

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

DATE: Monday October 08, 2018

CASE NUMBER: C15-2018-0044

<input checked="" type="checkbox"/>	Brooke Bailey
<input checked="" type="checkbox"/>	William Burkhardt
<input checked="" type="checkbox"/>	Christopher Covo
<input checked="" type="checkbox"/>	Eric Golf
<input checked="" type="checkbox"/>	Melissa Hawthorne
<input checked="" type="checkbox"/>	Bryan King
<input checked="" type="checkbox"/>	Don Leighton-Burwell
<input checked="" type="checkbox"/>	Rahm McDaniel
<input type="checkbox"/>	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Veronica Rivera
<input checked="" type="checkbox"/>	James Valdez
<input checked="" type="checkbox"/>	Michael Von Ohlen
<input type="checkbox"/>	Kelly Blume (Alternate)
<input type="checkbox"/>	Pim Mayo (Alternate)

APPLICANT: Hector Avila

OWNER: VB Endeavors, LLC

ADDRESS: 2104 WINSTED LN

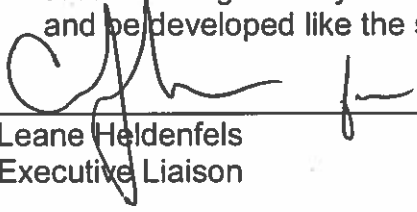
VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum lot size from 5,750 square feet (required) to 5,547 square feet (requested) in order to construct a single family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West Austin)

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition to limit to .4 FAR, Board Member Don Leighton-Burwell second on an 11-0 vote; GRANTED WITH CONDITION TO LIMIT TO .4 FAR.


FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: this lot is triangle shape and it does not create a building envelope that is concurrent to the surrounding lots
2. (a) The hardship for which the variance is requested is unique to the property in that: there was a condemnation of the ROW in the 1970's and the lot was bisected corner to corner, leaving the remainder of the lot with a challenge triangular shape
(b) The hardship is not general to the area in which the property is located because: most lots are still in their original platted configuration and this one was changed in the 1970's

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 area has single family homes, this would allow this lot to have a single family home and be developed like the surrounding lots



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman
