

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

DATE: Monday October 08, 2018

CASE NUMBER: C15-2018-0045

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)
 - Pim Mayo (Alternate)

APPLICANT: Alexandra Jashinsky

OWNER: Stephen Greenberg

ADDRESS: 1511 EVA ST

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum side yard setback from 5 feet (required) to 4.5 feet (requested) in order to maintain a 205 square foot living space addition in the rear northeast portion of the lot containing a 1930 era single family home located in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Bouldin)

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions that no expansion be added within the setback and no height addition within the setback, Board Member Veronica Rivera second on an 11-0 vote; GRANTED WITH CONDITIONS THAT NO EXPANSION BE ADDED WITHIN THE SETBACK AND NO HEIGHT ADDITION WITHIN THE SETBACK.

EXPIRATION DATE: October 8, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the structure has been in its current location for approximately 7 years (prior to owner acquiring title to the property)

2. (a) The hardship for which the variance is requested is unique to the property in that: the location of the addition was constrained by the existing layout of the home and a very large heritage tree that looms over the home, the owner would be forced to remove it without this variance, this is an old home from 1930 and it is much smaller than the surrounding homes
- (b) The hardship is not general to the area in which the property is located because: nearby properties are smaller, have newer homes on them, and do not have an extremely large heritage tree right next to their homes
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: all of the structures across the alley to the east of the subject property are built to the lot line, other homes adjacent to the surrounding the subject property have side setbacks of approx. 4'5 for 5feet.



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman
