

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

DATE: Monday April 09, 2018

CASE NUMBER: C15-2018-0013

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

APPLICANT: Hector Avila

OWNER: A New Hope Investments, LLC

ADDRESS: 4201 CLAWSON RD

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

A. decrease the minimum lot area from 5,750 square feet (required) to 4,361 square feet (requested. existing); and to

B. decrease the minimum lot width from 50 feet (required) to 40 feet (requested, existing)

in order to erect a new single family residence in a "SF-3", Family Residence zoning district.

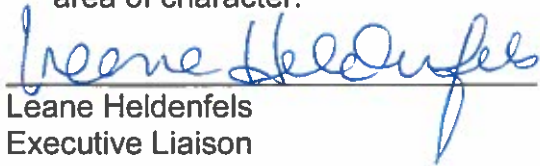
(Note: this property does meet exception from platting/land status requirements, however it does not meet sub-standard lot requirements since it was deed divided into its current configuration after 1946, therefore the lot size and width must meet current zoning requirements before permits for a new home can be issued on it.)

BOARD'S DECISION: April 9, 2019 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant limited to .4 FAR, Board Member Veronica Rivera second on an 11-0 vote; GRANTED LIMITED TO .4 FAR.


EXPIRATION DATE: APRIL 9, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the current configuration has been the same since 1953
2. (a) The hardship for which the variance is requested is unique to the property in that: are unable to rebuild due to the lots configuration, minimum lot frontage for SF-3 is 50' and minimum lot size is 5750
(b) The hardship is not general to the area in which the property is located because: this lot is in the same configuration since 1953 and was a home present there.
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: they are asking for the same use as the homes around it and will make it uniform with the area of character.



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman