

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

**DATE: Monday June 11, 2018**

**CASE NUMBER: C15-2017-0067**

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

**APPLICANT: Jeff Mosley and Hector Avila**

**OWNER: Sheila Stallings**

**ADDRESS: 702 ZENNIA ST**

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

- A. the minimum lot width from 50 feet (required) to 34 feet (requested, existing); and to
- B. the minimum lot size from 5,750 (required) to 2,584 (requested, existing) in order to add a 2nd story accessory residential use to the current 1 story commercial use in a "CS-CO-NP", General Commercial Services - Conditional Overlay - Neighborhood Plan zoning district. (North Loop)

**BOARD'S DECISION: Dec 11, 2017 POSTPONED TO JANUARY 8, 2018; Jan 8, 2018 POSTPONED TO FEBRUARY 12, 2018 (RENOTICE REQUIRED)**

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

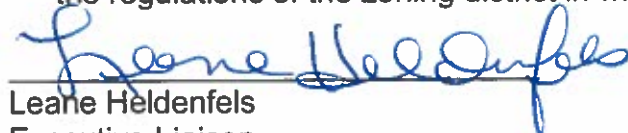
- A. Section 25-2 492 (D) (Site Development Regulations) to decrease the minimum lot width from 50 feet (required) to 34 feet (requested, existing); and to
- B. decrease the minimum lot size from 5,750 (required) to 2,584 (requested, existing); and to
- C. decrease the minimum front setback from 10 feet (required) to 8.4 feet (requested, 1st floor existing); and to
- D. Article 10, Compatibility Standards, Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) (B) to decrease the minimum distance from

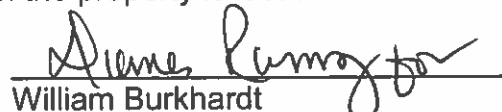
property in a urban family residence (SF-5) or more restrictive district or which a use permitted in SF-5 or more restrictive zoning district is located that a person may construct a structure from 15 feet (required) to 11.7 feet (requested) on the east side property line  
in order to add a 2nd story accessory residential use/structure to the current 1-story commercial use/structure next to both single family zoning and use in a "CS-CO-NP", General Commercial Services - Conditional Overlay - Neighborhood Plan zoning district. (North Loop)

**RENOTIFICATION REQUEST: February 12, 2018 Feb 12, 2018 POSTPONED TO APRIL 9, 2018, April 9, 2018 POSTPONED TO JUNE 11, 2018; June 11, 2018 Board Member Brooke Bailey motion to Table until applicant resolves Austin Energy issue, Board Member Michael Von Ohlen second on a 10-0 vote; TABLE UNTIL APPLICANT RESOLVES AUSTIN ENERGY ISSUE ( RE-NOTICE)**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
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:

  
Leane Heldenfels  
Executive Liaison

  
William Burkhardt  
Chairman