Heldenfels, Leane

From: Lan Nguyen <~~nguyensalado@yahoo.com~~>
Sent: Wednesday, May 28, 2014 8:26 PM
To: Heldenfels, Leane
Subject: Re: Any comments back from Subdivision, residential review?

Hi Leane,
 As we discussed on the phone, let's postpone it to July. I'll start the sub-division process and find out if there's any other variance I need to add to the list.

Thanks,
 Truc.

On Tuesday, May 27, 2014 12:51 PM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

Yes, I would get it started just to get comments back and see if any other variances are needed. Their review will be more thorough and cover everything you many need either a zoning variance from (Board of adjustment) or Planning Commission variance from (subdivision requirements).
 Thanks –
 Leane

From: Lan Nguyen [<mailto:nguyensalado@yahoo.com>]
Sent: Monday, May 26, 2014 8:07 AM
To: Heldenfels, Leane
Subject: Re: Any comments back from Subdivision, residential review?

Hi Leane,
 We haven't started the subdivision process yet since I thought I need to get the variance approval in order to do that. I can get it started and see if there's any additional request needed. As far as I know these are the variances I need to meet the zoning requirement. I'll call you tomorrow.

Thanks,
 Truc.

On Wednesday, May 21, 2014 8:00 AM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

Just wanted to know if you've heard anything yet, know of any additional variances you may need to retain your house on the deed divided lot.
 Have your surveyor review attached notice and see if we need to add anything. You might also take your survey to residential review and do a paid consultation or submit for review and see what comments they send back.
 I may need to resend the notice if anything changes, our deadline for notices for the June meeting will be Wed. 5/28 – so if you can advise by then it would be best. If you