

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

**DATE: Monday April 09, 2018**

**CASE NUMBER: C15-2018-0014**

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  
 Y \_\_\_ Michael Von Ohlen  
 Y \_\_\_ Kelly Blume (Alternate)  
 - \_\_\_ Martha Gonzalez (Alternate)  
 - \_\_\_ Pim Mayo (Alternate)

**APPLICANT: Rodney Bennett**

**OWNER: Denise Crain**

**ADDRESS: 3401 BLUE JAY LN**

**VARIANCE REQUESTED:** The applicant has requested variance(s) to Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum front yard setback from 40 feet (required) to 25 feet (requested) in order to erect a new single family home in a "LA", Lake Austin Residence zoning district.

**BOARD'S DECISION:** The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on an 11-0 vote; **GRANTED.**

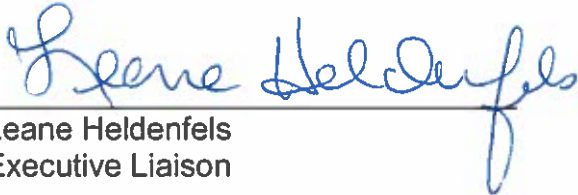
**EXPIRATION DATE: APRIL 9, 2019**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: zoning was changed from SF-1 to LA per 25-2 Lake Austin Overlay district, lot now has very constraining impervious coverage regulations and a 40 foot front yard setback
2. (a) The hardship for which the variance is requested is unique to the property in that: due to the fact the of the unique configuration lot and the buildable area is reduced, fitting the 1,500 SF an the placement is on the flattest portion of this lot is the only feasible place to locate the lot

(b) The hardship is not general to the area in which the property is located because: all houses in the neighborhood are built as/with SF-1 zoning using 25 feet front yard 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: it will match other similarly situated homes on the street as they were constructed with SF-1 restrictions

  
\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
\_\_\_\_\_  
William Burkhardt  
Chairman