

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

**DATE: Monday August 13, 2018**

**CASE NUMBER: C15-2018-0031**

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

**OWNER/APPLICANT: Joshua Lien**

**ADDRESS: 14000 ECHO LN**

**VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum front setback from 40 feet (required) to 21 feet 6 inches (requested) in order to complete a recently erected garage in a "LA", Lake Austin zoning district.**

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**BOARD'S DECISION: BOA meeting Aug 13, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on an 11-0 vote; GRANTED.**

**EXPIRATION DATE: AUGUST 13, 2019**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the property is located at the corner of Echo Lane and Hummingbird Lane; an intersection within Travis County jurisdiction, Travis County code states that the driveway cannot be placed within 50ft of the intersection (1), limiting its placement, Austin zoning regulations are enforcing a 40' front setback from both streets because the angle between the lot lines running parallel to the streets is slightly greater than 135 degrees
2. (a) The hardship for which the variance is requested is unique to the property in that: there are very few (if any) properties located with the LA zoning district, that are at the corner of two streets (but do not technically qualify as a corner lot), and that fall

within the Limited Purpose jurisdiction and subject to both City of Austin and Travis County regulations.

(b) The hardship is not general to the area in which the property is located because: This is the only intersection in the area where the City of Austin would enforce a 40' setback across two separate streets bordering a lot

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: a 40' front setback will still be maintained on Echo Lane and the detached garage will not encroach upon the standard 15' side setback, which is consistent with other properties located at an intersection in the area.



Leane Heldenfels  
Executive Liaison



William Burkhardt  
Chairman

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