

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

DATE: Monday February 12, 2018

CASE NUMBER: C15-2017-0067

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

APPLICANT: Jeff Mosley and Hector Avila

OWNER: Sheila Stallings

ADDRESS: 702 ZENNIA ST

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

- A. the minimum lot width from 50 feet (required) to 34 feet (requested, existing); and to**
- B. the minimum lot size from 5,750 (required) to 2,584 (requested, existing) in order to add a 2nd story accessory residential use to the current 1 story commercial use in a "CS-CO-NP", General Commercial Services - Conditional Overlay - Neighborhood Plan zoning district. (North Loop)**

BOARD'S DECISION: Dec 11, 2017 POSTPONED TO JANUARY 8, 2018; Jan 8, 2018 POSTPONED TO FEBRUARY 12, 2018 (RENOTICE REQUIRED)

VARIANCE REQUESTED: The applicant has requested variance(s) to:

- A. Section 25-2 492 (D) (Site Development Regulations) to decrease the minimum lot width from 50 feet (required) to 34 feet (requested, existing); and to**
- B. decrease the minimum lot size from 5,750 (required) to 2,584 (requested, existing); and to**
- C. decrease the minimum front setback from 10 feet (required) to 8.4 feet (requested, 1st floor existing); and to**

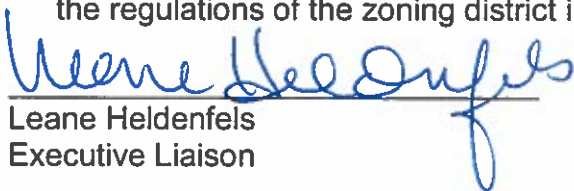
D. Article 10, Compatibility Standards, Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) (B) to decrease the minimum distance from property in a urban family residence (SF-5) or more restrictive district or which a use permitted in SF-5 or more restrictive zoning district is located that a person may construct a structure from 15 feet (required) to 11.7 feet (requested) on the east side property line

in order to add a 2nd story accessory residential use/structure to the current 1-story commercial use/structure next to both single family zoning and use in a "CS-CO-NP", General Commercial Services - Conditional Overlay - Neighborhood Plan zoning district. (North Loop)

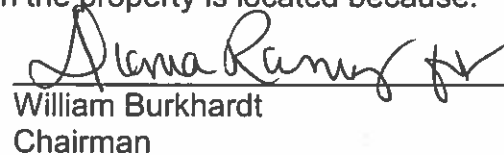
RENOTIFICATION REQUEST: February 12, 2018 Feb 12, 2018 POSTPONED TO APRIL 9, 2018

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



William Burkhardt
Chairman