

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

DATE: Monday February 12, 2018

CASE NUMBER: C15-2018-0003

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

OWNER/APPLICANT: Adelaida J. Rodriguez

ADDRESS: 2111 9TH ST

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 45 feet (requested, existing); and to

B. Section 25-2-774 (B) (Two-Family Residential Use) to decrease the minimum lot area from 5,750 square feet (required) to 5,644.35 square feet (requested, existing); and to

in order to erect a new single family residence and a second dwelling unit (ADU) in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Central East Austin)

BOARD'S DECISION: Jan 8, 2018 The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to February 12, 2018, Board Member Brooke Bailey second on a 11-0 vote; POSTPONED TO FEBRUARY 12, 2018. Feb 12, 2018 The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Michael Von Ohlen second on a 9-2 vote (Board members Don Leighton-Burwell and Kelly Blume nay); GRANTED.

EXPIRATION DATE: February 12, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: This lot has 106 smaller than required which is diminimus
2. (a) The hardship for which the variance is requested is unique to the property in that: this lot slightly smaller, irregularly shape and not square to street

(b) The hardship is not general to the area in which the property is located because: other similar lots near this property are not configured like this one, lot is only 100 ft shorter than minimum requirement

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: this block and the surrounding area are similar situated dwelling and 2nd dwelling units.



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman