

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

DATE: Monday September 10, 2018

CASE NUMBER: C15-2018-0024

- Brooke Bailey OUT
 Y William Burkhardt
 Y Christopher Covo
 Y Eric Golf
 - Melissa Hawthorne (no vote -left early)
 Y Bryan King
 N Don Leighton-Burwell
 Y Rahm McDaniel
 - Martha Gonzalez (Alternate)
 - Veronica Rivera
 Y James Valdez
 Y Michael Von Ohlen
 Y Kelly Blume (Alternate) (for BB)
 - Pim Mayo (Alternate)

APPLICANT: Jim Witliff

OWNER: Susan R Pollo

ADDRESS: 1219 BICKLER RD

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-774 (Two-Family Residential Use) (C) (5) to:

A) (a) to decrease the size of a second dwelling from not to exceed 1,100 total square feet or a floor-to-area ration of .15(1,542 for this lot), whichever is smaller (required) to 2,500 square feet (requested/1,050 square feet existing primary home); and to

B) (b) to increase the size of the 2nd story from 550 square feet (required/permitted) to 1,250 square feet (requested)

in order to permit a second dwelling unit to be added in the rear of this single lot in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (South River City)

BOARD'S DECISION: BOA July 9, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to August 13, 2018, Board Member Melissa Hawthorne second on a 11-0 vote; POSTPONED TO AUGUST 13, 2018. (RE-NOTICE)

RENOTICE: AUG 13, 2018 The applicant has requested variance(s) to Section 25-2-774 (Two-Family Residential Use) (C) (5) to:

A) (a) to increase the size of a second dwelling from not to exceed 1,100 total square feet or a floor-to-area ration of .15 (1,542 for this lot), whichever is smaller (required) to 2,500 square feet (requested/); and to
B) (b) to increase the size of the 2nd story from 550 square feet (required/permited) to 1,250 square feet (requested)
in order to erect a second dwelling unit behind the existing 1,050 square foot single family home in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (South River City)

BOARD'S DECISION: August 13, 2018 POSTPONED TO SEPTEMBER 10, 2018 AT APPLICANT REQUEST; Sept 10, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to postpone to October 8, 2018, Board Member Rahm McDaniel second on an 8-1 vote (Board members Don Leighton-Burwell nay, Melissa Hawthorne no vote-left early) ; POSTPONED TO OCTOBER 8, 2018


EXPIRATION DATE:

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:
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Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman