

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

DATE: Monday October 8, 2018

CASE NUMBER: C15-2018-0036

____ Brooke Bailey
____ 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)
____ Pim Mayo (Alternate)

APPLICANT: Gregg Andrulis

OWNER: 2713 Hemphill Park, LLC

ADDRESS: 2711 HEMPHILL PARK

VARIANCE REQUESTED: The applicant has requested variance(s) to Ordinance 040826-58 (North University Neighborhood Conservation Combining District – Neighborhood Plan) Part 7, (1) to decrease the minimum lot size from 8,000 square (required) to 7,772 square feet (requested, existing) in order to erect a multi-family residence in a “MF-5-NCCD-NP”, Multifamily Residence High Density – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University)

Note: no conflict exists between the Land Development Code and the NCCD in regard to MF-5 minimum lot size.

BOARD’S DECISION: BOA MEETING SEPT 10, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to postpone to October 8, 2018, Board Member Melissa Hawthorne second on a 10-0 vote; POSTPONED TO OCTOBER 8, 2018.

VARIANCE REQUESTED: The applicant has requested variance(s) to Ordinance 040826-58 (North University Neighborhood Conservation Combining District – Neighborhood Plan) Part 7, (1) to decrease the minimum lot size from 8,000 square (required) to 7,772 square feet (requested) in order to erect a multi-family

residence in a "MF-5-NCCD-NP", Multifamily Residence High Density – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University)

Note: There is no conflict between the Land Development Code and the NCCD in regard to MF-5 minimum lot size, both require 8,000 square feet. The lot size above is according to a sealed survey of the property, however the Travis County Appraisal District property detail information describes the property as having 7,763 square feet. The Board typically just approves variances based on a sealed survey when one is available.

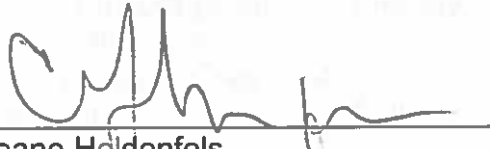
BOARD'S DECISION: October 8, 2018 POSTPONED TO November 8, 2018 (6pm)
BY APPLICANT

EXPIRATION DATE:

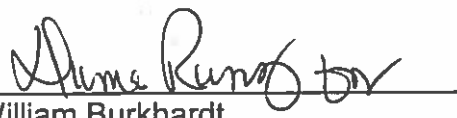
FINDING:

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:



Leane Heidenfels
Executive Liaison



William Burkhardt
Chairman