

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

DATE: Monday June 11, 2018

CASE NUMBER: C15-2018-0026

<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

APPLICANT: Nick Mehl

OWNER: Jennifer Todd

ADDRESS: 1210 ANGELINA ST

VARIANCE REQUESTEDThe 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 1,138 square feet (requested/existing); and to

B. decrease the minimum lot width from 50 feet (required) to 24.5 feet (requested/existing); and to

C. increase the maximum impervious cover from 45 percent (required) to 65 percent (requested); and to

D. decrease the side yard setback from 5 feet (required) to 3 feet (requested); and to

E. Section 25-6, Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 2 spaces (required) to 1 space (requested)

in order to erect a new single family home in a "SF-3-NP" Family Residence - Neighborhood Plan zoning district. (Central East Austin)

NOTE: The Central East Austin neighborhood plan allows new construction of a single family home on a 2,500 square foot or larger lot, however this lot is smaller than 2,500 square feet (1,138 square feet) and does not qualify for that small lot amnesty section of the plan which includes impervious cover of 65% as

requested. This lot is located within the area that qualifies for exemption of additional parking space for an additional dwelling unit up to 1100 square feet in size or .15 of the lot area (171 square feet for this lot), however the applicant is proposing a new primary dwelling unit which requires 2 parking spaces.

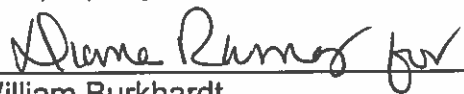
BOARD'S DECISION: BOA MEETING JUNE 11, 2018 The public hearing was closed on Board Member Brooke Bailey motion to Postpone to July 9, 2018, Board Member Michael Von Ohlen second on a 10-0 vote; **POSTPONED TO July 9, 2018**

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