

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

DATE: Monday April 9, 2018

CASE NUMBER: C15-2018-0010

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)

OWNER/AGENT: Sean Little

ADDRESS: 1500 PRINCETON AVE

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 25 feet (required) to 15 feet (requested) in order to construct a carport in a "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (Crestview)

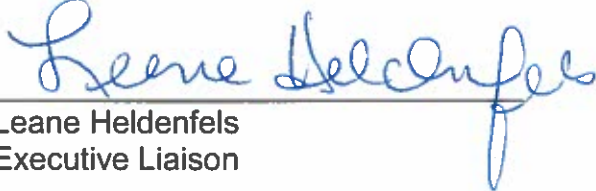
BOARD'S DECISION: March 12, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to April 9, 2018, Board Member Bryan King second on an 11-0 vote; POSTPONED TO APRIL 9, 2018. April 9, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with two conditions that the existing garage cannot be converted to habitable space and constructed per design submitted on 005/22, Board Member Melissa Hawthorne second on an 11-0 vote; GRANTED WITH TWO CONDITIONS THAT THE EXISTING GARAGE CANNOT BE CONVERTED TO HABITABLE SPACE AND CONSTRUCTED PER DESIGN SUBMITTED ON 005/22.

EXPIRATION DATE: APRIL 9, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: house was built in 1955 and has a very narrow one car garage, this is functionally obsolete because most families today have two or three cars

2. (a) The hardship for which the variance is requested is unique to the property in that: due to the unique shape of the lot the location of bus stop and 55 year old pecan tree no other place to locate the carport
(b) The hardship is not general to the area in which the property is located because: homes all over Austin were built with narrow one car driveways and one car garages when families typically had one car, since then in modern times, families tend to have more than one car per household
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 neighborhood street and surrounding streets have many already constructed carports which are actively used by the residents this will fit with the neighborhood character.



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman