CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday January 8, 2018　　　　　　**CASE NUMBER: C15-2017-0068**

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

APPLICANT: Jessica, Braun

OWNER: Garden Villas Roots, LP

ADDRESS: 1116 3RD ST

VARIANCE REQUESTED: The applicant has requested variance(s) to:
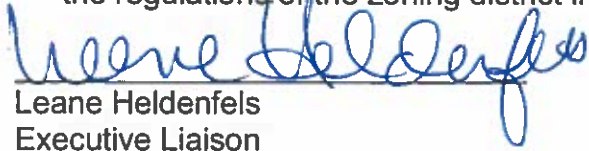
A.　　Section 25-2-774 (A) (*Two-Family Residential Use*) to decrease the minimum lot area from that equivalent to a standard lot, or in this case 5,750 square feet (required) to 3,450 square feet (requested); and to

B.　　Section 25-2-774 (C) (5) (*Two-Family Residential Use*) to increase floor-to-area ratio of .15 to 1 (required) to .20 to 1 (requested); and to

C.　　Section 25-2-1406 (5) (d) (*Ordinance Requirements*) to allow a lot that is aggregated with other property to form a site to be disaggregated
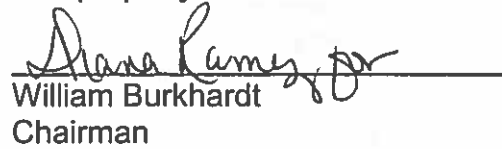
in order to allow a new single family home and additional dwelling unit (ADU) on each lot in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez)

BOARD'S DECISION: Jan 8, 2018 The public hearing was closed on Board Member Veronica Rivera motion to Postpone to February 12, 2018, Board Member Eric Goff second on a 11-0 vote; POSTPONED TO FEBRUARY 12, 2018. Feb 12, 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