

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

DATE: Monday, March 12, 2018

CASE NUMBER: C15-2017-0038

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

OWNER/APPLICANT: Aruna Chindalore

ADDRESS: 9101 SAUTELLE LN

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

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the street side yard setback from 15 feet (required) to .5 feet (requested, existing); and to**
- B. increase the impervious cover from 45% (required) to 46.9% (requested, existing); and to**
- C. Section 25-2-515 (Rear Yard of Through Lot) to decrease the through lot rear yard from 25 feet (required) to 10 feet (requested, existing) in order to permit a recently constructed meditation studio and older gazebo in a "SF-2", Family Residence zoning district.**

BOARD'S DECISION: July 10, 2017 The public hearing was closed on Board Member Melissa Hawthorne motion to postpone to August 14, 2017, Board Member Bryan King second on a 11-0 vote; **POSTPONED TO AUGUST 14, 2017; August 14, 2017 REQUESTING POSTPONEMENT TO OCTOBER 9, 2017 BY APPLICANT; Oct 9, 2017 POSTPONED TO DECEMBER 11, 2017; DEC 11, 2017 POSTPONED TO FEBRUARY 12, 2018**

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

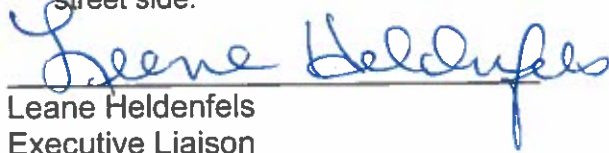
- A. decrease the street side yard setback from 15 feet (required) to .5 feet (requested, existing/recently constructed); and to**
- B. increase the impervious cover from 45% (required) to 46.9% (requested, existing/some recently constructed); and to**

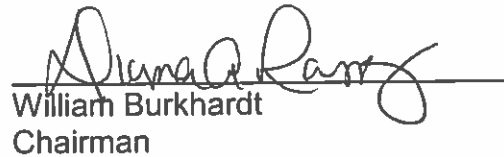
C. Section 25-2-515 (Rear Yard of Through Lot) to decrease the through lot rear yard from 25 feet (required) to 10 feet (requested, existing/previously constructed) in order to permit a recently constructed meditation studio and previously constructed/older gazebo to remain in a "SF-2", Family Residence zoning district.

BOARD'S DECISION: Feb 12, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to March 12, 2018, Board Member Melissa Hawthorne second on an 11-0 vote; POSTPONED TO MARCH 12, 2018. March 12, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant Items A and C and to Deny Item B, Board Member Martha Gonzalez second on an 11-0 vote; GRANTED ITEMS A, C AND TO DENY ITEM B. EXPIRATION DATE: MARCH 12, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: there are very well grown & established oak trees in the backyard which limits the options for placement of this structure elsewhere in the backyard.
2. (a) The hardship for which the variance is requested is unique to the property in that: oak trees in close proximity to each other in that part of the backyard
(b) The hardship is not general to the area in which the property is located because: corner building with large yard areas on the back and right side of the property – filled with established trees
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 property is located at the corner of three streets and this building abuts to fence that is up against the hillside terrace street side.


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman