

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

**DATE: Monday June 11, 2018**

**CASE NUMBER: C15-2018-0025**

<input checked="" type="checkbox"/>	Brooke Bailey
<input checked="" type="checkbox"/>	William Burkhardt
<input checked="" type="checkbox"/>	Christopher Covo
<input checked="" type="checkbox"/>	Eric Golf
<input type="checkbox"/>	Melissa Hawthorne OUT
<input checked="" type="checkbox"/>	Bryan King
<input checked="" type="checkbox"/>	Don Leighton-Burwell
<input type="checkbox"/>	Rahm McDaniel OUT
<input type="checkbox"/>	Martha Gonzalez (Alternate) OUT
<input checked="" type="checkbox"/>	Veronica Rivera
<input checked="" type="checkbox"/>	James Valdez
<input checked="" type="checkbox"/>	Michael Von Ohlen
<input checked="" type="checkbox"/>	Kelly Blume (Alternate)
<input type="checkbox"/>	Pim Mayo (Alternate) OUT

**OWNER/APPLICANT: Stella Offner and Len Sullivan**

**ADDRESS: 1307 29TH ST**

**VARIANCE REQUESTED:** The applicant has requested variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum front yard setback from 25 feet (required) to 16.4 feet (requested/existing uncovered porch) in order to erect a porch cover to an existing in a "SF-3 - NP", Family Residence – Neighborhood Plan zoning district. (Cherrywood)

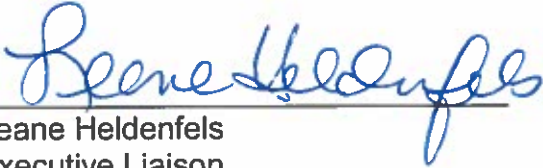
**BOARD'S DECISION:** BOA June 11, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition to not enclose porch, Board Member Don Leighton-Burwell second on a 10-0 vote; **GRANTED WITH CONDITION TO NOT ENCLOSE PORCH**

**FINDING:**

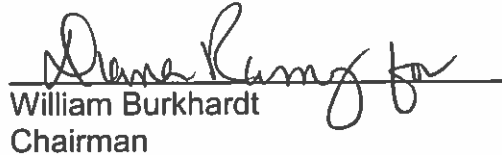
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: a portion of the front of the house pre-existing falls slightly on the 15 foot setback, constructing a three sided porch within the 15 foot setback (a zoning allowance specific to the Cherrywood Neighborhood) is not an option due to the house structure.
2. (a) The hardship for which the variance is requested is unique to the property in that: lack of a porch roof has caused improper water drainage and water exposure and damage to the residence, this has produced damage to the front siding and structural 2x6s and supports for the building

(b) The hardship is not general to the area in which the property is located because: most houses have a front porch roof, a variance specific to the Cherrywood neighborhood allows for a 3 sided porch within the 15 foot setback, due to the nature of the existing structure, the front porch is not 3-sided and not to be enclosed and to remain open

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 variance proposed would allow to add a roof over the porch, the resulting roof structure will be an architectural style common in the neighborhood



Leane Heldenfels  
Executive Liaison



William Burkhardt  
Chairman