

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

**DATE: Monday September 10, 2018**

**CASE NUMBER: C15-2018-0038**

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

**OWNER/APPLICANT: Dewey Poteet**

**ADDRESS: 6306 SPRUCEWOOD CV**

**VARIANCE REQUESTED:** The applicant has requested a variance(s) from Subchapter F: Residential Design and Compatibility Standards, Article 2 – Development Standards, Section 2.6. – Setback Planes (E) (Exceptions) 3. b. (i) to change from a gables or shed roof style (permitted/excepted) to a hipped roof style.(requested) to overhang the setback plane of this parcel in order to erect a single family home in a “SF-2”, Single-Family Residence Standard Lot zoning district.

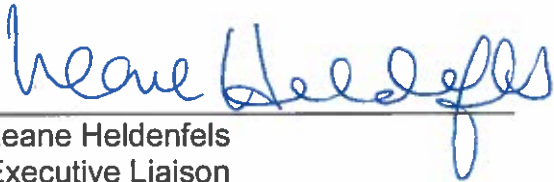
**BOARD’S DECISION: BOA MEETING SEPT 10, 2018** The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition not to install floor or stairs in the lightwell/tower and make windows operable, Board Member Christopher Covo second on a 9-1 vote (Board member Bryan King nay); **GRANTED WITH CONDITION TO NOT TO INSTALL FLOOR OR STAIRS IN THE LIGHTWELL/TOWER AND MAKE WINDOWS OPERABLE.**

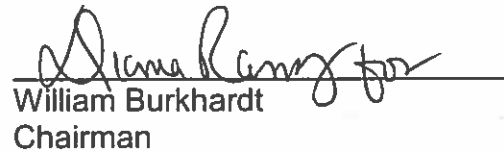
**EXPIRATION DATE: SEPTEMBER 10, 2019**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: due to the pie-shaped lot, its orientation to the sun, and utility easement thereon, an architectural feature intended to let light into the front portion of the house cannot be located within the setback plane

2. (a) The hardship for which the variance is requested is unique to the property in that: the area within which the house can be built is restricted on all sides by easements, including a 25' easement for the cross town sewer that cuts across the lot diagonally thus restricting the useable portion of the lot to a smaller footprint as compared to other properties in the area.  
(b) The hardship is not general to the area in which the property is located because: the great majority of properties in the area are not so restricted by easements and thus can have larger footprint and greater flexibility in the placement of architectural features
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 requested variance will not alter the character of the area adjacent to the property and in fact will be more consistent with the character of other houses in the area have hipped roofs not shed roofs.

  
\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
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William Burkhardt  
Chairman