

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

**DATE: Monday October 08, 2018**

**CASE NUMBER: C15-2018-0046**

\_\_\_\_\_ 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: Lila Nelson**

**OWNER: Frank Chef and Sharon Shuppert**

**ADDRESS: 1800 MARTIN LUTHER KING JR BLVD**

**VARIANCE REQUESTED: The applicant has requested variance(s) from Article 10, Compatibility Standards Section 25-2-1062 (Height Limitations and Setbacks for Small Sites):**

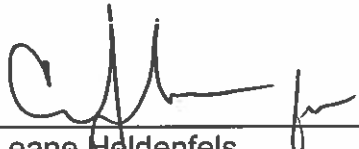
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- A. (B) (2) to decrease the required setback from a property on which a use permitted in SF-5 or more restrictive zoning district is located from 15 feet (required) to 0 feet (requested); and to
- B. (D) (1) to increase the height limitations for a structure that is 50 feet or less from a property on which a use permitted in an (SF-5) or more restrictive zoning district is located from two-stories and 30 feet (required, permitted) to three stories and 30 feet (requested)
- in order to erect a medical office and five multifamily residential units in an "LO-MU-V-NP", Limited Office - Mixed Use - Vertical Mixed Use - Neighborhood Plan zoning district. (Upper Boggy Creek)


**Note: the current zoning requires that one of the five multifamily units be designated as affordable.**

**BOARD'S DECISION: POSTPONED TO November 8, 2018 (6:00PM) BY APPLICANT**

**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 Heldenfels  
Executive Liaison

  
\_\_\_\_\_  
William Burkhardt  
Chairman

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