

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

**DATE: Monday July 9, 2018**

**CASE NUMBER: C15-2018-0026**

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

**APPLICANT: Nick Mehl**

**OWNER: Jennifer Todd**

**ADDRESS: 1210 ANGELINA ST**

**VARIANCE REQUESTED**The 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)**

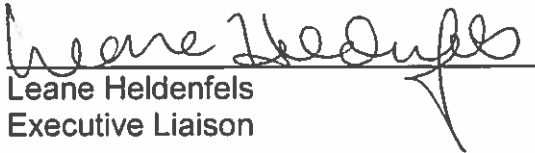
**NOTE: The Central East Austin neighborhood plan allows new construction of a single family home on a 2,500 square foot or larger lot, however this lot is smaller than 2,500 square feet (1,138 square feet) and does not qualify for that small lot amnesty section of the plan which includes impervious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

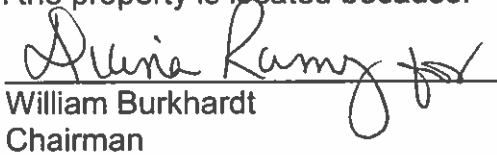
requested. This lot is located within the area that qualifies for exemption of additional parking space for an additional dwelling unit up to 1100 square feet in size or .15 of the lot area (171 square feet for this lot), however the applicant is proposing a new primary dwelling unit which requires 2 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; July 9, 2018 WITHDRAWN BY APPLICANT**

**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