

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

**DATE: Thursday, November 8, 2018**

**CASE NUMBER: C15-2018-0040**

\_\_\_\_ 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)

**OWNER/APPLICANT: Jeffrey Ragsdale**

**ADDRESS: 4913 AVENUE G**

**VARIANCE REQUESTED: The applicant has requested variance(s) to Ordinance 20120112-086 Part 7, (Residential District) (7) to decrease the minimum lot size for a two-family residential use from 7,000 square feet (required) to 6,582 (requested, existing) in order to complete a second story 483 square foot garage apartment in an "SF-3 – NCCD - NP", Single-Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (North Hyde Park)**

**BOARD'S DECISION: BOA MEETING SEPT 10, 2018 POSTPONED TO OCTOBER 8, 2018 BY STAFF (RE-NOTICE REQUIRED)**

**VARIANCE REQUESTED: The applicant has requested variance(s) to Ordinance 20120112-086:**

- A. Part 6, (General Provisions) 9. To provide 23 feet (requested) of maneuverability perpendicular to a parking area including an alley instead of 25 feet (required); and to**
- B. Part 7, (Residential District) 1. to increase the minimum rear yard setback from 10 feet (required) to 4.5 feet (requested); and to**
- C. Part 7, (Residential District) 1. b. to increase the maximum height for an accessory structure or secondary dwelling unit from 25 feet from ground level (required, permitted) to 25.5 feet (requested); and to**

D. Part 7, (Residential District) 4. to decrease the minimum lot size for a two-family residential use from 7,000 square feet (required) to 6,582 (requested, existing)

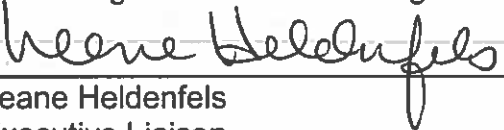
in order to complete a second story 483 square foot garage apartment in an "SF-3 – NCCD - NP", Single-Family Residence –Neighborhood Conservation Combining District-Neighborhood Plan zoning district. (North Hyde Park)

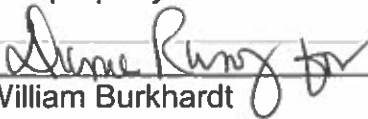
Note: Part 7, (Residential District) 8. of this NCCD Ordinance permits the minimum setback from an alley for an accessory building or the rear dwelling unit of a two-family residential use that is not more than 20 feet in height to be 5 feet, however the two-family residential use proposed is 4.5 feet from the rear property line and is 25.5 feet in height as noted in the request(s) above.

**BOARD'S DECISION:** OCT 8, 2018 The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to November 8, 2018, Board Member Michael Von Ohlen second on an 11-0 vote; **POSTPONED TO NOVEMBER 8, 2018. (APPLICANT NO SHOW);** Nov 8, 2018 **WITHDRAWN REQUESTED 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