

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday, August 14, 2017**

**CASE NUMBER: C15-2017-0026**

Y  Brooke Bailey  
 Y  William Burkhardt  
 N  Christopher Covo  
 N  Eric Goff  
 N  Melissa Hawthorne  
 Y  Bryan King  
 Y  Don Leighton-Burwell  
 Y  Rahm McDaniel  
 Y  Veronica Rivera  
 Y  James Valadez  
 -  Michael Von Ohlen  
 Y  Kelly Blume (Alternate)  
 -  Martha Gonzalez (Alternate)  
 -  Pim Mayo (Alternate)

**APPLICANT: Ron Thrower**

**OWNER: Eric Behrens**

**ADDRESS: 1814 KENWOOD AVE**

**VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) at:**

- A. at 1814 Kenwood Avenue to decrease the side yard setback from 5 feet (required) to 1.1 feet (requested, existing) and decrease the rear yard setback from 10 feet (required) to .7 feet (requested, existing); and at
- B. 1816 Kenwood Avenue to decrease the side yard setback from 5 feet (required) to 1.4 feet (requested, existing) and decrease the rear yard setback from 10 feet (required) to .6 feet (requested, existing); and at
- C. 1820 Kenwood Avenue to decrease the side yard setback from 5 feet (required) to 3.4 feet (requested, existing) and decrease the rear yard setback from 10 feet (required) to .5 feet (requested, existing)
- in order to permit an amended plat in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City)

**BOARD'S DECISION: POSTPONED TO JULY 10, 2017 BY APPLICANT**

**RENOTIFICATION: The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) at:**

- A. 1814 Kenwood Avenue to decrease the side yard setback on the northern property line from 5 feet (required) to 1.1 feet (requested, existing) for an accessory structure and from 5 feet (required) to 0 feet (requested, existing) for a

carport and to decrease the rear yard setback from 10 feet (required) to .7 feet (requested, existing) for an accessory structure; and at

B. 1816 Kenwood Avenue to decrease the side yard setback on the northern property line from 5 feet (required) to 1.4 feet (requested, existing) for an accessory structure and to decrease the rear yard setback from 10 feet (required) to .6 feet (requested, existing) for an accessory structure; and at


C. 1820 Kenwood Avenue to decrease the side yard setback on the northern property line from 5 feet (required) to 3.4 feet (requested, existing) for an accessory structure and to decrease the rear yard setback from 10 feet (required) to .5 feet (requested, existing) for an accessory structure in order to permit an amended plat in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City)

**BOARD'S DECISION July 10, 2017 - Discussion of procedural postponement due to Austin Energy denial was closed on Board Member Brooke Bailey motion to postpone to August 14, 2017, Board Member Bryan King second on an 8-3 vote (Board members Christopher Covo, Eric Goff and Melissa Hawthorne nay); POSTPONED TO AUGUST 14, 2017; WITHDRAWN BY APPLICANT**

**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:

  
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 Leane Heldenfels  
 Executive Liaison

  
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 William Burkhardt  
 Chairman