

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday January 08, 2018

CASE NUMBER: C15-2018-0002

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: Kristin Kaiser

OWNER: Deborah Main

ADDRESS: 5409 DUVAL ST

VARIANCE REQUESTED:

Request(s): The applicant has requested variance(s) to:

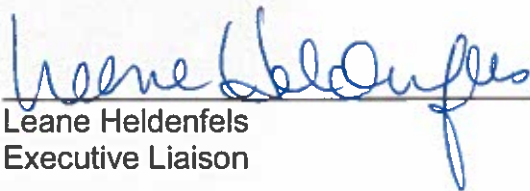
- A. Section 25-2-476 (Special Exception) from Section 25-2-492 (D) (Site Development Regulations) to decrease east side yard setback from 5 feet (required) to 4.9 feet (requested, existing); and to**
- B. Section 25-2-476 (Special Exception) from Section 25-2-492 (D) (Site Development Regulations) decrease the west side yard setback from 5 feet (required) to 4.9 feet (requested, existing)**
- C. Section 25-2-492 (D) (Site Development Regulations) to decrease the east side yard setback from 5 feet (required) to 4.7 feet (requested) in order to maintain a recently constructed carport along the east property line and an existing home on the east and west property lines in a "SF-3", Family Residence zoning district.**

BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Eric Goff second on an 11-0 vote; GRANTED.

EXPIRATION DATE: January 8, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the side yard setback and two 6x6 post sitting the normal distance of 4' over a side yard setback
2. (a) The hardship for which the variance is requested is unique to the property in that: the matter is deminimis
(b) The hardship is not general to the area in which the property is located because: the home was constructed to meet required distances from electric poles, protected trees, to sit further from the allowable setbacks
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: the majority of existing homes in the neighborhood, with or without attachments are built within the current setbacks and the two special exception variance Section 25-2-476.


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman